

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. 10

SUBJECT:

Final Map of Parcel Map L.A. No. 2021-1147.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2021-1147., located at 1747 S. Marvin Avenue, southerly of Venice Boulevard 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. Parcel Map L.A. No. 2021-1147.
2. Unnumbered file for Parcel Map L.A. No. 2021-1147.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The Deputy Advisory Agency conditionally approved the preliminary Parcel Map L.A. No 2021-1147 on July 27, 2021, to subdivide one lot, into three (3) parcels for the construction of three (3) small lot single family homes. This decision was subsequently appealed.

On October 5, 2025, the South Los Angeles Area Planning Commission denied the appeal and sustained the Deputy Advisory Agency's determination dated July 27, 2021. In approving the decision of the Deputy Advisory Agency, the South Los Angeles Area Planning Commission adopted the Conditions of Approval and Findings of the Deputy Advisory Agency.

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 October 19, 2030.

The owner and surveyor for this subdivision are:

Owner

A Good Home, LLC
6230 Wilshire Blvd #1154
Los Angeles, CA 90048

Surveyor

Kamran Kazemi
21400 Lighthill Drive
Topanga, CA 90290

Report prepared by:
Permit Case Management Division

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

Respectfully submitted,


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