

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

May 16, 2023

Honorable Members:

C.D. No. 4

SUBJECT:

Final Map of Tract No. 82539

RECOMMENDATIONS:

Approve the final map of Tract No. 82539, located at 12918 West Bloomfield Street, westerly of Coldwater Canyon Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$9,064 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. 82539.
2. Unnumbered file for Tract No. 82539.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82539 was conditionally approved by the Advisory Agency on June 19, 2020 for a maximum of five (5) small lot homes in accordance with the Small Lot Ordinance No.185,462.

This map was approved by the South Valley Area Planning Commission on appeal on November 12, 2020. In its approval, the South Valley Area City Planning Commission denied the appeal, and sustained the decision of the Deputy Advisory Agency. In approving the decision of the Deputy Advisory Agency, the South Valley Area Planning Commission adopted the Conditions of Approval

and Findings of the Deputy Advisory Agency.

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 is June 19, 2023.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

12918 Bloomfield, LLC  
750 N. San Vicente Blvd, Ste. 800 W.  
West Hollywood, CA 90069

Surveyor

Timothy Koh  
9853 Maple St.  
Bellflower, CA 90706

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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

BM/lh