

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 3, 2026

Honorable Members:

Council District No. 13

SUBJECT:

Final Map of Parcel Map L.A. No. 2019-7027

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2019-7027 located at 1304 North Maltman Avenue, southerly of Descanso Drive 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. 2019-7027.
2. Unnumbered file for Parcel Map L.A. No. 2019-7027.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2019-7027 was conditionally approved by the Deputy Advisory Agency on October 14, 2021, for a maximum of three (3) small 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 14, 2030.

The owner and surveyor for this subdivision are:

Owner

MM Vista LLC
711 S First Avenue
Arcadia, CA 91006

Surveyor

Neal McPherson
36577 Woodbriar Street
Yucaipa, CA 92399

Report prepared by:
Permit Case Management Division

Mo Molai, P.E.
Civil Engineer
Phone (213) 485-5885

Respectfully submitted,



The signature is a cursive script that reads "Hui M. Huang for". Below the signature, the text "box SIGN" and the alphanumeric code "4PZRZXYR-4P9VV6J8" are visible.

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

HH/MM:jc