

Mrs. Robert Beagles
17446 Revello Drive
Pacific Palisades, California 90272

June 8, 2002

EAF NO.-2000-2696-EIR

VED
ES
JUN 10 2002
ENVIRONMENTAL
UNIT

Maya E. Zaitzevsky
Environmental Review Section
Department of City Planning
200 North Spring Street
Los Angeles, CA 90012-4801

I have many questions about the Palisades Landmark Condominium Project, principally concerning the Geology and Soils, Land Use and Planning, Population and Housing, and Transportation/Traffic parts of its plan. I urge that this project be required to meet, or exceed, the standards of the Brentwood-Pacific Palisades Community Plan because of the fragile nature of the steep hillside site, the need to preserve views, and the quality of the historic neighborhood.

GEOLOGY AND SOILS

A landslide on this property in 1965 destroyed 3 homes on Revello Drive, and 3 buildings of the apartment complex now on the property. As far as I know, the grading and apartment construction met the then state-of-the-art geology and engineering standards and were carefully supervised by the appropriate departments of Los Angeles City. Yet the construction was barely finished before the ground broke, and within 3 weeks homes, apartments and the road collapsed. This was a stunning loss for the homeowners, the developers, and the city. There is no insurance for landslide damage. For many years banks refused to lend money on real estate in the area so that people who were fortunate not to lose their homes, did have difficulty selling them. And values were depressed.

What protection do homeowners in our area have now? How can we be sure that the current grading and building codes will protect the homes on three levels up slope from a similar disaster? Will the developer use the type of survey points that will give early warning of ground stress? Will the developer be required to post a bond to protect residents from landslide damage? How will Los Angeles City guarantee that our homes will not be damaged?

I notice that caissons or pilings are proposed for the part of the development on the active landslide. My home was built in 1963 on 8 caissons, and the home next store has added 2. Will all these new buildings and the roadway be on engineered foundations on caissons to bed-rock?

In the future, will drainage and soil problems be exacerbated by group management of townhouses and condos? The slowness that some condo developments had getting their earthquake repairs under way was well-known, and such slowness may be very serious in the case of land movement.

Is adding tons of soil to raise the roadbed of the private drive safe considering the fragile nature of this landslide prone area? Is such extensive grading especially dangerous to nearby homes? Would it be safer to limit grading? Would fewer units mean less grading?

Are these the steep slopes appropriate for such construction? Isn't much of the grade 45%?

LANDUSE AND PLANNING

The 82 units on almost 4 acres of land, more than 20 units per acre, will increase the density of our area

dramatically. I estimate that the homes in our neighborhood are 5 to an acre, and the Brentwood-Pacific Palisades Plan says that the density for the whole area averages 8 units per acre, including that section with many apartments in Brentwood. Does this project seem out of scale for the whole area? How can a 45 foot high townhouse building with 8 units be in scale with our one story above the road homes?

There is a 35 foot height limit for buildings on Sunset Boulevard. Will 45 feet high buildings on a long narrow road meet the goal for low rise multifamily development this limit established?

Our Community Plan requires setbacks for single family dwellings. Are townhouses single family dwellings? The plan also mentions providing landscaping, maintaining open space, and providing for recreation, and nearby condominiums have swimming pools, tennis courts, green space, picnic areas, and even a jogging track on their grounds. Why are these elements not included in the Landmark proposal?

Our local homeowners' association has an architectural committee to check proposed building in our area so that ocean and mountain views are retained, and the Community Plan mentions the need to protect existing views in hillside areas. If this project is constructed, will we on Revello still have our view of the waves breaking on the sand?

As I write this, a hummingbird is checking out my geraniums. Bluebirds, bluejays, red wings, mockingbirds, bush tits, doves, hawks and owls are fairly common, and we have rabbits, squirrels, and until recently, deer. Where will trees and space be for the wildlife that adds an extra dimension to living in Castellemmare?

POPULATION AND HOUSING

Is there really a need for more luxury housing on this side of our city? There are regularly signs of FOR RENT and FOR SALE on the nearby condos. Two signs offer units for rent in the apartment buildings.

TRANSPORTATION AND TRAFFIC

The number of proposed new residences will increase the traffic on lower Tramonto by more than 33% since we have perhaps 240 families that use that road to reach Sunset Boulevard. And more cars will be waiting at the red light at Sunset Boulevard to join the traffic going into town. Once we timed a 4 minute wait at this light.

