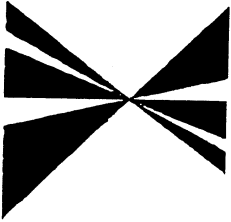


SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

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RECEIVED
CITY OF LOS ANGELES

June 5, 2002

JUN 06 2002

ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. 1 20020265 Palisades Landmark Condominium Project

Dear Ms. Zaitzevsky:

Thank you for submitting the Palisades Landmark Condominium Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the Palisades Landmark Condominium Project, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). The proposed Project is not a residential development of more than 500 units. Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's May 31, 2002 Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner,
Intergovernmental Review

**CASTELLAMMARE MESA HOME OWNERS
PO BOX 742
PACIFIC PALISADES ,CALIFORNIA,90272**

**RECEIVED
CITY OF LOS ANGELES
JUN 05 2002
ENVIRONMENTAL
UNIT**

City Planning Department
Maya Zaitzevsky ,Project Coordinator
200 North Spring Street, Room 763
Los Angeles ,CA 90012

June 2,2002

Gentlemen:

Re; EAF NO: ENV-2000-2696-EIR
17331-17333 Tramonto Drive ,Pacific Palisades

The Board of Directors of the Castellammare Mesa Home Owners represents 217 residences in one of two tracts which border the proposed project site. Tramonto Drive is the primary transportation access/egress route for homeowners and emergency vehicles. The property owners of the Mesa have an obvious and compelling interest in any activity that occurs along this route. Our residents would be most interested in receiving answers to the following questions regarding the environmental impacts of the proposed project.

1. GEOLOGY AND SOILS -- What studies are being undertaken to determine whether or not it is safe to remove 100,000 cubic yards of soil from a known currently active slide area with a history of geological problems ?

2. TRAFFIC AND INCREASED USE OF TRAMONTO DRIVE — Apparently ALL traffic in and out of the proposed project will use Tramonto Drive. (Tramonto Drive is a substandard and narrow ,winding road already considered sufficiently hazardous as to warrant the placement of a blind corner two -directional mirror at the entrance of the project driveway which accesses the road where it makes a very sharp change in direction)

What safety studies are being done to evaluate allowing increased use of Tramonto Drive at this point ,allowing only one access/egress for automobiles occupying 205 planned parking spaces in a Mountain Fire District while protecting the primary route for Castellammare Mesa residents?

3. UTILITY EASEMENTS — Where are they?. How will they affect the proposed project?

4. AIR QUALITY, NOISE AND OTHER HAZARDS – What mitigations are required to protect those currently living in the area during project construction? Who is responsible for enforcing the mitigations? What additional air pollution

will result from the increased traffic on Pacific Coast Highway, Sunset Boulevard,, Los Liones Drive , and Tramonto Drive?

5. **TRAFFIC** -- Have current cumulative traffic studies been done for Pacific Coast Highway, Sunset Boulevard, Los Liones Drive and Tramonto Drive? Since PCH is currently rated LOS "F" by the DOT, what studies can justify additional traffic? What will the impact be at peak traffic hours? How will the increased traffic affect public use of the Los Liones Entrance to the California State Park?

6. **LAND USE --INCREASED DENSITY** -- What is the effect of the projected increased population density on public services(including fire and police protection) , utilities, the State Park, fire hazards in a Mountain Fire District, air quality, and the quality of life of those currently living in the area?

7. **VARIANCES** --What variances are required and from which ordinances?

8. **CITY RESOURCES** -- What City resources are being committed to protect Tramonto Drive and to enforce ALL construction mandates and mitigations? Is the City requiring the developer to post a bond in case of bankruptcy?

If the City permits development on this site, our homeowner's association expects the City to assume full liability for any damage resulting from the prevention of access to our homes should it occur

Sincerely,



Andrew F Martin
President , Castellammare Mesa Home Owners

1(310) 459-5310

17339 Tramonto Dr., #202
Pacific Palisades, CA 90272

June 3, 2002

RECEIVED
CITY OF LOS ANGELES
JUN 05 2002
ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Palisades Landmark Condominium Project -- ENV-2000-2696-EIR

Dear Ms. Zaitzevsky:

We are in receipt of your May 16, 2002, cover letter and Notice of Preparation of Environmental Impact Report ("EIR") for the Palisades Landmark Condominium Project (Case No. ENV-2000-2696-EIR). We are the owners of one of the condominium units in the Ocean Woods Terrace Condominium project, located at 17337/17339 Tramonto Drive and noted as the "Four Story Condominium Building" on the Vesting Tentative Map included in the materials you mailed to us. If completed, the proposed Palisades Landmark Condominium Project would be located directly below the Ocean Woods Terrace Condominiums.

Although an EIR has not yet been conducted for the proposed project, aspects of the proposed project are so plainly unreasonable that we are compelled to write at this time.

