

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 5, 2023

Honorable Members:

C.D. No. 5

SUBJECT:

Final Map of Tract No. 72465

RECOMMENDATIONS:

Approve the final map of Tract No. 72465, located at 11767 East Bellagio Road, westerly of Moraga Drive 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. 72465.
2. Unnumbered file for Tract No. 72465.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The vesting tentative map of Tract No. 72465 was conditionally approved by the Advisory Agency on August 6, 2014 for a maximum of five (5) single-family small lot homes in accordance with the Small Lot Subdivision Ordinance 176,354.

This map was approved by the West Los Angeles Area Planning Commission on appeal on October 15, 2014. 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 the Conditions of Approval and Findings of the Deputy Advisory Agency.

The Deputy Advisory Agency certifies Mitigated Negative Declaration ENV-2013-3734-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 is August 18, 2023. The subdivider has made a timely filing of the final map prior to the expiration date.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Bellagio Builders, LLC  
11950 San Vicente Blvd., Suite 200,  
Los Angeles, CA 90049

Surveyor

Cesar S. Bregaudit/Tala Associates, Inc.  
1916 Colby Ave.,  
Los Angeles, CA 90025

Report prepared by:  
Permit Case Management Division

Michael Soto, P.E.  
Civil Engineer  
Phone (213) 808-8595

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B Moklebus", is written over the printed name of Bert Moklebus.

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

BM/lh  
Q:Tr. 72465