

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

February 1, 2024

Honorable Members:

Council District No. 12

SUBJECT:

Final Map of Tract No. 73427.

RECOMMENDATIONS:

Approve the final map of Tract No. 73427, located at 9503 N. Andora Place, westerly of Cactus 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 map pursuant to Section 19.02(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 73427.
2. Unnumbered file for Tract No. 73427.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73427, at 9503 N. Andora Place, was conditionally approved by the Deputy Advisory Agency on December 30, 2016, for the merger and resubdivision of six (6) parcels into a maximum of 34 lots (33 residential lots and one open space lot). The action was appealed to the City Planning Commission (CPC). On February 23, 2017, CPC considered the whole administrative record, both denied and granted the appeal in part, and adopted the Conditions of Approval as modified. This action was appealed to the City Council via Council file no. 17-0470-S1. On June 20, 2017, the Planning and Land Use Committee (PLUM) both denied and granted the appeal in part. Lastly, on June 21, 2017, the City Council adopted PLUM's recommendations to approve the project and adopt the Conditions of Approval.

The Deputy Advisory Agency certified the project's Final Environmental Impact Report (State Clearinghouse No. 2015021057 dated September 2016) complied with the California Environmental Quality Act (CEQA). The City determined that the project will not have a significant effect upon the environment provided the potential impacts identified are mitigated to a less than significant level through implementation of the Conditions of Approval for the tract.

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 security documents guarantee construction of the required public 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 20, 2026.

The owner and engineer for this subdivision are:

Owner

Toll West Coast, LLC
1140 Virginia Drive
Fort Washington, PA 19034


Surveyor

Shereef Surur
400 San Fernando Mission Boulevard
San Fernando, CA 91340

Report prepared by:
Permit Case Management Division

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Respectfully submitted,

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