

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. 11

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-4509.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-4509, located at 1460 San Remo Drive, northerly of Lucca Drive.

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. 2023-4509.
2. Unnumbered file for Parcel Map L.A. No. 2023-4509.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-4509 was conditionally approved by the Deputy Advisory Agency on January 8, 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 including payment of the Recreation and Parks fee. 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 January 8, 2027.

The owner and surveyor for this subdivision are:

Owner

1460 San Remo, LLC  
1460 San Remo  
Pacific Palisades, CA 90272

Surveyor

George Mekhaiel  
28118 Agoura Road Ste 100  
Agoura Hills, CA 91301

Report prepared by:  
Permit Case Management Division

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

Respectfully submitted,

*Michael Soto for*

box SIGN 4PJ2L67P-1RV6RJKL

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