

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

November 5, 2024

Honorable Members:

Council District No. 4

SUBJECT:

Final Map of Parcel Map L.A. No. 2009-3483.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2009-3483, located at 2389 N. Silverlake Boulevard, westerly of Glendale Boulevard 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. 2009-3483.
2. Unnumbered file for Parcel Map L.A. No. 2009-3483.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2009-3483 was conditionally approved by the Deputy Advisory Agency on September 30, 2010 for a maximum three-parcel single-family development. The map was subsequently modified to alter the required dedication along N. Silverlake Boulevard from 5 feet to 3 feet. It was conditionally approved by the Advisory Agency on July 7, 2023 for a maximum three-parcel single-family development.

The Deputy Advisory Agency certified that Mitigated Negative Declaration ENV-2009-3484-MND reflects the independent judgment of the lead agency, determined that this project would not have a significant effect upon the environment if the identified impacts are mitigated to a less than significant level, and have incorporated said mitigations onto the project's Conditions of Approval.

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee. Transmitted 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 was September 30, 2023. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and surveyor for this subdivision are:

Owner

2389 Silver Lake, LLC  
124 14<sup>th</sup> Street  
Manhattan Beach, CA 90266

Surveyor

Harvey A. Goodman  
834 17<sup>th</sup> Street #5  
Santa Monica, CA 90403

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,

  
box SIGN 4PZRZYR-463XJV3Q

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