

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 29, 2021

Honorable Members:

C.D. No. 6

SUBJECT:

Final Map of Tract No. 77179

RECOMMENDATIONS:

Approve the final map of Tract No. 77179, located at 6705, 6719, 6725 North Sepulveda Boulevard, northerly of Lemay Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$13,200.00 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. 77179.
2. Unnumbered file for Tract No. 77179.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 77179 was conditionally approved by the Advisory Agency on October 10, 2018 for a maximum of 30 (thirty) small lot homes for the purposes of Small Lot Subdivision

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. 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 tract map approval was October 10, 2021. The Mayor’s emergency order, which began on March 4, 2020, is still in effect and, therefore, this tentative tract map approval is still deemed valid without the need of a time extension until the local emergency period ends.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

6705 Sepulveda, LLC
21540 Plummer Street
Chatsworth, CA 91311

Surveyor

Karen Korganyan
6747 Odessa Avenue, Suite 105
Van Nuys, CA 61406

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/eg
Q:Tr. 77179