

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 21, 2015

Honorable Members:

C.D. No. 11

SUBJECT:

Final Map of Tract No. 52928

RECOMMENDATIONS:

Approve the final map of Tract No. 52928, located at 17331-17333 Tramonto Drive southerly of Los Liones Drive and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 13,720.00 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. 52928.
2. Unnumbered file for Tract No. 52928.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

The Advisory Agency conditionally approved the vesting tentative map of Tract No. 52928 on September 21, 2004 for a maximum 82 condominium units.

This map was approved by the Los Angeles City Planning Commission on appeal on November 4, 2004. At that time the decision of the Advisory Agency, dated September 21, 2004 was sustained in part and the appeal was granted in part. The Planning Commission in its action adopted corrected Findings and approved modified Conditions of Approval.

The Advisory Agency has determined that this project will have a significant effect on the environment. On November 4, 2004 the Los Angeles City Planning Commission certified Environmental Impact Report No. ENV-2000-2696-EIR (State Clearing House No. 2002051086) and adopted the CEQA Findings and Statement of Overriding Considerations.

This map was approved by the Los Angeles City Council on appeal on June 3, 2005. At that time the decision of the City Planning Commission, dated November 18, 2004 was approved, sustaining the decision of the Advisory Agency in part and granting the appeal in part. The City Council in its action adopted the Findings and modified Conditions of Approval as approved by the Commission and further modified by the Planning and Land Use Management Committee.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee in the amount of \$ 160,166.00 and registering a copy of the Covenant and Agreement (document No. 20140195821) stating that this site has been approved for 82 units. The property is being developed at a density no greater than 53 dwelling units. If any additional units are developed, the required fees will be paid to the Department of Recreation and Parks. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements for all units of this final map. 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 June 6, 2016.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

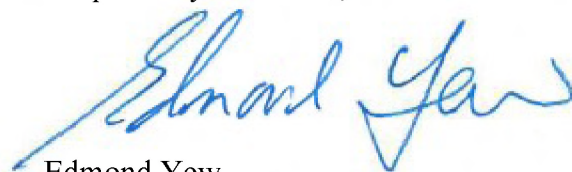
Surveyor

Tramonto Land Holdings, LLC  
4900 N Scottsdale Road, Suite 2000  
Scottsdale, AZ 85251

Psomas/John Chiappe Jr.  
555 South Flower Street, Suite 4300  
Los Angeles, CA 90071

Report prepared by:  
Land Development and GIS Division

Respectfully submitted,



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Bureau of Engineering

EY/ms  
Q:Tr. 52928