

Rosemarie Haynes

P.O. Box 5777 • Santa Monica, California 90409-5777 • 310 392-5349 Fax: 310 452-5655

June 18, 2002

Ms. Maya Zaitzevsky
L.A. Department of City Planning

FAX(213) 978-1343

RECEIVED
CITY OF LOS ANGELES

JUN 19 2002

ENVIRONMENTAL
UNIT

Subject: PALISADES LANDMARK EIR

Dear Ms. Zaitzevsky:

This letter is written in protest to the proposed development in the Pacific Palisades by Palisades Landmark. I am a property owner at 17311 Castellemaare, directly below the proposed development.

In my opinion, this 4 acre development greatly exceeds the average net density for the BRENTWOOD-PACIFIC PALISADES COMMUNITY PLAN, as well as the need to limit residential development on hillsides having more than a 15% slope. The roads are in very poor condition in this area, and drainage is a very real concern. There is a narrow two-lane street that would serve this development, with a "blind turn", making it dangerous and inadequate. This is a slide area and has a history of major slides and damage to housing. Furthermore, it would, by the developer's own admission, block some of the ocean views now enjoyed by residents and home owners, decreasing the enjoyment of their property and significantly reducing value on resale.

These are only some of the concerns with this development. Thank you for taking them into consideration.

Sincerely,


Rosemarie Haynes

RH/hh

6/11/02

Sarah Hayden
17337 Tramonto Drive #212
Pacific Palisades, CA 90272

RECEIVED
CITY OF LOS ANGELES
JUN 19 2002
ENVIRONMENTAL
UNIT

Maya E. Zaitzevsky, Project Coordinator
200 North Spring Street
Los Angeles, CA 90012

Re: EAF NO: ENV-2000-2696-EIR

Dear Ms. Zaitzevsky:

As a concerned resident of the Ocean Woods Condominium Complex, I am providing comments for the environmental impact report that is to be prepared for the proposed Palisades Landmark Condominium Project located at 17331-33 Tramonto Drive.

I have strong concerns regarding the severe, long-term and irreversible damage that will be done to the environment if this proposed project comes to fruition; therefore I request that a full EIR address the concerns below.

Geology and Soils

Of primary concern is the instability of the hill upon which the proposed construction is to be built. The plans call for a three-story building to be erected upon an already unstable area with a history of significant earth movement. The removal of 100,000 cubic yards of soil will undoubtedly add to the instability of the hill. In 1967, the Ocean Woods Condominium building was involved in a major landslide which resulted in the closure of a large portion of Tramonto Drive, fronting the property. Then, six years ago, another landslide damaged the building. Furthermore, the Revello area, directly above me, also experienced a damaging landslide which will not be forgotten by long-time residents who lived through it. After the '94 earthquake, the hill was further weakened. Therefore, the impact upon the hill of erecting such a large building, plus the soil movement and stresses of a major construction project may undermine the hill entirely. The heavy construction equipment, along with related soil removal projects, will undoubtedly pose long-term and serious consequences to the structural integrity of our building and to the homes above. Due to the history of landslides in this area, I request that a geology and soils study address how our building will be protected from damage, including comparative studies between past and current geological reports of this area which may show land movement and signs of bedrock fracture. Further, the EIR should address who will be responsible for repairs and possible damage to our building should the project be built.

Traffic

Since Tramonto Drive is the primary access to the neighborhood, it is already strained by current development. It is a narrow and winding road and already seems to hold as much traffic as it can bear. The proposed project to erect 82 new units with 205 parking spaces will inevitably lead to further congestion on Tramonto Drive. Not to mention that Pacific Coast Highway and Sunset Boulevard are already congested, resulting in hazardous driving conditions. Currently, accidents occur every week on Pacific Coast Highway due to the driving conditions. If Tramonto Drive were to be closed again, access to our area will be severely limited. **Therefore, I request that a traffic study be done to determine whether or not Tramonto Drive, and the surrounding thoroughfares, can adequately handle all the new traffic the proposed project will bring. The EIR should also address how residents will have access to the neighborhood if Tramonto Drive should be damaged by the possible construction.**