- **Hill Stability.** As you may know, the hill on which our condominium is built and upon which the Palisades Landmark Condominium Project would be placed is not particularly stable. This was made very clear during the last major earthquake -- the 1994 Northridge earthquake. Because of earth movement as a result of that trembler, Ocean Woods Terrace Condominiums sustained substantial damage. As noted in your letter, the Palisades Landmark Condominium Project requires substantial further erosion of the land (a reduction of 25,000 cubic yards of soil), removal of significant numbers of trees and plant life (removal of 29 trees), and the placement of enormous added weight to the hillside. It is obvious that this combination of factors would place the stability of the hill in further, unnecessary jeopardy and penalize the current residents unfairly.
- **Congestion.** Palisades Landmark Condominium Project would result in a net increase of 62 homes and approximately 175 parking spaces in a relatively small area. Moreover, the only access to these new homes would be through Tramonto Drive and a small added driveway. Such a population increase

Maya Zaitzevsky

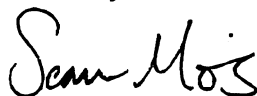
June 3, 2002

Page 2

would place an untenable burden on the small and quiet streets that currently exist.

These issues of safety and congestion are obvious even without the EIR, and we strongly recommend that the project not be approved. Of course, if an EIR is completed, we would likely have additional comments and will write again at that time. Accordingly, we would appreciate being provided with a copy of any EIR that is completed, either directly or through the Ocean Woods Terrace Homeowner's Association.

Sincerely,



Sean & Kristy Morris

**OCEAN WOODS TERRACE CONDOMINIUM
HOMEOWNERS ASSOCIATION
17337-39 TRAMONTO DR., #305
PACIFIC PALISADES, CA 90272**

June 1, 2002

RECEIVED
CITY OF LOS ANGELES
JUN 05 2002
ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
Department of City Planning
Environmental Review Section
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

Re: Palisades Landmark Condominium Project; ENV-2000-2696-EIR

Dear Ms. Zaitzevsky:

This letter is in response to the Pre-Draft Request for Comments for the above-referenced project located at 17331-33 Tramonto Drive.

We represent 36 families residing in the Ocean Woods Terrace Condominium, which is just above and on the same hillside as the proposed project. Needless to say we are extremely concerned about this proposal. By this letter we request that a full EIR address the following concerns:

1. **Aesthetics.** We believe the building of an 82-unit condominium/townhouse project will significantly alter an already crowded hillside and damage what natural landscaping is left. A) Please address how having 12 units of our building lose their valuable ocean view would not be considered a violation of aesthetics. The decrease in property values would be disastrous to all condo owners in our building, many of whom purchased here over 30 years ago for the beauty and benefits of scenery and fresh air. *We believe this project could result in a significant monetary loss to them and cause severe mental and physical stress, which we will look to the City, as well as the builder, to remedy.* B) Please address how a project this size will not adversely affect the aesthetics of our condominium when our owners will have additional lights blazing in front of them from street lights, parking area lights, etc.
2. **Hazards and Hazardous Materials/Environmental Effects.** (a) Air Quality. Please address the issue of the hazards of mold being disturbed in the removal of soil and trees. Please address the issue of air pollution from additional traffic. (b) Noise. Please address the fact that Pacific Coast Highway, Sunset Boulevard, and Tramonto Drive are already overburdened with traffic hazards and noise. The prospect of *additional* vehicular noise and air pollution is frightening. (SEE ATTACHED L.A. TIMES ARTICLE.)

3. **Geology and Soils.** A) How can the process of removal of 100,000 cubic yards of soil, then adding 75,000 cubic yards of soil in an attempt to repair the Revello Landslide, do anything but add to the instability of this area? We suffered a land slide on Tramonto Drive in 1967 (resulting in a successful law suit against the City of Los Angeles), another landslide within the last 6 years, resulting in damage to our building, and then there is the infamous Revello Landslide which many residents in this area recall watching. B) Since this area has a history of land slides, how will our building be protected from damage? Who will compensate us for repairs and possible law suits?
4. **Seismic Activity.** Please address the fact that this area has suffered severe damage from seismic activity, most recently the Northridge Earthquake of 1994.
5. **Water Quality/Hydrology.** Please address how sufficient water can be supplied to this large project while simultaneously protecting our water quality as well as the stability of our hillside, *not to mention the possible damage to the nearby beach and ocean from run-off.*
6. **Noise.** Please address the noise and distress of construction and how it can be mitigated concerning the families who live directly above the construction in our building and who will have to endure the stress for years along with additional noise from traffic created by this project. Not only will there be traffic from the proposed residents of this project, but also employees who will doubtlessly work there, i.e. gardeners, swimming pool service, caretakers/maintenance, and individual cleaning helpers.
7. **Population and Housing.** Pacific Palisades is already suffering from "mansionizing" and over population, a result of which is a loss of its natural charm and quiet ambience. Please address why a developer should be permitted to tear apart a hillside and bring in more traffic, noise, and pollution.
8. **Utilities/Energy Conservation.** A project of this size will result in a tremendous increase in utility and energy usage. Please address if this area can sustain such an increase.
9. **Traffic.** The additional traffic on Tramonto Drive, which is already suffering the effects of over-development, and the Getty Museum traffic issue need to be seriously addressed.
10. **Public Transportation.** Can the Los Angeles City Transportation Department guarantee adequate service for the additional population this project will bring?

