

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

November 30, 2022

Honorable Members:

C.D. No. 3

SUBJECT:

Final Map of Tract No. 61530

RECOMMENDATIONS:

Approve the final map of Tract No. 61530, located at 22352-22422 W Avenue San Luis, westerly of Shoup 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(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 61530.
2. Unnumbered file for Tract No. 61530.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 61530 was conditionally approved by the Advisory Agency on March 6, 2006 for a 30 -lot single family subdivision with an internal private street.

As part of the approval, a revised map/modification is required. Subsequently, the applicant submitted a revised map to the Department of City Planning for a 19 -lot single family subdivision with an internal private street stamped and dated November 29, 2016.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2004-5112-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 April 28, 2023.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Surveyor

Vintage at Woodland Hills, LLC
3417 Palos Verdes Dr.
Rancho Palos Verdes Dr., CA 90275

Dennis F. Hunter
2226 Booth Street
Simi Valley, CA 93067

Report prepared by:
Permit Case Management Division

Respectfully submitted,



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

BM/ep
Q:Tr. 61530