

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 14, 2022

Honorable Members:

C.D. No. 7

SUBJECT:

Final Map of Tract No. 60855

RECOMMENDATIONS:

Approve the final map of Tract No. 60855, located at 11759-11761 Fenton Avenue, easterly of Carl Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$6,812.50 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 No. 60855.
2. Unnumbered file for Tract No. 60855.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 60855 was conditionally approved by the Advisory Agency on February 10, 2006 for a maximum of ten (10) single family lots.

At the meeting of the City Council held on October 31, 2006, the Council overruled the decision of the City Planning Department's Advisory Agency and approved Tentative Tract No. 60855-SF to allow two single family lots and one lot for 13 detached single-family condominium units.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV 2004-3195-MND reflects the independent judgement of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified are mitigated to a less than significant level through implementation of the conditions of the Tract's 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 October 31, 2024.

The owner and surveyor for this subdivision are:

Owner

PHL Fenton 15, LLC/Attn: Daniel Singh  
10365 W. Jefferson Blvd  
Culver City, CA 90232

Surveyor

Patrick Clemons  
1167 Lawrence Drive.  
Newbury Park, CA 91320

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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

BM/ep  
Q: TR 60855