Thank you for your attention to this matter. We look forward to receiving a full EIR and to public hearings as to the impact of this project.

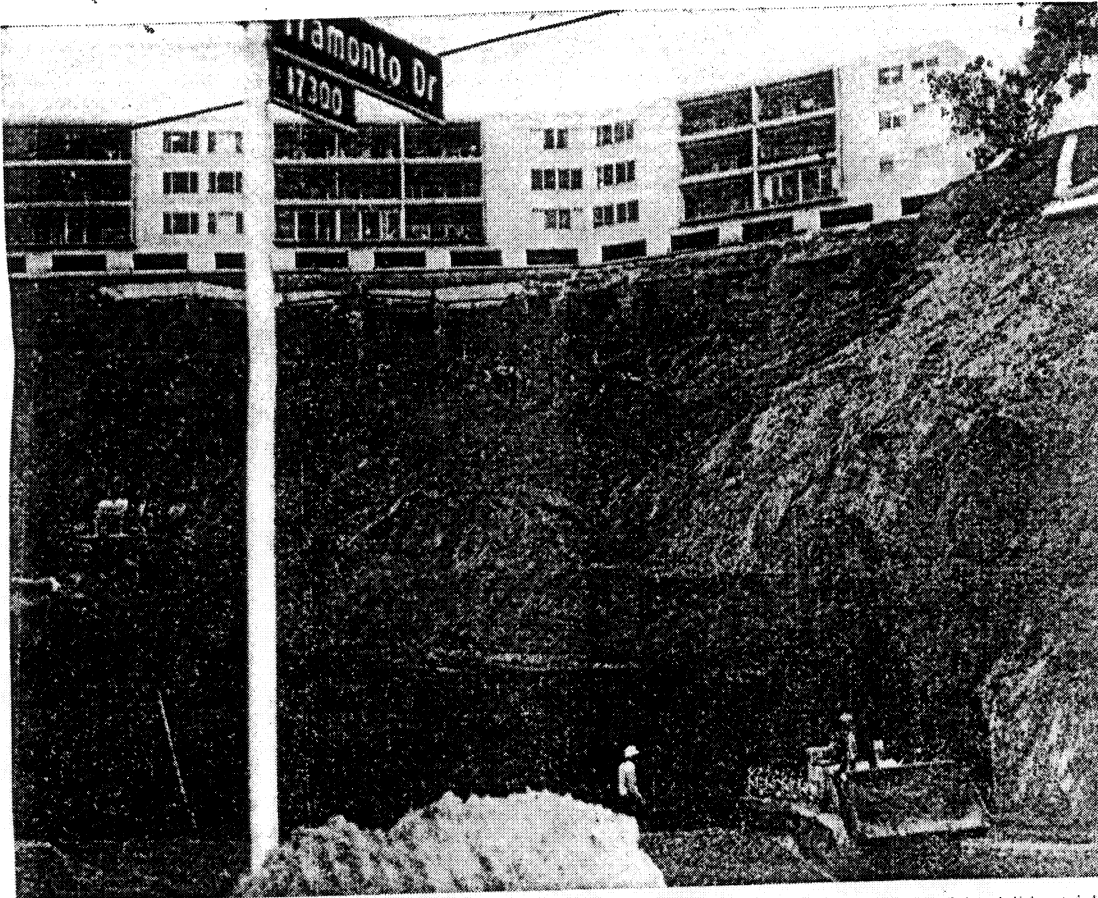
Sincerely,



John Williams, President
Ocean Woods Terrace Homeowners Association

cc: Councilwoman Cindy Miscikowski

Palisadian Post 12-7-67



SPENDING \$279,000 funded for remedial grading work by Ocean Woods Terrace condominium (background), workmen remove existing unstable fill and replace void with sandy soil on Tramonto Drive's dedicated and un-

dedicated roadway, northerly slopes of landslide-stricken structure and other hillside properties south of intersection with Los Liones Canyon Drive. Combined repair bill is expected to total \$561,000. —Palisadian-Post Photo



CITY POSTPONES EVACUATION

Condominium Has Nine Lives

Like felines, resident owners of the landslide-stricken Ocean Woods Terrace condominium must have nine lives.

