

REPORT TO CITY COUNCIL

DATE: JULY 10, 2024
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: JESSICA FORTE, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
SUBJECT: APPROVE FINAL TRACT MAP 83518 FOR COMMERCIAL CONDOMINIUM PURPOSES (LADYFACE VISTA, LP)

Final Tract Map No. 83518 subdivides an undeveloped lot, located at 29541-29555 Canwood Street (APN 2053-001-008), for commercial condominium purposes, along with dedicating the necessary easements.

The map has been reviewed for technical accuracy, title information, and compliance with the State Subdivision Map Act, conditions of approval, City ordinances, and is consistent with the approved Tentative Tract Map.

FISCAL IMPACT

There is no fiscal impact associated, as there is no cost involved, with the approval of Final Tract Map 83518.

RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve Parcel Map No. 83518; and
2. Authorize the City Clerk to endorse the certificate on the face of the Map, which embodies the approval of said map.

Attachment: Copy of Tract Map No. 83518

NUMBER OF LOTS: 6
AREA = 3.247 ACRES

SHEET 1 OF 3 SHEETS

TRACT No. 83518

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 56
AS SHOWN ON THE LICENSED SURVEYOR MAP OF SUBDIVISION
OF A PORTION OF LOT "H" IN THE RANCHO LAS VIRGENES
AS PER MAP FILED IN BOOK 15, PAGES 8 AND 9 RECORD OF SURVEY MAPS
RECORDS OF LOS ANGELES COUNTY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

LADYFACE VISTA, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: HCMT, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: M.T.B.G.
MARTIN TEITELBAUM
ITS: MANAGER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN DECEMBER, 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LADYFACE VISTA, L.P. ON DECEMBER 18, 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP); AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Larry J. Frager
LARRY J. FRAGER, P.L.S. 7998
DATE: 3/13/24



A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) SS
COUNTY OF VENTURA)
Los Angeles 28
ON March 15, 2024 BEFORE ME, Len Taylor Jr., Notary Public
PERSONALLY APPEARED Martin Teitelbaum

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
BY: Len Taylor Jr.
NOTARY PUBLIC
NAME (PRINTED): Len Taylor Jr.

COMMISSION No. 2465568 EXPIRATION DATE 10/31/2027
PRINCIPAL PLACE OF BUSINESS: VENTURA COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF AGOURA HILLS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66450(a)(1), (2), (3) AND (4) HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

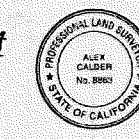
BY: Jessica Forte
JESSICA FORTE
CITY ENGINEER, CITY OF AGOURA HILLS
RCE NO. 80486
DATE: 7/12/24



CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

BY: Alex Calder
~~JEFFREY J. LEHNER~~
CITY CONTRACT SURVEYOR
~~PLS NO. 9305~~
ALEX CALDER
PLS NO. 8863
DATE: 4-29-2024



CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, BY MOTION PASSED ON THE _____ DAY OF _____, 2024, APPROVED THIS MAP.

BY: Kimberly M. Rodrigues
KIMBERLY M. RODRIGUES
CITY CLERK, CITY OF AGOURA HILLS
DATE: _____

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT No. 83518 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY DATE

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66482 AND 66483 OF THE SUBDIVISION MAP ACT.

