Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles   September 23, 2021

Honorable Members: C.D. No. 10

SUBJECT:

Final Map of Tract No. 73765

RECOMMENDATIONS:

Approve the final map of Tract No. 73765, located at 1563-1565 S. Hi Point Street, northerly of
Pickford Street 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. 73765.

2.   Unnumbered file for Tract No. 73765.

3.   Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73765 was conditionally approved by the Advisory Agency
on December 28, 2016 for a maximum 13 small lots.

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. 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 December 28, 2025.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

High Point Venture, LLC
1180 S. Beverly Drive, #301
Los Angeles, CA 90035

Surveyor

David C. Queyrel
1900 E. La Palma Ave, Suite 202
Anaheim, CA 92805

Report prepared by:
Permit Case Management Division

Respectfully submitted,

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Civil Engineer
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Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/ms
Q:Tr. 73765