

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

April 16, 2025

Honorable Members:

Council District No. 5

SUBJECT:

Final Map of Tract No. 73895.

RECOMMENDATIONS:

Approve the final map of Tract No. 73895, located at 4652-4680 W. Wilshire Boulevard, 706 & 720 S. Rimpau Avenue, and 715, 717, 723 & 727 Mullen Avenue 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 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. 73895.
2. Unnumbered file for Tract No. 73895.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73895 was conditionally approved by the Deputy Advisory Agency on November 9, 2022, for a maximum of 65 residential condominium units and one (1) commercial condominium unit.

The Advisory Agency has determined that this project will not have a significant effect on the environment.

This final map proposes to merge the future street easement along 8th Street within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government Code.

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 November 9, 2025.

The owner and engineer for this subdivision are:

Owner

Mullen Wilshire Blvd. (LA) Owner, LLC
4700 Wilshire Boulevard
Los Angeles, CA 90010

Surveyor

Shereef Surur
400 San Fernando Mission Boulevard
San Fernando, CA 91340

Report prepared by:
Permit Case Management Division

Michael Soto, P.E.
Civil Engineer
Phone (213) 808-8595

Respectfully submitted,


box SIGN 4PZRZXYP-175K7RZ6

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