

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

November 26, 2024

Honorable Members:

Council District No. 3

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-0233.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-0233, located at 7719 N. Wilbur Avenue, northerly of Keswick 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 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. 2023-0233.
2. Unnumbered file for Parcel Map L.A. No. 2023-0233.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-0233 was conditionally approved by the Deputy Advisory Agency on July 28, 2023, for the subdivision of a single lot to create two (2) separate lots.

The Advisory Agency has determined that this project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project.

The conditions of approval for the parcel map have been fulfilled. Subdivision Improvement Agreement and Contract with security documents guarantee construction of the required public improvements.

Pursuant to California Government Code Section 66458, Council shall, at its next regular meeting after it receives the map, approve the map if it conforms to all the conditions of approval of the tentative map. If the map does not conform, Council shall disapprove the map. If Council does not approve or disapprove the map within the prescribed time, or any authorized extension thereof, and the map conforms to all requirements and rulings, it shall be deemed approved, and the clerk of the legislative body shall certify or state its approval thereon. 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 July 28, 2026.

The owner and surveyor for this subdivision are:

Owner

Ann Tumberian, Trustee of the Ann Tumberian
Separate Property Trust dated July 17, 2008
9526 Hunt Club Lane
Chatsworth, CA 91311

Surveyor

Erick Bowers, PLS
17620 Sherman Way, Suite #218
Van Nuys, CA 91406

Report prepared by:
Permit Case Management Division

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Respectfully submitted,


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Hui Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering