

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 21, 2021

Honorable Members:

C.D. No. 3

SUBJECT:

Final Map of Tract No. 73200

RECOMMENDATIONS:

Approve the final map of Tract No. 73200, located at 18913-18917 West Gault Street, westerly of Wilbur Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,064.00 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. 73200.
2. Unnumbered file for Tract No. 73200.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73200 was conditionally approved by the Advisory Agency on August 21, 2015 for a maximum of twelve (12) lots, pursuant to the Small Lot Subdivision Ordinance no. 176,354.

The Advisory Agency adopted Mitigated Negative Declaration ENV-2015-890-MND as the environmental clearance and has determined that this project will not have a significant effect on 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 August 21, 2024.

The owner and surveyor for this subdivision are:

Owner

18913 Gault LLC
16060 Ventura Boulevard, #110
Encino, CA 91436


Surveyor

Mohamad Ali Molai
24308 Burbank Boulevard
Woodland Hills, CA 91607

Report prepared by:
Permit Case Management Division

Respectfully submitted,

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

BM/bt
Q:Tr. 73200