

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 12, 2022

Honorable Members:

C.D. No. 7

SUBJECT:

Final Map of Tract Map L.A. No. 83067

RECOMMENDATIONS:

Approve the final map of Tract Map L.A. No. 83067, located at 7026 W. Valmont Street, easterly of Silverton Avenue 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(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract Map L.A. No. 83067.
2. Unnumbered file for Tract Map L.A. No. 83067.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract Map L.A. No. 83067 was conditionally approved by the Advisory Agency on May 27, 2021 for two tied lots merged into one ground lot for the subdivision of eight (8) residential condominiums.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

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 May 27, 2024.

The owner and surveyor for this subdivision are:

Owner

Valmont Holdings, LLC
4250 Pennsylvania Avenue, #204
La Crescenta, CA 91214

Surveyor

Kris Joseph Rigdon,
Techna Land Company, Inc.
1545 N. Verdugo Rd. Ste. 2
Glendale, CA 91208

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