

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

September 28, 2026

Honorable Members:

Council District No. 14

SUBJECT:

Final Map of Tract Map. No. 83140

RECOMMENDATIONS:

Approve the final map of Tract Map. No. 83140, located at 4612 E. Topaz Street, northwesterly of Huntington Drive South 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 tract map pursuant to Section 19.02(A)(2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract Map. No. 83140.
2. Unnumbered file for Tract Map. No. 83140.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract Map. No. 83140 was conditionally approved by the Deputy Advisory Agency on April 5, 2023, composed of two (2) parcels for a maximum of six (6) lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354.

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 is April 5, 2029.

The owner and surveyor for this subdivision are:

Owner

Xun Liao
Amtrend Capital Corporation
17581 Irvine Boulevard, Suite 200
Tustin, CA 92780

Surveyor

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

Report prepared by:
Permit Case Management Division

Armenia Aguilar, P.E.
Civil Engineering Associate III
Phone (213) 808-8575

Respectfully submitted,


box SIGN 4PZRZYR-4QP3L86Q

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

HH/TC/AA:jc