

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 16, 2022

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 78257

RECOMMENDATIONS:

Approve the final map of Tract No. 78257, located at 760-788 North Hyperion Avenue, easterly of Hoover Street 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(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 78257.
2. Unnumbered file for Tract No. 78257.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 78257 was conditionally approved by the Advisory Agency on June 15, 2018 for a maximum of fourteen (14) small lot homes for the purpose of a 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 map approval was December 15, 2028.

The owner and surveyor for this subdivision are:

Owner

764-776 Hyperion LP
1801 Century Park East, Ste. 870
Los Angeles, CA 90067

Surveyor

Mike Lopez, Vertex Survey.
2812 Santa Monica Boulevard.
Santa Clarita, CA 91355

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

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Q; TR 78257