

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

June 14, 2023

Honorable Members:

C.D. No. 11

SUBJECT:

Final Map of Tract No. 82077

RECOMMENDATIONS:

Approve the final map of Tract No. 82077, located at 1801-1821 S. Penmar Avenue & 1169 E. Palms Boulevard, southerly of Preston Way 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. 82077.
2. Unnumbered file for Tract No. 82077.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82077 was conditionally approved by the Advisory Agency on August 31, 2021 for a maximum of seven (7) residential bungalow court lots and one (1) bungalow court lot for the purposes of a Small Lot Subdivision.

This map was approved by the West Los Angeles Area Planning Commission on appeal on November 17, 2021. In its approval, the West Los Angeles 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 West Los Angeles Area Planning Commission adopted Modified

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. 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 August 31, 2024.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

1169 Palms, LLC  
1910 Montana Avenue  
Santa Monica, CA 90403

Surveyor

Harvey A. Goodman  
834 17th Street  
Santa Monica, 90403

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,



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Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

BM/lh