

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

Honorable Members:

November 21, 2025

Council District No. 2

SUBJECT:

Final Map of Parcel Map L.A. No. 2022-8478.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2022-8478, located at 7669 N. Bellaire Avenue southerly of Wixom Street 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. 2022-8478.
2. Unnumbered file for Parcel Map L.A. No. 2022-8478.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2022-8478 was conditionally approved by the Deputy Advisory Agency on June 16, 2023 for the subdivision of a single lot to create two (2) separate lots.

The Advisory Agency has determined that this project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project.

The conditions of approval for the parcel map have been fulfilled including payment of the Subdivision Park 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 June 16, 2026.

The owner and surveyor for this subdivision are:

Owner

Gayk Aldzhikyan and Mariana Demirchyan as Trustees of the Gayk Aldzhikyan and Mariana Demirchyan 2017 Trust dated August 1, 2017
7669 N . Bellaire Ave,
Los Angeles, CA, 91605

Surveyor

Lawrence J. Schmahl
12209 Howard Street
Whittier, CA 90606

Report prepared by:
Permit Case Management Division

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Civil Engineer
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Respectfully submitted,


box SIGN 4PJ2L67P-4Q688L3P

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