

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

July 21, 2025

Honorable Members:

Council District No. 1

SUBJECT:

Final Map of Parcel Map L.A. No. 2022-9177.

RECOMMENDATIONS:

Approve the final map of Parcel Map L.A. No. 2022-9177, located at 201 South Westlake Avenue.

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. 2022-9177.
2. Unnumbered file for Parcel Map L.A. No. 2022-9177.

DISCUSSION:

The vesting tentative map of Parcel Map L.A. No. 2022-9177 was conditionally approved by the Deputy Advisory Agency on April 1, 2024, for a maximum of two (2) new three-story, residential buildings containing two (2) small lots residential 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 parcel map have been fulfilled including payment of the Recreation and Parks Fee. The construction of the required public street improvements has been completed to the satisfaction of the City Engineer.

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 1, 2027.

The owner and surveyor for this subdivision are:

Owner

Westlake 72 Associates, LLC
369 South Doheny Dr
Beverly Hills, CA 90211

Surveyor

Gerardo Garciamontes
517 E Wilson Avenue, STE 102
Glendale, CA 91206

Report prepared by:
Permit Case Management Division

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Respectfully submitted,

Thein Crocker for
box SIGN 4PZRZXYR-42Z2KZ75

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