In the Residential Issues section of the Community Plan the need to minimize grading, and land use density and to preserve the natural topography is mentioned. Has this proposal to move out 100,000 cubic yards of soil to build 82 units considered this city policy? Has the fact that Castellemmare is a historic neighborhood whose streets, stairways, and lots were laid out in the 1920's been considered? Recently a grant was received from the Getty Museum to study the stairways, and this spring, 77 people attended a walk sponsored by the Pacific Palisades Historical Society.

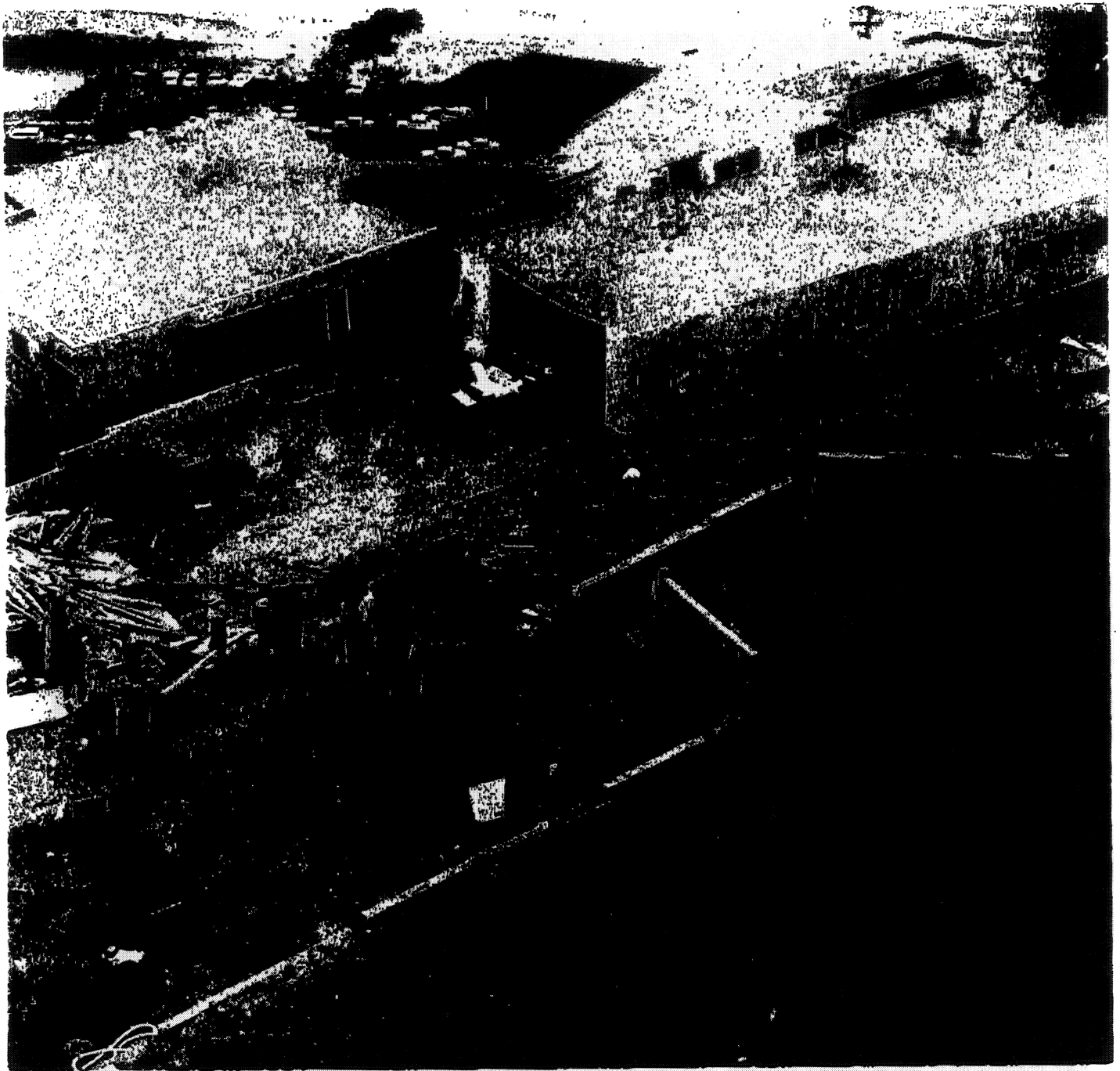
I recognize the right of every owner to develop his property, but no owner has the right to jeopardize the safety, appearance, enjoyment, and views adjacent property owners. I hope that the Landmark proposal to build this massive development on fragile, damaged land will be required to meet, and even exceed, the letter and the spirit of our Brentwood-Pacific Palisades Community Plan.

