

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

April 22, 2026

Council District No. 4

SUBJECT:

Final Map of Tract. No. 74423

RECOMMENDATIONS:

Approve the final map of Tract No. 74423, located at 6648-6670 North Reseda Boulevard, northerly of Kittridge Street 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. 74423.
2. Unnumbered file for Tract No. 74423.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 74423 was conditionally approved by the Deputy Advisory Agency on October 5, 2017, for a maximum 205 residential apartment units and 5,932 square feet of commercial space. This decision was subsequently modified.

On December 18, 2025, the Deputy Advisory Agency approved Vesting Tentative Tract No. 74322-M1, a modification to the previously approved Vesting Tentative Tract No. 74322, for a maximum of 275 residential apartment units.

The Deputy Advisory Agency certified that Mitigated Negative Declaration ENV-2016-3546-MND reflects the independent judgment of the lead agency, determined that this project would not have a significant effect upon the environment if the identified impacts are mitigated to a less than significant level, and have incorporated said mitigations onto the project's Conditions of Approval.

This final map proposes to merge the alley right-of-way which lies northerly and runs N/S thru property within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code. 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 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 is October 5, 2026.

The owner and engineer for this subdivision are:

Owner

Gene Broussard (A),  
AMG & Associates, LLC  
P.O Box 260770  
Reseda, CA 91427

Surveyor

Mark Fox  
25296 Avenida Dorena  
Newhall, CA 91321

Report prepared by:  
Permit Case Management Division

Armenia Aguilar, P.E.  
Acting Civil Engineer  
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Respectfully submitted,

*Mircea H. Pop, For*  
box SIGN 4P779RV8-13Z58PLZ

Hui Huang, P.E.  
Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering