

Office of the City Engineer
Los Angeles, California

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

January 27, 2026
Council District No. 2

SUBJECT:

Final Map of Parcel Map L.A. No. 2024-1476.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2024-1476, located at 6254 Allott Avenue northerly of Erwin 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. 2024-1476.
2. Unnumbered file for Parcel Map L.A. No. 2024-1476.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2024-1476 was conditionally approved by the Deputy Advisory Agency on October 30, 2024 for a maximum of three (3) 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 October 30, 2027.

The owner and surveyor for this subdivision are:

Owner

Yossef Luzon and Dana Ser
6254 Allott Avenue,
Van Nuys CA, 91401

Surveyor

Nick Kazemi
4966 Topanga Canyon Blvd
Woodland Hills, CA 91364

Report prepared by:
Permit Case Management Division

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Respectfully submitted,


box SIGN 4PZRZYR-15L38L3L

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