

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 27, 2021

Honorable Members:

C.D. No. 7

SUBJECT:

Final Map of Parcel Map L.A. No. 2009-2347

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2009-2347, located at 13821-13827 North Eldridge Avenue, easterly of Polk 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 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. 2009-2347.
2. Unnumbered file for Parcel Map L.A. No. 2009-2347.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2009-2347 was conditionally approved by the Advisory Agency on August 5, 2010 for a subdivision of one lot into four (4) parcels.

The City Council adopted ENV-2009-2348-MND as the Environmental Clearance. The Advisory Agency adopted the Mitigated Negative Declaration ENV-2009-2348-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 Parcel'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 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 parcel map approval is August 5, 2021. However, the Mayor's emergency order, which began on March 4, 2020, is still in effect and, therefore, this tentative map approval is still deemed valid without the need of a time extension until the local emergency period ends.

The owner and surveyor for this subdivision are:

Owner

4535 Ben, LLC
12881 Bradley Avenue
Sylmar, CA 91342

Surveyor

Erik Bowers
17620 Sherman Way, Suite 218
Van Nuys, CA 91406

Report prepared by:
Permit Case Management Division

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Respectfully submitted,



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