

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 17, 2021

Honorable Members:

C.D. No. 12

SUBJECT:

Final Map of Tract No. 74478

RECOMMENDATIONS:

Approve the final map of Tract No. 74478, located at 10811 – 10921 North Old Santa Susana Pass Road, northerly of Chatsworth Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064.00 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. 74478.
2. Unnumbered file for Tract No. 74478.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74478 was conditionally approved by the Advisory Agency on May 30, 2019 for a maximum nineteen (19) single-family lots and private streets.

This map was approved by the Los Angeles City Planning Commission on appeal on June 27, 2019. In its approval, the Los Angeles City Planning Commission granted the appeal in part and sustained the determination of the Deputy Advisory Agency. In approving the decision of the Deputy Advisory Agency, the Los Angeles City Planning Commission adopted the Modified Conditions of Approval and Findings.

The Advisory Agency adopts Mitigated Negative Declaration ENV-2016-3175-MND as the environmental clearance and has determined that this project will not have a significant effect on the environment provided that the potential impacts identified are mitigated to a less than significant level through implementation of the Tract's Conditions of Approval.

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 attached security documents guarantees construction of the required 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 May 30, 2022.

The owner and surveyor for this subdivision are:

Owner

Santa Susana Estates, LLC
11766 Wilshire Boulevard, Suite 820
Los Angeles, CA 90025

Surveyor

Anthony Cuomo
14801 Califa Street
Van Nuys, CA 91411

Report prepared by:
Permit Case Management Division

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Respectfully submitted,



Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

BM/bt
Q:Tr. 74478