

Office of the City Engineer  
Los Angeles, California

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

November 20, 2025

Council District No. 4

SUBJECT:

Final Map of Parcel Map L.A. No. 2021-3676.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2021-3676, located at 4332 N Alcove Ave, southernly of Bloomfield St 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. 2021-3676.
2. Unnumbered file for Parcel Map L.A. No. 2021-3676.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2021-3676 was conditionally approved by the Deputy Advisory Agency on February 17, 2022 for the subdivision of a single lot into three (3) small lots.

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 February 17, 2031.

The owner and surveyor for this subdivision are:

Owner

SABS Investment Group, LLC  
7461 Beverly Boulevard, Unit #203  
Los Angeles, CA 90036

Surveyor

Erick Bowers, PLS  
17620 Sherman Way,  
Van Nuys, CA 91406

Report prepared by: Mike Valentin  
Permit Case Management Division

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

Respectfully submitted,

  
**box**SIGN 4PJ2L67P-4Q6JKVPW

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