

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 29, 2022

Honorable Members:

C.D. No. 11

SUBJECT:

Final Map of Tract No. 72841

RECOMMENDATIONS:

Approve the final map of Tract No. 72841, located at 1656 S. Abbot Kinney Boulevard, northwesterly of Venice Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$14,064.00 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. 72841.
2. Unnumbered file for Tract No. 72841.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The tentative map of Tract No. 72841 was conditionally approved by the Advisory Agency on September 21, 2017 for one lot.

This map approval was denied by the West Los Angeles Area Planning Commission on appeal on January 24, 2018. In granting the appeal, the North Valley Area Planning Commission overturned Planning Director's decision to approve the Tentative tract map and adopted Findings for denial as presented by the Commission.

This map was approved by the City Council on March 5, 2019. In approving Tentative Tract Map 72841, the City Council adopted Mitigated Negative Declaration ENV-2015-2716-MND and the revised Conditions of Approval as modified by the PLUM Committee.

The City Council adopted Mitigated Negative Declaration ENV-2015-2716-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.

This final map proposes to merge the portions of Venice Boulevard and Abbot Kinney Boulevard within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

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 vesting tentative map approval is March 6, 2028.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Venice Investors, LLC
16030 Ventura Boulevard, Suite 380
Encino, CA 91436

Surveyor

Michal H. Kaznocha/
LC Engineering Group, Inc.
889 Pierce Court, Suite 101
Thousand Oaks, CA 91360

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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Permit Case Management Division
Bureau of Engineering

BM/ms
Q:Tr. 72841