

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

May 20, 2026

Honorable Members:

Council District No. 3

SUBJECT:

Final Map of Tract No. 82210.

RECOMMENDATIONS:

Approve the final map of Tract No. 82210, located at 5808 North Etiwanda Avenue, south of Oxnard Street 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. 82210.
2. Unnumbered file for Tract No. 82210.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82210 was conditionally approved by the Deputy Advisory Agency on September 24, 2020, for the development of a maximum of 9 small lots.

The Advisory Agency certified that Negative Declaration ENV-2019-4792-ND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon 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 September 24th, 2029.

The owner and engineer for this subdivision are:

Owner

IML Properties, LLC  
16542 Ventura Boulevard #308  
Encino, CA 91367

Surveyor

Matthew J. Schmahl  
6436 New Gate Way  
Yorba Linda, CA 92886

Report prepared by:  
Permit Case Management Division

Armenia Aguilar, P.E.  
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Respectfully submitted,

  
boxSIGN 4PZRZYR-18VY6767

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