

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

September 12, 2025

Honorable Members:

Council District No. 2

SUBJECT:

Final Map of Tract No. 82101.

RECOMMENDATIONS:

Approve the final map of Tract No. 82101, located at 4709-4715 N. Cahuenga Boulevard, southerly of Blix Street 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 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. 82101.
2. Unnumbered file for Tract No. 82101.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82101 was conditionally approved by the Deputy Advisory Agency on June 29, 2021, for the development of a maximum of seven (7) 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 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 June 29, 2030.

The owner and engineer for this subdivision are:

Owner

TLC Villas, LP  
13351 Riverside Drive, Suite #438  
Sherman Oaks, CA 91423

Surveyor

Shereef Surur  
400 San Fernando Mission Boulevard  
San Fernando, CA 91340

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,

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