

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

March 3, 2025

Honorable Members:

Council District No. 3

SUBJECT:

Final Map of Parcel Map L.A. No. 2018-4978.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2018-4978, located at: 7329 & 7331 N. Kelvin Avenue, northerly of Sherman Way 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 parcel map pursuant to Section 19.02(B)(3) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Parcel Map L.A. No. 2018-4978.
2. Unnumbered file for Parcel Map L.A. No. 2018-4978.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2018-4978 was conditionally approved by the Deputy Advisory Agency on July 30, 2020, for a maximum of three (3) small lots.

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 April 25, 2031.

The owner and surveyor for this subdivision are:

Owner

Muhammad Faisal  
SIASS Investment, LLC  
9501 Vanalden Street  
Northridge, CA 91324

Surveyor

Karen Korganyan  
5642 Etiwanda Avenue, Unit 9  
Tarzana, CA 91356

Report prepared by:  
Permit Case Management Division

Michael Soto, P.E.  
Civil Engineer  
Phone (213) 808-8595

Respectfully submitted,

*Thein Crocker for*  
A rectangular box containing a digital signature. The signature is written in cursive and reads "Thein Crocker for". Below the signature, the text "box SIGN" is on the left and "4PZRZXYR-4WQ92ZYV" is on the right.

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