

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

May 16, 2023

Honorable Members:

C.D. No. 7

SUBJECT:

Final Map of Tract No. 68852

RECOMMENDATIONS:

Approve the final map of Tract No. 68852, located at 10637 Mount Gleason Avenue, northerly of Fenwick Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064 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. 68852.
2. Unnumbered file for Tract No. 68852.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 68852 was conditionally approved by the Advisory Agency on June 12, 2008 for a maximum of six (6) single-family lots in accordance with the Small Lot Ordinance No.167,354.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2007-770-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. 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 June 12, 2023.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Xihan Investment, LLC
10637 Mt. Gleason Ave.
Los Angeles, CA 91040

Surveyor

Alfred J. Thelwell
5750 Division st. #203
Riverside, CA 92506

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/lh