

Office of the City Engineer  
Los Angeles, California

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

November 25, 2025  
Council District No. 14

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-5965.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-5965, located at 5928 East Weaver Street westerly of Aldama Street.

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. 2023-5965.
2. Unnumbered file for Parcel Map L.A. No. 2023-5965.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-5965 was conditionally approved by the Deputy Advisory Agency on July 16, 2024 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. No public street improvements were required.

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, 2027.

The owner and surveyor for this subdivision are:

Owner

Mario R. Galvez and Lourdes Galvez,  
Trustees of the Galvez Family Living Trust  
Dated, April 21, 2008  
1115 East Sierra Madre Avenue  
Glendora, CA 90065

Surveyor

Erik George Bowers  
17620 Sherman Way Suite 218  
Van Nuys, CA 91406

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,

  
box SIGN 4PJ2L67P-4Q6YJJ8W

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