

Office of the City Engineer
Los Angeles, California

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

November 24, 2025
Council District No. 4

SUBJECT:

Final Map of Tract. No. 82510

RECOMMENDATIONS:

Approve the final map of Tract No. 82510, located at 14535 W. Killion Street, westerly of Van Nuys Blvd 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(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 82510.
2. Unnumbered file for Tract No. 82510.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 82510 was conditionally approved by the Deputy Advisory Agency on December 24, 2020, for a maximum of six (6) small lots. This decision was subsequently appealed.

On June 24, 2021, the South Valley Area Planning Commission granted the appeal in part and denied the appeal in part; and sustained the Deputy Advisory Agency's determination dated December 24, 2020. In approving the decision of the Deputy Advisory Agency, the South Valley Area Planning Commission adopted 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 tract 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 December 28, 2030.

The owner and surveyor for this subdivision are:

Owner

Dinali Road Properties, LLC
Farbod Rezvani
9055 Alcott Street - Unit 1
Los Angeles, CA 90035

Surveyor

Cynthia A. De Leon
347 S. Robertson Boulevard
Beverly Hills, CA 90211

Report prepared by:
Permit Case Management Division

Armenia Aguilar, P.E.
Acting Civil Engineer
Phone (213) 808-8575

Respectfully submitted,


box SIGN 4PJ2L67P-42YK835Z

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