

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

October 24, 2025

Honorable Members:

Council District No. 5

SUBJECT:

Final Map of Tract. No. 84622

RECOMMENDATIONS:

Approve the final map of Tract No. 84622, located at 1361 South Kelton Ave, southerly of Rochester Avenue.

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. 84622.
2. Unnumbered file for Tract No. 84622.

DISCUSSION:

The vesting tentative map of Tract No. 84622 was conditionally approved by the Deputy Advisory Agency on January 15, 2025, for the subdivision of one (1) lot into 15 residential condominiums.

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. The construction of the required public street improvements has been completed to the satisfaction of the City Engineer.

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 January 15, 2028.

The owner and surveyor for this subdivision are:

Owner

1361 Kelton LLC
3831 Lost Springs Dr
Calabasas, CA 91301

Surveyor

Bryan Gentry, Gentry Surveying Company
255 East Easy Street
Simi Valley, CA 93065

Report prepared by:
Permit Case Management Division

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Civil Engineer
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Respectfully submitted,


box SIGN 4PJ2L67P-4W5VK27J

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