

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

October 16, 2025

Honorable Members:

Council District No. 4

SUBJECT:

Final Map of Parcel Map L.A. No. 2024-0947.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2024-0947, located at 12541 W. Kling Street, westerly of Whitsett Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$9,064.00 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. 2024-0947.
2. Unnumbered file for Parcel Map L.A. No. 2024-0947.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2024-0947 was conditionally approved by the Deputy Advisory Agency on September 27, 2024 for a maximum three parcels.

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. 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 27, 2027.

The owner and surveyor for this subdivision are:

Owner

12549 Kling, LLC  
11549 Kling Street  
Studio City, CA 91604

Surveyor

Timothy Koh  
9853 Maple St.  
Bellflower, CA 90706

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,

  
box SIGN 4PZRZYR-4P6665J8

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

TC:mv