

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 9, 2024

Honorable Members:

Council District No. 13

SUBJECT:

Final Map of Parcel Map L.A. No. 2022-4041.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2022-4041, located at 836 N. Waterloo Street, southerly of Marathon 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 parcel map pursuant to Section 19.02(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A. No. 2022-4041.
2. Unnumbered file for Parcel Map L.A. No. 2022-4041.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2022-4041 was conditionally approved by the Deputy Advisory Agency on November 30, 2022 for the subdivision of a parcel for four (4), three-story small lot homes with an accessory dwelling unit (ADU) in unit 2 and unit 3.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

The conditions of approval for the parcel map have been fulfilled including payment of the Recreation and Parks Fee. Transmitted Subdivision Improvement Agreement and Contract with security documents guarantee construction of the required public improvements.

Pursuant to California Government Code Section 66458, Council shall, at its next regular meeting after it receives the map, approve the map if it conforms to all the conditions of approval of the tentative map. If the map does not conform, Council shall disapprove the map. If Council does not approve or disapprove the map within the prescribed time, or any authorized extension thereof, and the map conforms to all requirements and rulings, it shall be deemed approved, and the clerk of the legislative body shall certify or state its approval thereon. 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 November 30, 2025.

The owner and surveyor for this subdivision are:

Owner  
Black Star Development LLC  
16133 Ventura Boulevard, Suite 700  
Encino, CA 91324

Surveyor  
Nick Kazemi  
4966 Topanga Canyon Boulevard  
Woodland Hills, CA 91364

Report prepared by:  
Permit Case Management Division

Respectfully submitted,

 for

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Bureau of Engineering