

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 9, 2021

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Parcel Map L.A. No. 2018-7129

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2018-7129, located at 2309 and 2311 West Cove Avenue, westerly of Apex 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 parcel map pursuant to Section 19.02(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A. No. 2018-7129.
2. Unnumbered file for Parcel Map L.A. No. 2018-7129.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2018-7129 was conditionally approved by the Advisory Agency on July 1, 2020 for a maximum of two (2) attached 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 parcel 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 parcel map approval is July 1, 2023.

The owner and surveyor for this subdivision are:

Owner

Adaptive Capital Corporation, LLC  
419 Canyon Drive  
Glendale, CA 91206

Surveyor

Mahmoud Khalili Samani  
135 North San Gabriel Boulevard  
San Gabriel, CA 91775

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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