

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

March 22, 2022

Honorable Members:

C.D. No. 13

SUBJECT:

Final Map of Tract No. 73277

RECOMMENDATIONS:

Approve the final map of Tract No. 73277, located at 4342-4344 W. Willow Brook Avenue, westerly of Hoover 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. 73277.
2. Unnumbered file for Tract No. 73277.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73277 was conditionally approved by the Advisory Agency on November 21, 2016 for a maximum of five (5) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2015-3400-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 was November 20, 2022.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Starlight Property Ventures LLC  
2127 Sawtelle Boulevard, Suite C  
Los Angeles, CA 90025

Surveyor

Taik Y. Kim  
3000 W. 6th Street, Suite 303  
Los Angeles, CA 90020

Report prepared by:  
Permit Case Management Division

Respectfully submitted,



Thein Crocker  
Civil Engineer  
Phone (213) 808-8595

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

BM/ms  
Q:Tr. 73277