

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

April 6, 2026

Council District No. 2

SUBJECT:

Final Map of Tract. No. 74300

RECOMMENDATIONS:

Approve the final map of Tract No. 74300, located at 13513 West Vanowen Street, easterly of Woodman Avenue—and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$9,6064 for the processing of this final tract map pursuant to Section 19.02(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 74300.
2. Unnumbered file for Tract No. 74300
3. Subdivision Improvement Agreement and Contract with security documents

DISCUSSION:

The vesting tentative map of Tract No. 74300 was conditionally approved by the Deputy Advisory Agency on March 17, 2017, for a maximum of eight (8) residential condominium units.

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 was March 28, 2026. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and engineer for this subdivision are:

Owner

Gevorg Daldumyan, (A)(O)
237-A North Central Avenue Suite 205
Glendale, CA 91208


Surveyor

Lawrence J. Schmahl
1209 Howard Street
Los Angeles, CA 90606

Report prepared by:
Permit Case Management Division

Respectfully submitted,

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