

Office of the City Engineer  
Los Angeles, California

To the Honorable Council  
Of the City of Los Angeles  
Honorable Members:

November 7, 2025  
Council District No. 5

SUBJECT:

Final Map of Tract. No. 84085

RECOMMENDATIONS:

Approve the final map of Tract No. 84085, located at 848-856 North Detroit Street, southerly of Willoughby 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(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 84085.
2. Unnumbered file for Tract No. 84085.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 84085 was conditionally approved by the Deputy Advisory Agency on November 16, 2023, for a merger and resubdivision of two (2) lots into a maximum of 10 small lots.

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

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 November 16, 2026.

The owner and surveyor for this subdivision are:

Owner

EdenRock, LLC  
750 North San Vicente Blvd Ste 800  
West Hollywood, CA 90069

Surveyor

Ofer Shapira  
901 Seward Street  
Los Angeles, CA 90038

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,

  
box SIGN 4PJ2L67P-1RLW9PV8

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