

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

Honorable Members:

January 26, 2026

Council District No. 5

SUBJECT:

Final Map of Tract No. 73894.

RECOMMENDATIONS:

Approve the final map of Tract No. 73894, located at 4600-4628 W. Wilshire Boulevard, westerly of Muirfield Road 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 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. 73894.
2. Unnumbered file for Tract No. 73894.
3. Subdivision Improvement Agreement and Contract with security documents.

DISCUSSION:

The vesting tentative map of Tract No. 73894 was conditionally approved by the Deputy Advisory Agency on November 9, 2022, for the development of a maximum of 16 small lots, pursuant to the Small Lot Subdivision Ordinance No. 185,462.

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 is November 9, 2031.

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

Armenia Aguilar, P.E.
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Respectfully submitted,



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