

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 20, 2021

Honorable Members:

C.D. No. 2

SUBJECT:

Final Map of Tract No. 72725

RECOMMENDATIONS:

Approve the final map of Tract No. 72725, located at 5258 North Hermitage Avenue, southerly of Weddington 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. 72725.
2. Unnumbered file for Tract No. 72725.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 72725 was conditionally approved by the Advisory Agency on June 12, 2015 for a maximum of five (5) new condominium units.

The Advisory Agency adopted Mitigated Negative Declaration ENV-2014-2510-MND as the environmental clearance and has determined that this project will not have a significant effect upon the environment provided that the potential impacts identified are mitigated to a less than significant level through implementation of the Tract's Conditions of Approval.

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 is September 3, 2026.

The owner and surveyor for this subdivision are:

Owner

Ron California Properties, LLC
13545 Sherman Way
Van Nuys, CA


Surveyor

Mark Fox
11145 Tampa Avenue, Suite 15-B
Northridge, CA 91326

Report prepared by:
Permit Case Management Division

Respectfully submitted,

Thein Crocker, P.E.
Civil Engineer
Phone (213) 808-8595


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

BM/bt
Q:Tr. 72725