Yours truly,

Alice M. Beagles
Alice Beagles

310-454-2101

June 5, 1965



ENV-2000-2696-EIR

There were parking areas under the largest building which pancaked. The construction in the ground was an attempt to tie the buildings onto Caissons, but did not work. Some of the Caissons may still be seen on the slope.

A Reader

JUN. 11. 2002 11:23AM

houses on
Revello drive.

Slide damaged.

One of the
looking into

This photo is
ENN - 2800-2896 - EIR

NO. 022

P. 13/15

June 5, 1965



NO. 1

GABY W. GOUBRAN
1505 4th Street, #222
Santa Monica, California 90401
(310) 451-5761

June 11, 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

VIA FACSIMILE: 1 213 978 1343

Dear Ms. Zaitzevsky,

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

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 owner of a condominium at Ocean Woods Terrace Condominium, which is just above and on the same hillside as the proposed project. Needless to say I am extremely concerned about this proposal. By this letter I 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.
- 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 landslide on Tramonto Drive in 1967 (resulting in a successful lawsuit 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 landslides, how will our building be protected from damage? Who will compensate us for repairs and possible lawsuits?

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 addition 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



Gaby W. Goubran
GWG: mcs

cc: Councilwoman Cindy Miscikowski
Fax number: 310 575 8305
OWT HOA via US mail

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 11, 2002

To: Mr. Con Howe, Director
Department of City Planning
Environmental Review Section
City Hall, Suite 763
Attention: Maya E. Zaitzevsky

From: *Edmond Yew*
Edmond Yew, Manager
Land Development Group
201 N. Figueroa Street, Suite 200
Bureau of Engineering

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JUN 12 2002

ENVIRONMENTAL
UNIT

Subject: Comments on the Notice of Preparation for Palisades Landmark Condominium Project, Case No. ENV-2000-2696-EIR

The Bureau of Engineering has reviewed your referral, dated May 16, 2002, for the above-mentioned Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and has the following comments:

Streets, Soils & Geology

Tentative Tract Map No. 52928 has already been filed over the subject site and subsequently, an Engineering Report dated November 16, 2001, outlining the recommendations of the City Engineer, has been forwarded to the Advisory Agency.

The proposed project is located in the vicinity of unstable soils and landslide area which can potentially have a negative impact on the proposed project as well as adjacent streets, including Tramonto and Castellammare Drives, both designated as public streets.

The developer has the responsibility of mitigating the negative impacts of unstable soils and possibility of landslide to a degree of insignificance, acceptable to the responsible agencies of the City of Los Angeles, including the Bureau of Engineering. The DEIR must clarify the following areas of concern in connection with soils and geology:

1. The area is subject to high groundwater levels that are subject to seasonal fluctuations. Groundwater levels have been measured to be within several feet below the ground surface near Revello Drive. Plans showing a comprehensive groundwater dewatering system and groundwater monitoring program shall be provided that will be incorporated into the development.
2. Providing slope stability analyses that compares the stability of the portion of the landslide downslope of the proposed development before and after the proposed development.
3. The grading plan dated June 22, 2000, submitted to the City Engineer shows a cut/fill line through the area of the landslide. The DEIR should thoroughly address this issue.

- There is an existing slope easement along Tramonto Drive across from the project frontage. The DEIR should address how the project development would impact this slope easement and the remaining portions of the slope easement along the easterly side of Tramonto Drive.

Tramonto Drive, which appears to be the only access to the project site, should be dedicated and improved with standard street improvements. A strip of land should be dedicated along Castellammare Drive adjoining the proposed development for future street purposes. The developer should consider having a secondary emergency access to the project site and delineating it on the map for Tract No. 52928.

Sanitary Sewers

A comprehensive analysis of the wastewater flows for the entire proposed project should be discussed in the DEIR, including capacity of the existing and future sanitary sewers in a cumulative context in the vicinity of the project site, to which the project development will be connected. A table showing the times and locations of the flow measurements for each sanitary sewer of the existing sewer system, which will eventually carry the discharges from the project development, should be included in the DEIR.

The DEIR should discuss the possibility of construction of additional sanitary sewers and a full analysis of the environmental effects likely to be associated with such construction. In addition, all related City wastewater policies should also be included in the DEIR.

Drainage

The DEIR should include a hydrology and hydraulic study to address storm runoff originating from the project site, together with the construction of any necessary drainage facilities to mitigate any additional storm runoff in conjunction with the development of the proposed project.

Should you have any questions regarding the aforementioned comments, please call G. Ray Saidi of the Land Development Group at (213) 977-7097.

grs

17331 Tramonto Drive
Pacific Palisades, California 90272

June 9, 2002

Ms. Maya B. Zaitzevsky
Environmental Review Section
Department of City Planning
200 North Spring Street
Los Angeles, CA 90012-4801

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JUN 13 2002

ENVIRONMENTAL
UNIT

EAF NO.-2000-2696-EIR \

PALISADES LANDMARK CONDO PROJECT

Dear Ms. Zaitzevsky:

According to the LOS ANGELES TIMES, more FEMA money has been spent in the Pacific Palisades-Malibu area than in any other section of the county.

Our taxes are being used to protect the investments of the wealthy who were given permits to build on unstable land.

Now there is a proposal to build on a known slide area in Pacific Palisades. This property was built on in the early 1960's. In 1965 one building collapsed, and another was damaged. Three homes were destroyed, and many others damaged because of this landslide.

The builders went into bankruptcy, and the city assumed liability at great cost.

Now, the present owners of the remaining twenty units are receiving a fair return on their investment. Their income will increase as the long term tenants, many over 70, move on.

Building on unstable land will result in expenses to the city and an environmental hazard.

Yours truly,

Pat Cody
Pat Cody



State of California - The Resources Agency

GRAY DAVIS, Governor

DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



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ENVIRONMENTAL
UNIT

Ms. Maya Zaitzevsky
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

Dear Ms. Zaitzevsky:

Notice of Preparation of a Draft Environmental Impact Report for
Palisades Landmark Condominium Project
SCH# 2002051086, Los Angeles County

The Department of Fish and Game (Department) appreciates this opportunity to comment on the
Notice of Preparation of a Draft Environmental Impact Report for the above-referenced project, relative
to impacts to biological resources. The project includes the demolition of 20 apartment units in two
buildings and the construction of 25 three level town houses and 57 four level three bedroom
condominiums with 205 parking spaces on 3.98 acres. Twenty-nine non-native trees are proposed to
be removed. The proposed project is located at 17331-17333 Tramonto Drive in the City of Los
Angeles near the Pacific Coast Highway and Sunset Boulevard within a residential area approximately
1/4 mile from the coast.

To enable the Department to adequately review and comment on the proposed environmental
document, we recommend the following information be evaluated and included in the document.

Impacts to Biological Resources

- 1. Nesting Birds - Project impacts on nesting native birds should be evaluated. The proposed
project will result in removal and/or disturbance of vegetation, ground substrates and building
demolition and therefore has the potential to directly impact nesting native bird species.
a. Migratory nongame native bird species are protected by international treaty
under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section
10.19). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code
prohibit take of all birds and their active nests including raptors and other
migratory nongame birds (as listed under the Federal MBTA).
b. Proposed project activities (including disturbances to native and non-native
vegetation and man-made nesting substrates) should take place outside of the breeding
bird season which generally runs from March 1- August 31 (as early as February 1 for

Ms. Maya Zaitzevsky
June 11, 2002
Page 2

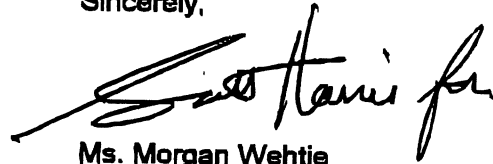
raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).

- c. If the project activities cannot feasibly avoid the breeding bird season, the Department recommends that beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors). The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.
2. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.
 - a. The Department requires a streambed agreement, pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a stream bed alteration agreement may be a project that is subject to CEQA. To facilitate our issuance of the agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

Ms. Maya Zaitzevsky
June 11, 2002
Page 3

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist at (818) 360-8140.

Sincerely,



Ms. Morgan Wehtje
Environmental Scientist IV

cc: Mr. Scott Harris
Department of Fish and Game

State Clearinghouse
Sacramento

Project Coord: Maya Zaitzsky
200 No. Spring St., Room 763
Los Angeles, CA 90012

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Major concerns for E. I. R.

1. Traffic impact on Tramonto intersection of Los Liones & Sunset. (left hand turns to PCH)

a) During construction requires staging & parking of street for workers & construction vehicles.

b) Flagmen at all times for inordinate numbers of dump trucks & other excavation vehicles for damaged, sub standard (19.75' wide) Tramonto & intersection at Sunset. (no side walk)

c) Study by Dept of Transportation re damage to substandard Tramonto possibly requiring re-paving before further damage by heavy equipment required to export 100,000 cu yds of dirt & rock & import of 75,000 cu yds over Tramonto - already threatened by poor condition of roadway.

d) Study for need for street light at Los Liones & Sunset.

a) During construction - many left hand turns both into Los Liones & interference by construction vehicles making rights onto Sunset will create dangerous liaisons.

b) After construction - resident & repair vehicles, emergency vehicles & visiting vehicles will demand a light on Sunset & Los Liones to prevent auto accidents & death.

Tramonto -

- over - One lane in each direction - no turnoff, no side walks - huge construction vehicles present dangers.

Page 4. Attn: Maya Laitzsky

- 2) Dept. of Engineering must have constant review & oversight of the possibility of re-activation of Landslide during excavation & have plans for that eventuality to protect the community & property owners. The liability of the city will be immense.
- 3) Active Landmovement location - recent past history of ^{Landslide} Monitoring land movement equipment must be installed months before approval of project to determine if lands in fact presently moving. If so, factor of safety must be re-examined. Inspectors must be on site at all times during excavation process when cave-ins can occur. Study must be made of neighboring/intertwined hillsides. Should slide be re-activated - who will be liable for damage?? - on both sides of slide - East & West - Domino effect.
- 4) Study of impact on sewers, water, gas, electric when an additional 81 units demand all these services.

Additional residents numbering into the 100's will be pouring out onto Tramonto (the 1 road ^{down} up to Castellana Mesa every morning & evening). This presents a very serious traffic situation.

I am on an island in the St. Lawrence River in New York, but reside at 17748 Revello. We are truly alarmed at recent approved plans

for a 21 unit below this site, and now an additional proposed 81 unit with all the hazards of traffic & demands for services & utilities in an already underserved, sub-standard road area removed from public rolls because of its active landslide dangers. It is unthinkable that the excavation of a 100,000 cu yds of soil could possibly be considered. We have seen the dangers of unrestrained developers like at Revells & Castellammare - dragging out for 10 yrs when the neighborhood is held hostage to threats & danger of the whims of the developers.

Thank you,

Joyce Alekiet
 17748 Revells Dr.
 Pacific Palisades, CA 90272
 310. 573-1524

- P.O. Box 63
 Lone Tree Island
 Chippewa Bay, N.Y.
 13623
 315. 324. 6621

Mann Rubin
17331 Tramonto Drive #7
Pacific Palisades, California 90272

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JUN 13 2002

ENVIRONMENTAL
UNIT

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

Dear Ms. Zaitzevsky;

This is a letter protesting the proposed Palisades Landmark Condominium Project. For the past two-and-a-half years my wife and I have lived in Apartment #7 at 17331 Tramonto Drive. Our time here has been a gift. Not only have we enjoyed a magnificent ocean view and breathed in fresh air everyday, but we've met a community of people, including many homeowners, who share the same aesthetic and environmental concerns as we do.

I do not know enough words to best convey the outrage and distress I feel at the possibility of being dislodged from our living-quarters by a topographical miscalculation that is sure to decimate the entire Castellammare area once the tampering begins.

George Santayana, the philosopher, wrote that we must learn from the past. For that reason I implore you to study the 1965 landslide photographs that show the devastation and danger that was created at that time. The present landscape deserves to be preserved and strengthened rather than being destroyed to accomodate a project that is certain to go down in history as the 'Pothole of Pacific Palisades'.

Don't let it happen!

Sincerely,

Mann Rubin & Peggy Rubin

Mann & Peggy Rubin

(310) 230-6855

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

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CITY OF LOS ANGELES

JUN 13 2002

ENVIRONMENTAL
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June 10, 2002

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 project at 17331-33 Tramonto Drive.

My wife and I are one of the 36 families living in the Oceanwoods Terrace Condominium that abuts the 20 unit apartments on the project site. This massive project came to our attention when the applicant filed a Proposed Mitigated Negative Declaration with no notice to our Homeowners Association nor to others who are affected by the vital environmental concerns. At that time the Palisades community Council, representing the entire village, disapproved of the plan and requested an EPA study which would include a comprehensive geological report because of the many landslides, which have occurred on our hill. The apartments to be demolished had a major slide which brought down a 4 unit building some 30 years ago and the property has had shoring up since because of earth movement. I hope that the EPA will require an up-to-date report before anyone cuts into our fragile hill. Even a good geological report can be changed because of an earthquake.

POPULATION AND HOUSING --

This hillside area has been fully developed for many years as a neighborhood. The proposed plan would replace 20 apartment units approximately 2000 sq ft in size with 82 condominiums 3000 sq ft in size in two rows of buildings blocking the view from our established building. This congestion will affect our only exit on to Tramonto Drive which is a lifeline to us and others above us on the hill. We are in a FIRE ZONE and Tramonto is the exit we must use in the event of a fire, especially fires originating in Malibu. The street carries the water and sewer lines which service the area.

AIR QUALITY

In an article in the L.A. Times of June 1, 2002 the EPA report says "The first nationwide study of 32 common toxic chemicals show 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 considers acceptable." The report further states "Cars, trucks

and other mobile sources of pollution emit about 1/2 of these toxic contaminants." Also, there are non-cancer health risks; many of them cause adverse effects on humans and animals by irritating the lining of the respiratory System. On May 24th again in the L.A. Times, the EPA advised, " For the first time the EPA included Dioxins - Industrial by-products that cause cancer and other health problems in its annual list of toxins released by companies. While tiny compared with the millions of pounds of other pollutants discharged into the environment each year, the amount is alarming to public health advocates because dioxins are highly toxic in miniscule amounts. They are known to cause cancer, attention deficit disorder, learning disabilities, weakened immune systems, and birth defects."

TRAFFIC

The condominiums in the proposed plan will contain 205 parking spaces with the tenants going in and out day and night along with the delivery trucks, service vehicles, workmen, housekeepers and visitors. This causes a lot of noise and pollution right under our bedroom window. Growing in number are the cars and trucks on the Coast Highway. In addition to the increased local traffic, the roadway carries the Beach traffic and lately the valley people find it easier to go down town via Topanga to PCH and then use the 10 freeway instead of the crowded Ventura Freeway.

With all the existing environmental problems the developer is going to mitigate to a level of insignificance according to those created by the construction of an ill conceived project. California is expected to grow by 24 million residents by the next 40 years the resulting pollution cannot be mitigated unless the attempted solutions start now. This involves all of the Palisades and all of the rest of the State of California. It will not be easy to correct the current problems as itemized in the EPA studies, but future problems created by this \$80 million intrusion on property designed for use 1/4 its size should be denied and any future development, especially in the Coastal Commission jurisdiction, should contain a full environmental study. Pollution has become Global.


Robert Krysa

17337 Tramonto Drive #311

17331 - 17333 TRAMONTO DR.,
PACIFIC PALISADES, CA 90272

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CITY OF LOS ANGELES

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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.

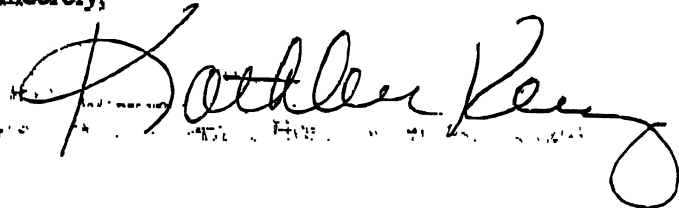
We represent 36 families residing in the Ocean Woods Terrace Condominium, which is just above and on the same hillside as the proposed project. Needless to say we are extremely concerned about this proposal. By this letter we request that a full EIR address the following concerns:

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,



cc: Councilwoman Cindy Miscikowski

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