Monday they collected their ninth stay of evacuation and a 90-day continuation of temporary certificates of occupancy until March 5 from the city building and safety commission (BSC).

Fresh from slapping a \$1.3

Some \$282,000 already has been spent on repair of the \$1,322,000 structure and slopes since slippage first was noticed January 27.

Another \$279,000 appar-

ently has been committed by the owners and Glendale Federal Savings and Loan Association (GFSLA)—the prime mortgage holder—for present and future remedial

work.

In their suits—filed in Los Angeles Superior Court—residents also asking \$759,000 “diminishing value” of property—the condominium residents claim the city negligent in its installation and maintenance of water and sewage lines in the public portions of adjacent Vello and Tramonto Drive. On Monday's BSC age was inspection of grad

Representative Keeps Delisades in District

Evening Outlook 2/2/67

A FORECAST

Mostly Sunny
TEMPERATURES
73) 65 10 A.M. (Today) 65
47) 52 Ocean (Today) 58
TOMORROW'S TIDES Low
5.3 11.54 A.M. 0.0
1.7 10:30 P.M. 2.6
page 19 for complete forecasts.

EVENING

Crews Fight Palisades Slide Peril

92nd Year—28th Issue

SANTA MONICA, CALIFORNIA, T

By NOEL SWANN
Evening Outlook Staff Writer

The fate of the \$1.5 million Oceanwood Terrace apartments in Pacific Palisades hangs in the balance today as workmen battle the clock to head off the threat of collapse from a sudden slide in the area.

Continuing earth movement in the hillside on which the apartments stand caused City Building and Safety officials to order evacuation of the 36 units Wednesday afternoon.

Although they said there was no immediate danger, residents were warned against sleeping there tonight.

Night Vigil

Meanwhile, crews worked through the night Wednesday to sink the first of a series of concrete caissons alongside the building by way of reinforcing the foundations.

But early today there was a further collapse of earth around the newly poured caisson on an embankment adjacent to the underground garage where some structural damage was caused with the first movement of earth over the weekend.

