

Office of the City Engineer
Los Angeles, California

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

November 20, 2025
Council District No. 4

SUBJECT:

Final Map of Tract. No. 84457

RECOMMENDATIONS:

Approve the final map of Tract No. 84457, located at 3686-3688 N Fredonia Drive, southerly of Cahuenga Boulevard West.

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. 84457.
2. Unnumbered file for Tract No. 84457.

DISCUSSION:

The vesting tentative map of Tract No. 84457 was conditionally approved by the Deputy Advisory Agency on April 22, 2025, for a maximum of 4 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. 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 April 22, 2028.

The owner and surveyor for this subdivision are:

Owner

ELTA Holdings, LLC
17609 Ventura Blvd Ste 8
Encino, CA 91316

Surveyor

Jeff Voorheis
17049 Sunburst Street
Northridge, CA 91325

Report prepared by:
Permit Case Management Division

Michael Soto, P.E.
Civil Engineer
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Respectfully submitted,


box SIGN 4PJ2L67P-1V9Y3XKP

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