

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

May 13, 2026

Council District No. 10

SUBJECT:

Final Map of Tract. No. 73854

RECOMMENDATIONS:

Approve the final map of Tract No. 73854, located at 5841 W. David Avenue, northwesterly of Washington Boulevard.

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. 73854.
2. Unnumbered file for Tract No. 73854.

DISCUSSION:

The vesting tentative map of Tract No. 73854 was conditionally approved by the Deputy Advisory Agency on May 4, 2017, for a maximum of 16 units pursuant to the Small Lot Subdivision Ordinance no. 176,354.

The Deputy Advisory Agency adopted Mitigated Negative Declaration ENV-2016-1275-MND as the environmental clearance and adopted the Mitigation Monitoring Program.

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 May 3, 2026. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and engineer for this subdivision are:

Owner

David Avenue Ventures, LLC
211 Arena Street
El Segundo, CA 90034

Surveyor

Bryan D. Gentry
255 E Easy ST Unit B
Simi Valley, CA 93065

Report prepared by:
Permit Case Management Division

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

Respectfully submitted,


box SIGN 4PZRZYR-18VWZ7VP

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