

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 21, 2026

Honorable Members:

Council District No. 10

SUBJECT:

Final Map of Tract. No. 83550

RECOMMENDATIONS:

Approve the final map of Tract No. 83550, located at 3401 South La Cienega Boulevard, southerly of Jefferson Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$14,080.00 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. 83550.
2. Unnumbered file for Tract No. 83550.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 83550 was conditionally approved by the Deputy Advisory Agency on March 31, 2022, to subdivide one (1) lot into one (1) ground lot and four (4) airspace lots with one of the airspaces lots to have up to 260 residential condominium units. This decision was subsequently appealed.

On June 14, 2022, the Los Angeles City Planning Commission denied one appeal and sustained the Deputy Advisory Agency's determination as final.

The Advisory Agency determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to California Public Resource Code Section 21155.2, the Sustainable

Communities Environmental Assessment prepared for this project (ENV-2021-6879-SCEA) dated January 2022.

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 14, 2031.

The owner and engineer for this subdivision are:

Owner

La Cienega Owner, LLC and
La Cienega Multifamily Owner, LLC
515 South Flower, Suite 600
Los Angeles, CA 90503

Surveyor

Christopher M. Jones
700 S Flower Street Suite 2100
Los Angeles, CA 90017

Report prepared by:
Permit Case Management Division

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Civil Engineer
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Respectfully submitted,


box SIGN 4PZRZYR-46KKWW3W

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

HH/TC/MM:jc