

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

March 21, 2022

Honorable Members:

C. D. No. 13

SUBJECT:

Final Map of Parcel Map L.A No. 2018-0721

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A No. 2018-0721 located at 4132,4134 & 4134 ½ West Normal Avenue, easterly of Virgil 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 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. 2018-0721.
2. Unnumbered file for Parcel Map L.A No. 2018-0721.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the preliminary Parcel Map L.A. No. 2018-0721 on June 26, 2019 for a maximum of four (4) lots for the purposes of Small Lot Subdivision per Ordinance No. 176354.

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 June 26, 2022.

The owner and surveyor for this subdivision are:

Owner

Normal Avenue Homes, LLC
3972 San Bonito Avenue
Los Alamitos, CA 90720

Report prepared by:
Permit Case Management Division

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Civil Engineer
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Surveyor

Alfred Thelwell
5750 Division Street, #203
Riverside, CA 92506

Respectfully submitted,



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