

Office of the City Engineer  
Los Angeles, California

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

May 20, 2026

Council District No. 4

SUBJECT:

Final Map of Parcel Map L.A. No. 2024-6998.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2024-6998, located at 14517 W. Hesby Street, westerly of Van Nuys Boulevard.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$9,064 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. 2024-6998
2. Unnumbered file for Parcel Map L.A. No. 2024-6998.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2024-6998 was conditionally approved by the Deputy Advisory Agency on April 29, 2025, 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 April 29, 2028.

The owner and surveyor for this subdivision are:

Owner

Yung Cheng & Xueping Cheng  
1211 North Beachwood Drive  
Burbank, CA 91506

Surveyor

Peter Riechers  
5 Canopy Lane  
Napa, CA 94558

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



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