

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

December 1, 2025

Honorable Members:

Council District No. 4

SUBJECT:

Final Map of Tract No. 82312

RECOMMENDATIONS:

Approve the final map of Tract No. 82312, located at 2919-2923 W. Waverly Drive, southerly of Glendale Boulevard 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. 82312.
2. Unnumbered file for Tract No. 82312.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82312 was conditionally approved by the Deputy Advisory Agency on June 25, 2019, for the merger and re-subdivision of two (2) lots into one (1) lot, for 16 residential condominium units.

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 25, 2028.

The owner and engineer for this subdivision are:

Owner

Silverlight Ventures, LLC
3831 Lost Springs Drive
Calabasas, CA 91301

Surveyor

Nick Kazemi
4966 Topanga Canyon Boulevard
Woodland Hills, CA 91364

Report prepared by:
Permit Case Management Division

Armenia Aguilar, P.E.
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Respectfully submitted,

Michael Soto for

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Hui M. Huang, P.E.

Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering