

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. 5

SUBJECT:

Final Map of Tract No. 82548

RECOMMENDATIONS:

Approve the final map of Tract No. 82548, located at 713 N. Croft Avenue, northerly of Melrose Place 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. 82548.
2. Unnumbered file for Tract No. 82548.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82548 was conditionally approved by the Advisory Agency on May 12, 2021 for a maximum 31 residential condominium units.

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 is May 12, 2024.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

CWV-Alfred, LLC
8447 Wilshire Boulevard
Beverly Hills, CA 90211

Surveyor

Brandon M. Hahn
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/ms
Q:Tr. 82548