

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 17, 2021

Honorable Members:

C.D. No. 11

SUBJECT:

Final Map of Tract No. 74274

RECOMMENDATIONS:

Approve the final map of Tract No. 74274, located at 1735 S. Westgate Avenue, northwesterly of Nebraska 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 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. 74274.
2. Unnumbered file for Tract No. 74274.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74274 was conditionally approved by the Advisory Agency on August 11, 2017 for a maximum six (6) small lots for the purposes of a Small Lot Subdivision.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2016-2555-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 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 August 22, 2026.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

1735 S. Westgate, LLC
1719 Stewart Street
Santa Monica, CA 90404

Surveyor

Cesar S. Bregaudit/Tala Associates
1916 Colby Avenue
Los Angeles, CA 90025

Report prepared by:
Permit Case Management Division

Respectfully submitted,



Thein Crocker
Civil Engineer
Phone (213) 808-8595

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

BM/ms
Q:Tr. 74274