

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 22, 2023

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 82440

RECOMMENDATIONS:

Approve the final map of Tract No. 82440, located at 3811, 3845 N. Fletcher Drive, northeasterly of Avenue 38, and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,740 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. 82440.
2. Unnumbered file for Tract No. 82440.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82440 was conditionally approved by the Advisory Agency on April 15, 2020 for a maximum 37 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 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 April 15, 2029.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

CH Glassell Park 37, LLC  
3760 Kilroy Airport Way, #130  
Long Beach, CA 90806

Surveyor

Kurt Troxell  
16795 Von Karman, Suite 100  
Irvine, CA 92606

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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

BM/ms