Hazards and Hazardous Materials/Environmental Effects

I also have concerns regarding how our neighborhood will be affected by the potential hazards resulting from soil removal, construction and increased population. The soil movement and the use of building materials may pose health risks to the residents of our building, as well to our neighbors. For example, I suffer from an auto-immune and neurological condition which is exacerbated by exposure to chemicals used in construction. My doctor has warned of the danger of being exposed to such materials. Furthermore, the Ocean Woods Condominiums and apartments, and the surrounding areas, have many elderly residents who suffer from a variety of health conditions that will be negatively affected by toxic chemicals from construction. In addition, the potential runoff from building chemicals may adversely affect marine life. Further, the increase in population from the project, as well as the construction, will likely adversely affect the air quality. Since the beach area is known for having cleaner air, it is frightening to think of how the new construction, vehicles and population growth may destroy our relatively healthful air. **Due to the potential health impacts of the construction project, I ask that a hazardous materials study address both the health of the neighborhood residents, and the local marine life and beach health. In addition, because of the increase in population and traffic, I request an air quality study.**

Noise

The noise and disruption of the proposed construction project will destroy the quality of life in the neighborhood for years to come. The stress upon the families living around the project will be high and the health of the neighborhood residents will be adversely impacted, especially those suffering from chronic health problems. Moreover, the noise of construction will cause disruption for those residents who work at home. Then, after the construction is complete, the additional population and their service workers will create new noise disruptions in the neighborhood. **As a result, I request a noise disruption study to address how our neighborhood will be affected by, first, the years of construction noise, then, later, noise from the new population growth and traffic. The noise disruption study should also specifically address how to compensate the residents suffering from health problems, as well as those who work out of their homes.**

Aesthetics

The construction of an 82-unit project will irrevocably alter our neighborhood's natural environment and landscaping. Moreover, residents enjoy spectacular ocean views which may be destroyed by the proposed project. If the project is built, our quality of life will be irrevocably changed and the value of our property will fall significantly. Our ocean view is a finite asset and a highly valuable aspect of our lives. In fact, the views, serene atmosphere and fresh air of this neighborhood motivated many residents to move into and to stay in this area, many for thirty years or more. Therefore, the disruption to the natural environment, and to the resident's quality of life, will result in a complete alteration of our neighborhood. Current residents, especially the elderly and those with health concerns, may suffer irreversible mental and physical stress. **I ask that the EIR address the loss of the neighborhood's aesthetic beauty and its limited natural environment, as well as the impact upon the mental and physical well-being of our residents that such losses will bring. Therefore, I request an aesthetic loss analysis, a view disruption analysis, and an analysis upon the potential health impacts of the alteration of the natural environment in our neighborhood.**

Water Quality/Hydrology

The proposed project may cause damaging run-off to flow to the ocean and to our local beaches, further damaging the already suffering marine life. Recently, a story in the *LA Times* detailed the damage done to local sea lions from environmental toxins, and frequently local beachgoers are advised not to go in the water because of contamination. This week, nearby Santa Monica Municipal Pier received an "F" grade for water quality from Heal the Bay (*LA Times*, June 8, 2002). Certainly, the construction run-off and population growth will only add to the already tenuous health of our local beaches and ocean. **Please address how our water quality and beaches will be affected by the proposed project, and how sufficient water will be supplied the large project and the new residents that it will bring.**

Population and Housing

Pacific Palisades already suffers from overpopulation which has stressed its streets and services, not to mention, the gradual loss of a type of "small-town-charm" that is so treasured when one lives in a huge city like Los Angeles. Although hard to quantify, the value of the Palisades neighborhood feel, within the city of Los Angeles, is an asset worth protecting from further development. **I ask that the EIR address how further development and the resulting traffic, noise and pollution will alter our neighborhood, and how our local ambience may be protected from the new construction.**

Seismic Activity

Seismic activity in the past has caused severe damage to our neighborhood, most recently in the 1994 Northridge Earthquake. Since the soil movement required for the proposed project will only add further stress to the already unstable hillside, **I ask that the EIR address how the possible damage that may come to our shaky hill from a major earthquake may be mitigated.**

Public Transportation

Compared to other major cities in the United States, the city of Los Angeles does not have a far-reaching and accessible public transportation system. In spite of air pollution and congested streets, private cars remain the primary means of transportation.

