

Office of the City Engineer
Los Angeles, California

To The Honorable Council
Of the City of Los Angeles

September 7, 2023

Honorable Members:

C. D. No. 10

SUBJECT:

Final Map of Parcel Map L.A. No. 2019-4975.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2019-4975, located at 5441-5443 ½ Blackwelder Street, easterly of Hauser Boulevard 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 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. 2019-4975.
2. Unnumbered file for Parcel Map L.A. No. 2019-4975.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2019-4975 was conditionally approved by the Advisory Agency on May 20, 2020 to subdivide one (1) lot into three (3) small-lots pursuant to the Small Lot Subdivision Ordinance No. 185,462.

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 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 vesting tentative map approval is May 20, 2023. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and surveyor for this subdivision are:

Owner

Blue Ocean Real Estate QOZ 1, LLC
16255 Ventura Blvd., Ste 1005
Encino, CA 91436

Engineer

Bahram Ghorbanazar
18170 Rosita St.
Tarzana, CA 91356

Report prepared by:
Permit Case Management Division

Michael Soto
Civil Engineer
Phone (213) 808-8595

Respectfully submitted,



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

BM/lh