

Office of the City Engineer  
Los Angeles, California

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

April 10, 2023  
C. D. No. 11

SUBJECT:

Final Map of Parcel Map L.A. No. 2017-3856

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2017-3856, located at 1702 South Granville Avenue, southerly of Iowa Avenue 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 Map of Parcel Map L.A. No. 2017-3856.
2. Unnumbered file for Parcel Map L.A. No. 2017-3856.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The preliminary map of Parcel Map L.A. No. 2017-3856 was conditionally approved by the Advisory Agency on August 29, 2018 for a maximum of (4) four small lots (in accordance with the Small Lot 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 parcel map have been fulfilled including payment of the Recreation and Parks Fee. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements. 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 February 28, 2029.

The owner and surveyor for this subdivision are:

Owner

Iowa Granville LLC  
1607 S. Wooster Ave  
Los Angeles, CA 90035

Surveyor

Ofer Shapira  
901 Seward Street,  
Los Angeles, CA 90038

Report prepared by:  
Permit Case Management Division

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Respectfully submitted,



Bertram Mokebust, P.E.  
Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

BM/lh