

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

July 06, 2022

Honorable Members:

C. D. No. 12

SUBJECT:

Final Map of Parcel Map L.A. No. 2005-0347

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2005-0347, located at 10801 Topanga Canyon Boulevard, northerly of Chatsworth Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$8,720.00 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. 2005-0347.
2. Unnumbered file for Parcel Map L.A. No. 2005-0347.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2005-0347 was conditionally approved by the Advisory Agency on September 15, 2006 for a maximum new four (4) parcel single-family development, with a private street.

The City Council adopts Mitigated Negative Declaration ENV-2005-0348-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 Map'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 map approval is February 14, 2023.

The owner and surveyor for this subdivision are:

Owner

10801 Topanga LLC.  
3640 N 53rd Ave.  
Hollywood, FL 33021

Surveyor

Hooshmand Jahanpour-Burke  
36500 W. Agoura Rd Suite 102-811  
Calabasas, CA 91302

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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BM/lh  
Q:PM. 2005-0347

Respectfully submitted,



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