

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

April 18, 2025

Honorable Members:

Council District No. 11

SUBJECT:

Final Map of Tract No. 74322.

RECOMMENDATIONS:

Approve the final map of Tract No. 74322, located south of Westchester Parkway and east of Sepulveda Boulevard and accompanying Los Angeles World Airports Departmental Memorandum.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$57,535.71 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. 74322.
2. Unnumbered file for Tract No. 74322.
3. Los Angeles World Airports Departmental Memorandum

DISCUSSION:

The vesting tentative map of Tract No. 74322 was conditionally approved by the Deputy Advisory Agency on December 27, 2017, for a subdivision composed of 17 lots over approximately 143 acres. This decision was subsequently modified.

On October 11, 2019, the Deputy Advisory Agency approved Vesting Tentative Tract No. 74322-M1, a modification to the previously approved Vesting Tentative Tract No. 74322, to facilitate the consolidation of lots from 17 lots to 15 lots, reduce the area of Lot 9, add the area of existing alleyways, accommodate the realignment of Private Street "A", vacated and merged several existing public rights-of-way. Additionally, the Deputy Advisory Agency adopted an Addendum dated

September 2018.

On May 27, 2022, the Deputy Advisory Agency approved Vesting Tentative Tract No. 74322-M2, the second modification to the previously approved Vesting Tentative Tract No. 74322-M1.

On October 4, 2024, the Deputy Advisory Agency approved Vesting Tentative Tract No. 74322-M3, the third modification to the previously approved Vesting Tentative Tract No. 74322-M2.

The Advisory Agency has determined that this project will have a significant effect on the environment. On October 4, 2024, the Advisory Agency found that the project was assessed in Environmental Impact Report No. ENV-2016-3391-EIR (State Clearing House No. 2015021014), certified on June 7, 2017, and adopted Addendum dated September 2018; and pursuant to CEQA guidelines, sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the project.

This final map proposes to merge several existing public Right-of-Ways, sanitary sewer easements, drainage easements, and public utility easements within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code.

The conditions of approval for the tract map have been fulfilled. Jake Adams, the Deputy Executive Director of LAWA has issued a Departmental Memorandum, signed on January 28, 2025, bearing Serial No.: LAMP-5-ELTR-0072, to Ted Allen, the City Engineer, assuring the completion of 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 1, 2031.

The owner and engineer for this subdivision are:

Owner

Los Angeles World Airports  
1 World Way  
Los Angeles, CA 90045

Surveyor

Joseph W. Wideman  
201 South Figueroa Street, Suite 240  
Los Angeles, CA 90012

Report prepared by:  
Permit Case Management Division

Michael Soto, P.E.  
Civil Engineer  
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Respectfully submitted,



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