

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

March 6, 2025

Honorable Members:

Council District No. 5

SUBJECT:

Final Map of Tract No. 84345.

RECOMMENDATIONS:

Approve the final map of Tract No. 84345, located at 6200-6206 W. Wilshire Boulevard, westerly of Fairfax Avenue and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT:

The subdivider has paid a fee of \$14,064.00 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 No. 84345.
2. Unnumbered file for Tract No. 84345.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 84345 was conditionally approved by the Deputy Advisory Agency on October 8, 2024, for the merger and resubdivision of two (2) existing lots to create one (1) ground lot and a commercial condominium conversion resulting in a maximum of two hundred (200) commercial condominium units.

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. 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 8, 2027.

The owner and engineer for this subdivision are:

Owner

6200 Wilshire, LLC  
Elliot Kahn  
6200 Wilshire Boulevard  
Los Angeles, CA 90048

Surveyor

Daniel L. Rahe  
Psomas  
865 South Flower Street, #3200  
Los Angeles, CA 90017

Report prepared by:  
Permit Case Management Division

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Civil Engineer  
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Respectfully submitted,

  
**box** SIGN 4PZRZXYR-4Q36KYZV

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