

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

July 23, 2025

Honorable Members:

Council District No. 3

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-4420.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-4420, located at 21340 W. Chase Street, easterly of Canoga Avenue.

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. 2023-4420.
2. Unnumbered file for Parcel Map L.A. No. 2023-4420.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-4420 was conditionally approved by the Deputy Advisory Agency on December 7, 2023, for the subdivision of a single lot to create two (2) separate lots.

The Advisory Agency has determined that this project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project.

The conditions of approval for the parcel map have been fulfilled. The construction of the required improvements have 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 December 7, 2026.

The owner and surveyor for this subdivision are:

Owner

Igor Finkelshteyn, Yelena Mozgovaya, and
Michael Tsypin and Karina Tsypin
21340 Chase Street
Canoga Park, CA 91304

Surveyor

Larry Glen Canterbury
5210 Molise Court
Bakersfield, CA 93308

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" and a long alphanumeric string "4PZRZXYR-4YXP3Q5Q" are visible.

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