

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

July 29, 2025

Honorable Members:

Council District No. 10

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-0374

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-0374, located at 1422 S St Andrews Pl, northerly of 15th 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 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. 2023-0374.
2. Unnumbered file for Parcel Map L.A. No. 2023-0374.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-0374 was conditionally approved by the Deputy Advisory Agency on January 18, 2024, to subdivide one (1) lot, into two (2) lots for two (2) three-story duplex homes.

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 January 18, 2027.

The owner and surveyor for this subdivision are:

Owner

Lindon Shiao
701 San Gabriel Blvd, Unit B
San Gabriel, CA 91776

Surveyor

Jack Lee / Cal Land Engineering
576 East Lambert Road
Brea, CA 92821

Report prepared by:
Permit Case Management Division

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Respectfully submitted,


box SIGN 4PZRZYR-4QRZYJZP

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