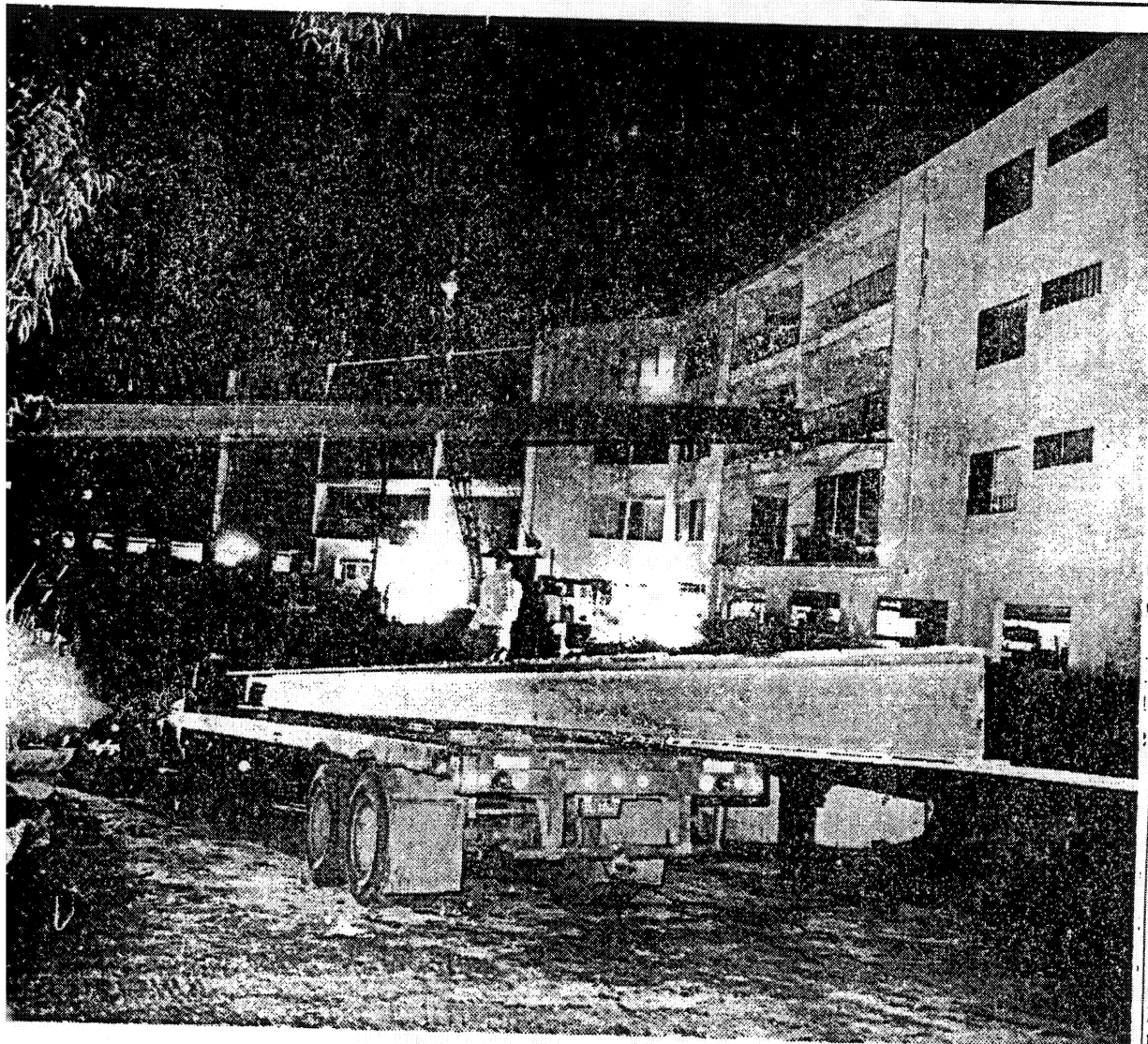
Great Anxiety

The new subsidence about 4 a.m. this morning caused great anxiety to working crews who described the movement as "frightening." But the shifting settled after a while and the temporary shorings that had been installed in the basement garage held the weight of the building during the movement.

Drilling began on a second caisson hole near the first at about 8:30 a.m. this morning.

Ken Bourguignon, president of Dotken Engineering Co. contractors, responsible for the reinforcing work, said it appears the original caissons

Turn To Page 10 Column 1



Men Battle Nature

It was the scene Wednesday night as crews feverishly to finish the first of a series of caissons to reinforce the Oceanwood Terrace

apartments against the threat of continuing earth movement. Tenants in the 36 apartment units were ordered to vacate the building Wednesday night.

—Evening Outlook Photo by Doug Andrews



Refugees From Slide Threat

A group of apartment owners from the Oceanwood Terrace complex tote clothing and personal possessions with them as they leave their homes Wednesday night.

They had been ordered to evacuate the building because of the threat posed by continuing earth movement in the slide-prone Palisades district.

—Evening Outlook Photo by Bruce Howell

Workers Fight Palisades Slide

Continued From Page 1

supporting the building's foundations are in the path of the slide plane.

He said his firm is planning to sink about 12 new caissons on either side of the building about 100 feet deep in an effort to hit bedrock. Steel beams will then be laid between caissons on either side of the building to provide an additional "cradle" for the foundation.

First signs of trouble at the apartment complex — a condominium at 17357 Tramonto Drive — came last Friday when a sudden excess of water appeared in the road nearby.

Earth movement caused a center wall to shift slightly in the basement garage and an extension wall separated from the garage slab.

Temporary Shorings

Building owners arranged to have temporary shorings put up in the basement and City Water and Power crews laid new surface water mains in case further movement damaged the underground system.

Building and safety officials maintained a constant check on the building. But although there had been no further movement by Wednesday morning, survey crews were posted to watch the situation.

en to Charles Anderson, head of the Pacific Palisades Glendale Federal Savings branch, for his quick action in getting the engineering crews to work on the building.

"As a condominium, there are of course 36 owners," he said. "And although we were all worried about it none of us would have thought individually to have brought in engineering contractors.

"But, Glendale is the lender on the property and Anderson got cracking right away. If the building is saved, he'll be the one to thank for it."

Bailey said he doesn't know what it is going to cost individual owners. "But if the building is saved, we can think of the cost afterwards," he added.

A Glendale official estimated the reconstruction work might cost anywhere "from \$100,000 to \$200,000."

Bailey said a few tenants were still "puttering around

their apartments" late Wednesday night, but he was not sure whether they slept there.

He said the owners employed armed guards to watch the building during the night and some of the apartment owners formed a type of "vigilante band" to patrol the building as well in case thieves tried to take advantage of the evacuation order.

Meanwhile, the apartment's recreation room was turned into a cafeteria and restroom for crewmen working on the project.

Altogether, about 30 men are working on the job. Equipment includes two drilling rigs.

Building and safety officials said today the evacuation order will remain in effect until the building has been properly stabilized. While no one could say how long this will be it is expected engineering work will take at least 10 days to complete.

Couple Burn Home To Prevent Slide Disaster

SAN ANSELMO (AP) —

Mr. and Mrs. Edward Selza had their \$40,000 hillside home burned to the ground Wednesday because they feared it might slide down a rain-soaked slope onto other houses.

At the Selzas' request, firemen chopped a hole in the roof, poured oil into it and set the residence ablaze.

Last month was the wettest January in 15 years in the area. From Jan. 20 through Tuesday, it rained 9.52 inches.

