

ACCELERATED REVIEW PROCESS - B

Office of the City Engineer

Los Angeles, California

To the Honorable Council
Of the City of Los Angeles

June 15, 2026

Honorable Members:

CD No. 11

SUBJECT:

Quitclaim of Sanitary Sewer Easement - 17526 W. Tramonto Drive -
Right of Way No. 36000-2644

RECOMMENDATIONS:

- A. That the petitioner's request for the quitclaim of a Sanitary Sewer Easement for sewer purposes lying on 17526 W. Tramonto Drive shown crosshatched on Exhibit A be approved, subject to the following conditions:
 - 1. That the petitioners make satisfactory arrangements with the Real Estate Group of the Bureau of Engineering with respect to the payment of document recording fee.
- B. That the accompanying draft of Ordinance, authorizing such quitclaim, which has been approved as to form and legality by the City Attorney, be adopted.
- C. That the Real Estate Division of the Bureau of Engineering record and deliver the necessary quitclaim deed or deeds to the persons legally entitled thereto.
- D. That if the Council add, remove, or modify any of the previously stipulated conditions, the accompanied draft of Ordinance be considered null and void and a new Ordinance be procured.

FISCAL IMPACT STATEMENT:

A fee of \$7,075.91 was paid for processing this request pursuant to Section 7.40 of the Administrative Code.

Notification Letters:

That notification of the time and place of the City Council meeting to consider this matter be sent to:

- 1) 17526 Tramonto LLC
3469 Mandeville Canyon RD
Los Angeles CA 90049
- 2) 17526 Tramonto LLC
1935 E 55TH ST
Vernon CA 90058
- 3) Colby Mayes
2665 30th ST # 105
Santa Monica CA 90405

TRANSMITTALS:

1. Application dated November 25, 2025, from Colby Mayes
2. Draft of Ordinance
3. Legal Description and Map
4. Exhibit A, location map

DISCUSSION:

The petitioner, Colby Mayes, representing the owner of the property, 17526 Tramonto LLC, is requesting the City to quitclaim a portion of a sanitary sewer easement lying on 17526 W. Tramonto Drive, as shown crosshatched on Exhibit A.

The petitioner has requested the quitclaim of a portion of a Sanitary Sewer Easement to allow the development of the property.

The request for the quitclaim of the easement can be granted since the portion of the easement being requested is not utilized and its retention is no longer necessary. There are no existing sewers within the easement area.

The portion of the 2-ft wide sanitary sewer easement being quitclaimed was dedicated by tract map 8923 on October 7, 1925, recorded in Book 118, pages 27 and 35, of Official Records, in the office of the County Recorder of Los Angeles County.

The Department of City Planning stated in its communication dated December 19, 2025, that they have no comments to the quitclaim.

LA Sanitation and Environment stated in its communication dated January 20, 2026, that they have no comments to the quitclaim.

The West Los Angeles District Office of the Bureau of Engineering stated in its communication dated January 6, 2026 that they have no objection to the quitclaim.

The Wastewater Conveyance Engineering Division of the Bureau of Engineering stated in its communication dated January 12, 2026, that they have no objection to the quitclaim.

The Geotechnical Engineering Division of the Bureau of Engineering stated in its communication dated March 27, 2026, that there is no geotechnical concerns to the quitclaim.

Council District 11 stated in its communication dated December 12, 2025, that they support moving forward with processing the quitclaim provided that BOE or LASAN does not identify any issues.

The City Engineer is also requiring the petitioner to provide payment of the recording fee as outlined under Recommendation A in a manner satisfactory to the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that the quitclaim of the easement for Sanitary Sewer purpose is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines under Article III, Class 5(4).

Respectfully submitted,

Thein Crocker for
boxSIGN 4PZRZXYR-19R3R778

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

HMH/TC/AN