
Office of the City Clerk, City of Los Angeles

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Council File Number

[05-0672](#)

Title

17331 - 17333 TRAMONTO DRIVE

Subject

Communication from the Los Angeles City Planning Commission, dated April 7, 2005, relative to: Council District No. 11 Plan Area: Brentwood-Pacific Palisades Location: 17331 and 17333 Tramoto Drive CASE: Vesting Tentative Tract Map No. 52928 - 2A APPEAL REQUEST: Appeal of the entire City Planning Commission determination. COMMISSION DETERMINATION: At its meeting on November 18, 2004, the following action was taken by the City Planning Commission: Denied the appeals filed by Castellammare Mesa Homeowners Association; Alice Beagles, William and Sylvia Grieb and Janet Commeau; Thomas Stewart and, Pacific Palisades Residents Association. Granted the appeal in part filed by Ken Kahan (Palisades Landmark, LLC) and sustained the decision of the Advisory Agency in part. Approved Vesting Tentative Tract Map No. 52928 for the proposed construction, use and maintenance of a 82-unit condominium project. Approved modified conditions of approval. Adopted ENV-2000-2696-EIR. Adopted amended Findings. APPELLANTS: 1. 2A1 - Pacific Palisades Residents Association, Barbara Kohn, Rep. 2. 2A2 - Ms. Beagles; Mr. Congdon; Ms. Heidt; Mr and Mrs Hirschman; Mr and Mrs Knotz; Mr and Mrs Mirkin; and Dr. Todd Sadow, Thomas A. Stewart, Rep. 3. 2A3 - Castellammare Mesa Homeowners, Andrew F. Martin, Rep. 4. 2A4 - Lou Jacobs & Ken Kahan (Palisades Landmark, LLC), Ben Reznick, Rep. 5. 2A5 - Pacific Palisades Community Council, Norman Kulla, Rep. APPLICANT: Ken Kahn (Palisades Landmark, LLC) Attachments: Appeal, Determination letter, File Final date to Appeal: MARCH 25, 2005 (10 DAYS FROM THE MAILING DATE OF THE WRITTEN DETERMINATION DATED MARCH 15, 2005). Note: Please contact Fernando Tovar, City Planner, at 978-1350, for questions pertaining to the appeal acceptance date(s)).

Last Change Date

10/27/2015

Expiration Date

10/22/2017

Reference Numbers

Contract: C-126123

Council District

11

Initiated by

Los Angeles City Planning Commission

Action History for Council File [05-0672](#)

Date	Activity
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10/27/2015	Council action final.
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10/27/2015	Council adopted item forthwith.
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10/22/2015	City Clerk scheduled item for Council on October 27, 2015.
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10/22/2015	Public Works: Engineering document(s) referred to Council.
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10/21/2015	Document(s) submitted by Public Works: Engineering, as follows:
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Bureau of Engineering report, dated October 21, 2015, relative to the final map of Tract No. 52928, located at 17331-17333 Tramoto Drive southerly of Los Liones Drive.

Archive History

4-8-05 - For ref
4-8-05 - Ref to Planning and Land Use Management Committee
4-11-05 - File to Planning and Land Use Management Committee Clerk
4-29-05 - Set for Planning and Land Use Management Committee on May 11, and in Council May 18, 2005
5-11-05 - Planning and Land Use Management Committee Disposition - Continued to May 25 and in Council May 31, 2005
5-18-05 - Council Action - CONTINUED TO May 31, 2005.
5-25-05 - Planning and Land Use Management Committee Disposition - Deny appeals by appellants; Grant appeal by applicant; subject to modified Findings and Conditions
5-31-05 - Council Action - CONTINUED TO June 3, 2005
6-3-05 - Council Action - Planning and Land Use Management Committee report ADOPTED to:
1. CERTIFY that the Environmental Impact Report (ENV 2000-2696 EIR; State Clearing House No. 2002051086) has been completed in compliance with the California Environmental Quality Act, the State Guidelines and the City Guidelines and that the City Council has reviewed the information contained therein and considered it along with other factors related to this project; that this determination reflects the independent judgment of the lead agency, City of Los Angeles; and that the documents constituting the record of proceedings in this matter are located in Council file No. 05-0672 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Environmental Impact Report.
2. ADOPT the FINDINGS made pursuant to and in accordance with Section 21081 of the Public Resources Code and the Statement of Overriding Considerations prepared by the City Planning Department.
3. ADOPT the FINDINGS of the Planning Commission including the Subdivision Map Act Findings and Mello Act Findings, as well as all environmental findings and a Mitigation Monitoring and Reporting Program , and the Findings of the Planning and Land Use Management Committee as the Findings of the City Council.
4. DENY APPEALS filed by Pacific Palisades Residents Association, Ms. Beagles, Mr. Congdon, Ms. Heidt, Mr. and Ms. Hirschman, Mr. and Mrs. Knotz, Mr. and Mrs. Mirkin, and Dr. Todd Sadow, Castellammare Mesa Homeowners and Pacific Palisades Community Council.
5. GRANT APPEAL filed by Lou Jacobs and Ken Kahan, Palisades Landmark, LLC, in part, THEREBY APPROVE the November 18, 2004, action of the City Planning Commission in sustaining the decision of the Advisory Agency in part, in approving Vesting Tentative Tract No. 52928 for the proposed construction, use and maintenance of an 82-unit condominium project located at 17331 and 17333 Tramonto Drive, subject to modified Conditions of Approval as approved by the Commission, and Conditions Nos. 117 and 118, as further modified by the Planning and Land Use Management Committee. Applicant: Palisades Landmark, LLC - VTT 52928.
6. ADVISE the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Exemption Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
7. INSTRUCT the City Planning and Housing Departments to identify strategies for systematically conducting independent review of economic feasibility analyses when submitted pursuant to the Mello Act (California Government Code Section 65590 et seq.) and Interim Administrative Procedures (pursuant to Settlement Agreement, Venice Town Council, et al. v. City of Los Angeles), including but not limited to: creating in-house city staff positions with the appropriate financial expertise and skills; Department of City Planning or Los Angeles Housing Department retention of outside consultants; identifying potential revenue sources, such as appeal fees to off-set administrative costs and outside consultants costs; and to report back with recommendations within 60 days to the Planning and Land Use Management Committee.
8. INSTRUCT the City Clerk to notify as a part of the notification process, the Western Center on Law and Poverty and the Legal Aid Foundation of Los Angeles regarding the Council's action on this matter.
6-3-05 - Council Action - Findings ADOPTED - Environmental Impact Report CERTIFIED - Statement of Overriding Consideration ADOPTED - Mitigation Monitoring ADOPTED - Reporting Program ADOPTED
6-9-05 - File to Planning and Land Use Management Committee Clerk OK
6-10-05 - File in files
7-7-05 - File to Planning and Land Use Management Committee Clerk
7-22-05 - Set for Planning and Land Use Management Committee on July 27, 2005
7-27-05 - Planning and Land Use Management Committee Disposition - Continued to August 2, 2005
8-2-05 - Planning and Land Use Management Committee Disposition - Refer to staff