100 MODELS

OF

Just

Europe
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EPA Says Toxic Chemicals Pose Added Cancer Risk

Health: For millions of Americans, many of them living in California, the danger is 100 times greater than acceptable levels, study shows.

ELIZABETH SHOGREN
TIMES STAFF WRITER

WASHINGTON—The first nationwide study of 32 common toxic chemicals shows that for 20 million Americans—many of them living in the Los Angeles and San Francisco Bay areas—the pollutants pose a cancer risk 100 times greater than what the Environmental Protection Agency usually considers acceptable.

The data released Friday suggest that 200 million Americans face a 1 in 100,000 lifetime risk of developing cancer from these pollutants, while the risk posed to residents of Los Angeles and the Bay Area was as high as 1 in 5,000.

"This should not be viewed as a major cause of alarm," Jeff Holmstead, an EPA assistant administrator, said of the agency's study. "The average cancer risk to someone in the United States is roughly 1 in 3."

So these toxins represent "a very small portion of the overall cancer risk," he said.

EPA pollution-reduction programs typically target sources that cause cancer risks of between 1 in a million and 100 in a million, Holmstead said.

Cars, trucks and other mobile sources of pollution emit about half of these toxic contaminants, the most dangerous of which include benzene, formaldehyde, acetaldehyde and butadiene. Most of the rest comes from natural sources, such as forest fires, or from industrial facilities.

But environmentalists urged the EPA to consider the data a call to action.

"Many millions of people are exposed to levels of cancer-causing chemicals in the air they breathe at levels far higher than EPA considers acceptable," said Frank O'Donnell, executive director of Clean Air Trust, an environmental group that tracks air policy.

"The study adds urgency to EPA's efforts to address the problem of toxic air pollution head-on,"

said Emily Figdor, a clean air advocate for U.S. Public Interest Research Group, an environmental group. "This is a long overlooked public health problem."

In particular, O'Donnell said, the data underline the need for the agency to regulate the emissions of vehicles that don't operate on the highways, such as construction equipment, which spew a disproportionately large amount of pollutants into the air.

Numerous studies since the 1980s have linked chemicals in California air pollution to cancer and other health hazards. Voters approved Proposition 65 in 1986 requiring manufacturers of products containing toxic chemicals to notify people whenever they were being exposed.

In a comprehensive study in Southern California three years ago, air quality officials found that toxic air pollution posed an excessive cancer risk for millions of people in the Los Angeles region. For every million residents, about 1,200 to 1,400 were at risk of contracting cancer from hazardous air pollutants, ranking dirty air as one of the most dangerous environmental health hazards.

Communities such as Pico Rivera, Huntington Park and San Pedro had some of the highest levels of air toxins, although toxic air pollution is worse—and the risk greater—typically along major freeways, including the Santa Ana Freeway between downtown Los Angeles and Orange County and along the Long Beach Freeway.

The study found that diesel exhaust from buses and trucks constituted about 71% of the hazard; other vehicles accounted for about 20% of the harmful emissions; and refineries and factories made up the balance. Toxic air pollutants are chemicals that not only make the sky dirty but can cause cancer, reproductive damage and neurological impairment.

Holmstead said the EPA study shows that on-road and off-road vehicles contributed roughly equal amounts to the cancer risk.

The data used in the study were collected by states in 1996, and EPA officials said new regulations implemented as a result of the 1990 Clean Air Act amendments should be reducing emissions of these toxic chemicals.

Nonetheless, Holmstead said the study represents an "extraordinarily ambitious analytical effort" and said the EPA would attempt to release new data every three years.

The assessment does not include results for dioxins, compounds that contribute significantly to cancer risks.

Despite the study's limitations, EPA officials said the data would help them decide which sources of air pollution should be targeted for greater reductions.

"That is a very powerful tool for us," said Bill Wehurm, an EPA attorney. "It can help show us where we can get the most bang for the

'That is a very powerful tool. It can help show us where we can get the most bang for the buck.'

Bill Wehurm, an EPA attorney

buck; where emissions reductions are going to make the greatest benefit."

Holmstead said it was too early to say which sources of pollution would face tighter regulations as a result of this data.

Holmstead also stressed that when the EPA estimates cancer risks, it uses the high end of a range of risk at a given exposure level.

The data also assessed non-cancer health risks posed by the pollutants.

Many of them cause adverse effects in humans or animals by irritating the lining of the respiratory system, the study said.

For nearly the entire U.S. population, the so-called hazard index for respiratory effects exceeded 1, which indicates a potential may exist for adverse health effects. For 20 million Americans, including those in the L.A. and Bay areas, this hazard index exceeded 10.

EPA researchers spent years working on the study, and the data it contained were complicated. EPA posted the information on its Web site late Friday without prior notice and did not hold a news conference to explain it.

