

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

August 14, 2018

Honorable Members:

C.D. No. 12

SUBJECT:

Final Map of Tract No. 53783

RECOMMENDATIONS:

Approve the final map of Tract No. 53783, located at 11601 Porter Ranch Drive northerly of Rinaldi Street and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$8,981.60 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. 53783.
2. Unnumbered file for Tract No. 53783.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map compromises the Final unit of the tentative map of Tract No. 53783 that was approved by the Advisory Agency on November 12, 2002 for a 4-lot subdivision with 312-unit detached single family condominiums project. The map was subsequently modified to 9 lots, for a maximum 307-unit detached condominium project on "Lot 1", 312 senior dwelling units on "Lot 2", 130 condominium units on "Lot 4", 266 dwelling units on "Lot 5", and approximately 250,000 square feet of future commercial uses on Lots 6,7,8, and 9.

This final map proposes to merge a portion of Porter Ranch Drive within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The Advisory Agency has determined that this project will have a significant effect on the environment. On November 21, 2000 the City Council adopted the Environmental Impact Report EIR No. 88-0026(SP)(ZC)(PA). In its approval action, the City Council adopted a Statement of Overriding Considerations.

The conditions of approval for the tract map have been fulfilled including the development of an approximately 50-acre park in accordance with the Porter Ranch Specific Plan. 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 March 30, 2019.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Surveyor

Shapell Liberty Investment Properties, LLC  
1990 S. Bundy Street, Suite 500  
Los Angeles, CA 90025

Peter Edward Weilbacher  
39906 95th St W  
Leona Valley, CA 93551

Report prepared by:  
Land Development & GIS Division

Respectfully submitted,



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Bureau of Engineering

EY/ms  
Q:Tr. 53783