

Office of the City Engineer  
Los Angeles, California

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

December 1, 2025  
Council District No. 1

SUBJECT:

Final Map of Tract Map. No. 82416.

RECOMMENDATIONS:

Approve the final map of Tract Map. No. 82416, located at 2242-2252 N. Cazador Drive; 2231-2245 N. Carlyle Place; 2236 N/E Carlyle Place.

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 Map. No. 82416.
2. Unnumbered file for Tract Map. No. 82416.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract Map. No. 82416 was conditionally approved by the Deputy Advisory Agency September 16, 2020, composed of 10 lots, for a maximum of 20 residential units.

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

The conditions of approval for the parcel 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 September 16, 2029.

The owner and surveyor for this subdivision are:

Owner

Carlyle Place Partners LLC  
4470 W Sunset Blvd, Suite 649  
Los Angeles, CA 90027

Surveyor

Stephen H. Lewis  
169 S Baldwin Ave  
Sierra Madre, CA 91024

Report prepared by:  
Permit Case Management Division

Armenia Aguilar, P.E.  
Acting Civil Engineer  
Phone (213) 808-8575

Respectfully submitted,

  
box SIGN 4PJ2L67P-4Y9YY7YR

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