"It does create the appearance that they were trying to bury the information," O'Donnell said.

The Bush administration wants to give industry more leeway in how it cleans up its air emissions. It has unveiled a plan to reduce emissions of three major pollutants from power plants with a trading system that would give polluters financial incentives to cut emissions.

Environmentalists have criticized the plan, saying it would not be as effective at cleaning up the air as an aggressive application of current air pollution laws.

The administration also has been criticized for reversing a campaign pledge to cut power plant emissions of carbon dioxide, which most scientists agree is the major man-made contributor to global warming.

EPA officials said the health risk posed by the toxics covered in the new study pales compared to the risk caused by emissions of sulfur dioxides and nitrogen oxides, a large proportion of which come from power plants and vehicles. The fine particulates cause thousands of early deaths from heart disease and lung disease.

Times staff writer Gary Polakovic in Los Angeles contributed to this report.

RECEIVED
CITY OF LOS ANGELES

JUN 10 2002

ENVIRONMENTAL
UNIT17337 Framonto Dittson
Pacific Palisades
Ca. 90272

6-4-02

(310) 230-6979

To project Coordinator

With regard to
project Palisades Landmark
Condo Project Case No ENV-2000-
2696-EIR, I would like to
present some of my objections
to this project.

To replace a 20
unit apartment building with
an 82 unit condominium
would seriously impact our
building Ocean Woods Terrace
Condominium in many ways
(1) Trees being moved and
digging of foundation could
destabilize earth on the hill.
In the past there have
been severe slides in which
many buildings, our own
building included have slipped

2

down the hill. The geological situation has not changed, and indeed may have worsened due to frequent earthquake movement.

2. Tramoto Drive provides the only access to the homes on this hill. This road is our lifeline for everything that moves in our everyday life, but more importantly in times of emergency, fires, earthquake, floods etc.

Nearby Palisades Drive has a fire lane over the hills to facilitate fire equipment, we have no such entry. Tramoto Drive is it! To accommodate this larger property would seriously impact traffic.

3. Air quality would also be affected by the amount of

3

extra traffic to be expected. Another threat is "stormwater pollution" and runoff into Santa Monica Bay, where anything deposited on the ground or poured into the gutter will flush into storm drains and wash into the ocean.

4. Height of units would exceed present apartment complex, thus blocking views of many of our condos.

I have listed ^{only} some of the factors which will seriously affect the quality of life for those of us living in the area, and I sincerely hope you will consider these when considering permit for this project in its present form.

Marie Haley

17517 Tramonto Dr.
Pacific Palisades, CA 90272
June 6, 2002

Reference MND-2000-2696 (CDP)
case No. T.T. 52928, ZA 2000-2697

RECEIVED
CITY OF LOS ANGELES

JUN 10 2002

ENVIRONMENTAL
UNIT

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, Ca. 90012

I am writing to express my great astonishment and concern regarding the above mentioned proposed development. Has anyone from City Planning ever visited this site, or checked the records as to the many history of slides in this area? If they had, I am sure none in their right mind would even give consideration to this massive project.

Tramonto Drive is the main entrance to the entire Castelaamare neighborhood. The road is steep, narrow and winding as it comes Up the hill. The only other access to this entire neighborhood is Porto Marina Drive, another narrow road which has direct access onto P.C.H., and in recent years was closed because of a major slide involving nine homes. . What happens in an emergency such as a fire? An additional 205 cars would only add to the danger and congestion. There is no parking on the curving section of Tramonto Drive. If several owners of the proposed units give a party, where is the parking?

This particular parcel of land has experience sever slides in the past. At one time the current structure on the property had to be demolished because of sliding to save the remain structure. Ravello Drive which sites directly above the proposed development as had three major slides resulting in the present condition in which it is no longer a through street. In such an area with a major history of land instability can a development of such size ever be contemplated.

Sincerely,
Andrew Bassi

Andrew Bassi

RE: CITY

JUN 10 2002

ENVIRONMENTAL UNIT

June 4, 2002

Robert and Karen Marris
Michelle Rawn
321 Bellino Drive
Pacific Palisades, CA 90272

RE: Proposed construction of 17331-17333 Tramonto Drive

Hello!

We are writing in regard to the proposed construction project at 17331-17333 Tramonto Drive in Pacific Palisades. We have lived in our home for over 30 years, and are adamantly opposed to this massive project for the following reasons:

1. Traffic increase on this steep and curvy part of Tramonto Drive, one of only 2 outlets for the entire Castellammare Mesa area, will be dangerous.
2. Potential slide and environmental problems are inherent in this area with a history of homes being destroyed due to improper geological and environmental consideration.

We urge you to prevent any and all building projects that will further damage this area!

