

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

February 6, 2025

Council District No. 12

**SUBJECT:**

Final Map of Tract No. 83416.

**RECOMMENDATIONS:**

Approve the final map of Tract No. 83416, located at 21815 and 21825 W. San Jose Street, westerly of Jordan 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. 83416.
2. Unnumbered file for Tract No. 83416.
3. Subdivision Improvement Agreement and Contract with security documents.

**DISCUSSION:**

The tentative map of Tract No. 83416 was conditionally approved by the Deputy Advisory Agency (DAA) on October 3, 2022, for the development of a maximum of five (5) lots. This decision was subsequently appealed.

On January 5, 2023, the North Valley Area Planning Commission (NVAPC) granted the appeal in part, denied the appeal in part, and sustained the Deputy Advisory Agency's determination dated June 30, 2022. The NVAPC also approved the corrected Tentative Tract Map stamp dated November 3, 2022.

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 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 October 3, 2025.

The owner and engineer for this subdivision are:

Owner

Oaks In Chatsworth, LLC  
203 North San Fernando Boulevard  
Burbank, CA 91502

Surveyor

David L. Covarrubias  
2362 Oxnard Boulevard, Suite 201  
Oxnard, CA 93026

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,

  
**box** SIGN 4PZRZXYP-4Y2Z8JRL

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