

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 23, 2021

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract No. 72367

RECOMMENDATIONS:

Approve the final map of Tract No. 72367, located at 2925 W. Waverly Drive, westerly of Glendale Boulevard 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. 72367.
2. Unnumbered file for Tract No. 72367.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 72367 was conditionally approved by the Advisory Agency on September 15, 2015 for a maximum five (5) small lots pursuant to the Small Lot Subdivision Ordinance No. 176354.

This map was approved by the Central Area Planning Commission on appeal on December 22, 2015. In its approval, the Central Area Planning Commission granted the appeal in part and sustained the action of the Deputy Advisory Agency. In sustaining the decision of the Deputy Advisory Agency,

the Central Area Planning Commission adopted the Revised Findings of the Deputy Advisory Agency.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2013-1998-MND-REC1 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 September 15, 2024.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

2925 Waverly Dr, LLC
1061 1/2 N. Spaulding Avenue
West Hollywood, CA 90046

Surveyor

David Ragland/GM Engineering
6634 Valjean Avenue
Van Nuys, CA 91406

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/ms
Q:Tr. 72367