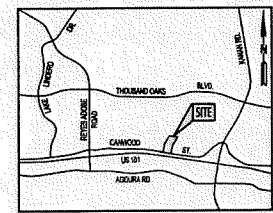
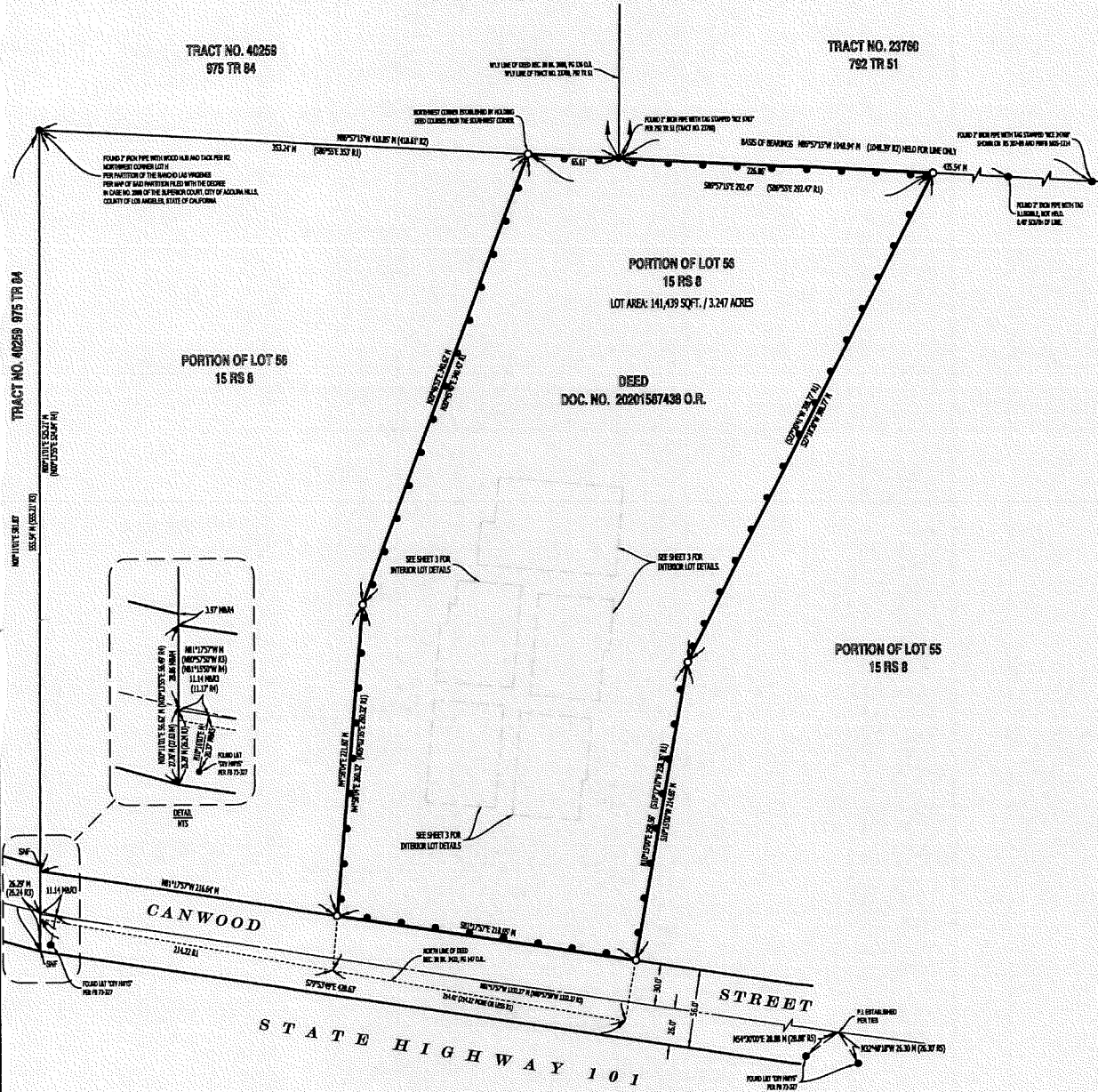
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____
DEPUTY DATE

TRACT No. 83518

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP



LEGEND

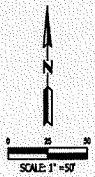
- FOUND MONUMENT AS NOTED.
- SET 1-1/2" IRON PIPE TANGENT 'LS 7598'
- (M) RECORD DATA PER DEED, DOC. NO. 20201567439, O.R.
- (N) RECORD DATA PER TRACT 23760, M6 752 / S1-58.
- (O) RECORD DATA PER PN 21598-1
- (P) RECORD DATA PER TRACT 40259, M6 975 / M4-88.
- (S) RECORD DATA PER CALTRANS F.B. 73-327
- M MEASURED
- SFV SEARCHED FOR NOT FOUND
- TLO TIE-LINE ONLY
- INDICATES BOUNDARY DETERMINED BY THIS MAP

BASIS OF BEARINGS

THE BEARING OF MNP5715'E ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, AS SHOWN ON THE MAP OF TRACT 23760 IN BOOK 752, PAGES 517 THROUGH 58, EXCLUSIVE OF MAP RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTES

1. SEE SHEET 3 FOR INTERIOR LOT DETAILS.



SCALE: 1"=30'

SHEET 3 OF 3 SHEETS

TRACT No. 83518

IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

TRACT NO. 23760
782 TR 51

PORTION OF LOT 55
15 RS 8

LOT A
LOT AREA: 2.765 AC

NOTE:
PROPERTY SUBJECT TO FUEL MODIFICATION
COVENANT AND AGREEMENT PER DOCUMENT
NO. 20210882462, REC. JUNE 03, 2021 O.R.