Sincerely,

Robert Marris
Robert Marris

Karen Marris
Karen Marris

Michelle Rawn

Michelle Rawn

June 6, 2002

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012-3244

R
CJUN 10 2002
ENVIRONMENTAL
UNIT

Re: Proposed 82-Unit Condominium Project
17331-17333 Tramonto Drive
Pacific Palisades, CA 90272

Dear Maya Zaitzevsky:

As residents of Castellammare Mesa, we are strongly opposed to the proposed subject property for the following reasons.

An earlier slide in the immediate vicinity of the proposed subject property which resulted in the destruction of one of three apartment buildings as well as the concern for the instability of Castellammare Mesa as a whole. How is the city of Los Angeles going to assure the stability of the land if a massive 100,000 cubic yards of dirt is removed?

The entrance to the proposed complex is from a steep blind hairpin curve of Tramonto Drive. Since Tramonto Drive has been removed from Los Angeles rolls, who is going to be responsible for the extensive damage caused by the heavy equipment involved?

We have been informed by Councilwoman Cindy Miscikowski that the nearby Revello Drive slide is active.

We have been informed through our local newspaper that cracks are occurring near a proposed project at 17633 Castellammare Drive.

From the Pacific Coast Highway, it can be seen that new re-enforcement of the Porto Marina Way hillside has taken place.

In light of the foregoing, What is the city of Los Angeles going to do to protect Castellammare Mesa and the proposed project from slides and ensuing drastic drops in property values.

Currently, only two roads provide egress to and from Castellammare Mesa:

1. Tramonto Drive - via Sunset Boulevard & Los Lions Drive
2. Porto Marina Way - via Pacific Coast Highway

Should Tramonto Drive at the project access road be closed due to slides or traffic overload, we would be left high and dry with only one road (Porto Marina Way) to provide egress to and from Castellammare Mesa. If Porto Marina Way is being re-enforced, what happens if earth movement forces its closure?

What is the city of Los Angeles going to do to assure the availability of an egress road at all times?

Access to the project would be at the blind hairpin turn on Tramonto Drive above Los Lions. Both lanes of Tramonto Drive are narrow. It is conceivable that due to the greatly increased population of the project that there could be 3, 4, or 5 cars queuing uphill to make a left turn onto the access road to the project. This could easily be an accident prone area.

What is the city of Los Angeles going to do to assure a safe left turn situation at the hairpin turn?

Sincerely,

Norma J. Spak
Michael Spak
Michael & Norma J. Spak
214 Quadro Vecchio Drive
Pacific Palisades, CA 90272-3112

Cc: Cindy Miscikowski

REC'D
CITY OF LOS ANGELES
JUN 10 2002
ENVIRONMENTAL
UNIT

Betty Ann Hudson
17339 Tramonto Drive #101
Pacific Palisades, CA 90272
June 7, 2002

Maya Zaitzevsky, Project Coordinator
Department of City Planning
Environmental Review Section
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

RE: Palisades Landmark Condominium Project ENV-2000-2696-
EIR

Dear Ms. Zaitzevsky:

This letter is in response to the Pre-Draft Request for
Comments for the above-referenced project located at 17331-33
Tramonto Drive

I am an owner of a condominium in the Ocean Woods Terrace
Condominium, a condominium of 36 units. The condo is just
above and on the same hillside as the proposed project.
Naturally I am extremely concerned about the proposal. By
this letter I request that a full EIR address the following
concerns

I believe that the building of an 82-unit condominium/townhouse
project will significantly alter an already crowded hillside
and damage what natural landscaping is left. One of the considerations
is that how a project this size will adversely affect the aesthetics of
our condominium when our owners will have additional lights blazing
in front of them from street lights, parking area lights, etc.

Pacific Coast Highway and Sunset Boulevard, and Tramonto Drive
are already overburdened with traffic hazards and noise.
There will be considerably more vehicular noise and air
pollution.

How can the process of removal of 100,000 cubic yards of soil,
then adding 75,000 cubic yards of soil in an attempt to
reapir the Revello Landslide, do anything but add to the
instability of this area? There have been several costly
landslides in this area in the past and since this area has a
history of land slides, how will our building be protected
from damage? Who will compensate us for repairs and possible
law suits?

This area has suffered severe damage from seismic activity,
most recently the Northridge Earthquake of 1994.

Pacific Palisades is already suffering from over population. Why should a developer be permitted to tear apart a hillside and bring in more traffic, noise and pollution?

The additional traffic on Tramonto Drive, which is already suffering the effects of over-development, and the Getty Museum traffic issue needs to be seriously considered

Can the Los Angeles City Transportation Depaartment guarantee adequate service for the additional population this project will bring?

Thank you for your attention to this matter. We look forward to receiving a full EIR and to public hearings as to the impact of this project.

Sincerely,



Betty Hudson