

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 6, 2023

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 78231.

RECOMMENDATIONS:

Approve the final map of Tract No. 78231, located at 916-926 N. Ridgewood Place, northerly of Lemon Grove Avenue 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 pursuant to Section 19.02(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 78231.
2. Unnumbered file for Tract No. 78231.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 78231 was conditionally approved by the Advisory Agency on July 25, 2018 for a maximum of ten (10) small lots.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the tract 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 August 25, 2023.

The owner and surveyor for this subdivision are:

Owner

MAJ Ridgewood LLC
1499 Huntington Drive, Suite 500
South Pasadena, CA 91030

Surveyor

Mo Sahebi
1330 Olympic Boulevard
Santa Monica, CA 90404

Report prepared by:
Permit Case Management Division

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Civil Engineer
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Respectfully submitted,


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

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