

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 15, 2021

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 75025

RECOMMENDATIONS:

Approve the final map of Tract No. 75025, located at 861 North Detroit Street (853-855 and 859-861 N. Detroit Street and 7158 W. Willoughby Avenue), southerly of Willoughby Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064.00 for the processing of this final tract map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 75025.
2. Unnumbered file for Tract No. 75025.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 75025 was conditionally approved by the Advisory Agency on March 16, 2018 for a maximum of ten (10) small lots for the purposes of a Small Lot Subdivision.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee less the Dwelling Unit Construction Tax. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements. Upon approval by the Council, the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval was March 16, 2021. Pursuant to California AB 1561, this expiration date is to be extended an additional eighteen (18) months relative to the end of the local emergency period. The Mayor’s emergency order, which began on March 4, 2020, is still in effect and, therefore, this tentative map approval is still deemed valid without the need of a time extension until the local emergency period ends.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Detroit Ventures, LLC
8665 Wilshire Boulevard, Suite 410
Beverly Hills, CA 90211

Surveyor

Randall Greenwood
31238 Via Colinas, Suite C
Westlake Village, CA 91362

Report prepared by:
Permit Case Management Division

Respectfully submitted,



Thein Crocker
Civil Engineer
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Bert Moglebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/eg
Q:Tr. 75025