

Office of the City Engineer
Los Angeles, California

To the Honorable Council
Of the City of Los Angeles
Honorable Members:

November 13, 2025

Council District No. 6

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-7259.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-7259, located at 15019 & 15021 Vose Street, westerly of Kester Avenue 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. 2023-7259.
2. Unnumbered file for Parcel Map L.A. No. 2023-7259.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The Deputy Advisory Agency conditionally approved the preliminary Parcel Map L.A. No 2023-7259 on September 6, 2024, to subdivide a single lot, to create four (4) separate parcels. This decision was subsequently appealed.

On October 10, 2024, the South Valley Area Planning Commission granted the appeal in part, denied the appeal in part and sustained the Deputy Advisory Agency's determination dated September 6, 2024. In approving the decision of the Deputy Advisory Agency, the South Valley Area Planning Commission adopted the Modified Conditions of Approval and Amended Findings.

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 September 6, 2027.

The owner and surveyor for this subdivision are:

Owner

Janet Shamolian, Trustee of the
Janet Shamolian Marital Trust UTA the
Homayoon and Janet Shamolian Trust
Dated May 11, 2020
6230 Wilshire Blvd #1154
Los Angeles, CA 90048

Surveyor

Nick Kazemi
4966 Topanga Canyon Boulevard
Woodland Hills, CA 91364

Report prepared by:
Permit Case Management Division

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Civil Engineer
Phone (213) 808-8595

Respectfully submitted,


box SIGN 4PJ2L67P-19J66VJZ

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