

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 10, 2026

Honorable Members:

Council District No. 14

SUBJECT:

Final Map of Parcel Map L.A. No. 2021-9841

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2021-9841, located at 5308-5310 Mount Helena Avenue, north of Frackelton Place and accompanying Subdivision Improvement Agreement and Contract with security documents.

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. Parcel Map L.A. No. 2021-9841.
2. Unnumbered file for Parcel Map L.A. No. 2021-9841.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The Deputy Advisory Agency conditionally approved the preliminary Parcel Map L.A. No 2021-9841 on August 25, 2022, for the subdivision of one lot into two (2) lots. This decision was subsequently appealed.

On February 8, 2023, the East Los Angeles Area Planning Commission granted the appeal in part, denied the appeal in part and sustained the Deputy Advisory Agency's determination dated August 25, 2022. In approving the decision of the Deputy Advisory Agency, the East Los Angeles Area Planning Commission adopted the Modified Conditions of Approval and Amended Findings.

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. 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 April 12, 2026. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and surveyor for this subdivision are:

Owner

Jeffrey Shiu Kwong Yue and
Julia Yu Ching Tsao
2055 Robin Road
San Marino, CA 91108

Surveyor

Jack Lee / Cal Land Engineering
576 East Lambert Road
Brea, CA 92821

Report prepared by:
Permit Case Management Division

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Respectfully submitted,


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Permit Case Management Division
Bureau of Engineering

HH/MM:jc