

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

November 21, 2025

Council District No. 10

SUBJECT:

Final Map of Tract No. 72254.

RECOMMENDATIONS:

Approve the final map of Tract No. 72254, located at 4026-4050 S. West Boulevard, 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. 72254.
2. Unnumbered file for Tract No. 72254.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 72254 was conditionally approved by the Deputy Advisory Agency on February 12, 2014, to allow a maximum of 24-unit condominium.

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 was January 22, 2025. The subdivider has made a timely filing of the final map prior to the expiration date.

The owner and engineer for this subdivision are:

Owner

402650 West, LLC  
P.O. Box 48169  
Los Angeles, CA 90048

Surveyor

Justin Edward Coons  
P.O. Box 86  
Acton, CA 93510

Report prepared by:  
Permit Case Management Division

Armenia Aguilar, P.E.  
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Respectfully submitted,

  
box SIGN 4PJ2L67P-4W98L2K6

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