

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

January 27, 2026

Honorable Members:

Council District No. 2

SUBJECT:

Final Map of Parcel Map L.A. No. 2023-7642

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2023-7642, located at 4400 Carpenter Avenue northerly of Moorpark 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. 2023-7642.
2. Unnumbered file for Parcel Map L.A. No. 2023-7642.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2023-7642 was conditionally approved by the Deputy Advisory Agency on October 10, 2024 for the subdivision of a single lot into a maximum of two (2) parcels.

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 10, 2027.

The owner and surveyor for this subdivision are:

Owner

Menashe Emanuel (A/O)  
4400 Carpenter LLC  
5035 Fair Ave.  
North Hollywood, CA 91601

Surveyor

Shereef Surur  
2029 Millcreek WY  
Palmdale, CA 93551

Report prepared by:  
Permit Case Management Division

Armenia Aguilar, P.E.  
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Respectfully submitted,

  
boxSIGN 4PZRZYR-4PYVX3LK

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