Therefore, due to the limited nature of public transportation, I ask that the EIR address how the City plans to meet the transportation needs of the new population the proposed project will bring. Also, the EIR should address how better public transportation could mitigate the air quality, noise and traffic damage that the neighborhood will suffer due to the proposed construction project.

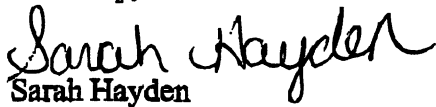
Utilities and Energy Conservation

The size of the proposed project will result in a tremendous surge in utility and energy usage in this area. The state of California already suffers from an energy shortage which resulted in blackouts last summer and sky rocketing utility costs.

Please address if the city can meet the increased utilities and energy needs, and how the builders plan to address the issue of conservation.

I believe that a full EIR should address the above-stated concerns and impacts of the proposed project. I thank you for addressing my comments.

Sincerely,


Sarah Hayden

Edgewater Towers Homeowners Association

06-13-02

Maya Zaitzevsky, Project Coordinator
200 North Spring Street, Room 763
Los Angeles, CA 90012
(213) 978-1355

JUN 19 2002
ENVIRONMENTAL
UNIT

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

Dear Ms. Zaitzevsky:

The proposed development of 82 large condominium units on less than four acres, facing onto Sunset Boulevard, is much too dense a housing development for the steep terrain of Castellammare to accommodate. It also generates far too much traffic to impose on already heavily traveled Tramonto. Tramonto traffic feeding onto Los Liones 200 feet or so from the Sunset Boulevard intersection, at the Los Liones Fire Station, is already a very busy intersection. Development in this burgeoning area must be sanely limited to what reasonable traffic ways can handle, without imposing even more traffic light signals.

A multiple housing density of no more than 10 units/acre in this steep terrain with narrow streets, is strongly recommended.

Sincerely,

Edgewater Towers
Board Of Directors



by:
Ted Elliott
Elliott Management

**Douglas C. Kim
321 Avenue F
Redondo Beach, CA 90277-5147**

**RECEIVED
CITY OF LOS ANGELES**

JUN 19 2002

**ENVIRONMENTAL
UNIT**

June 14, 2002

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

**RE: NOTICE OF PREPARATION OF A DEIR FOR PALISADES LANDMARK
CONDOMTIUM PROJECT**

Dear Ms. Zaitzevsky:

Thank you for the opportunity to comment on the NOP of a Draft Environmental Impact Report for the construction of 82 residential units. Please ensure that the following issues are analyzed in the DEIR:

- Impact of exporting 100,000 cubic yards of soil and import of 75,000 cubic yards of soil for the repair of the Revello Landslide.
- Impact of removing 29 mature trees from the premises on the landslide potential in the area.

Please keep me informed of developments on the project and send me a copy of the Draft EIR.

Respectfully,



Douglas C. Kim

6/12/02

Sarah Hayden
17337 Tramonto Drive #212
Pacific Palisades, CA 90272

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JUN 14 2002
ENVIRONMENTAL
UNIT

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Environmental Review Section
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Sincerely,

Sarah Hayden

SELVERNE, MANDELBAUM & MINTZ, LLP

ATTORNEYS AT LAW

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TODD B. ROSENSTEIN^o
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DAVID D. GOLD^{†o}
STEPHANIE R. MORRIS[†]
ROGER L. CHAMBERLAIN[†]
MONTEA A. TARDOMANT[†]
CRAIG B. ANKILL[†]
MAY Y. HO^o

*Summary
mail list*
JUN 17, 2002

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

Re: **EAF NO: ENV-200-2696-EIR
PALISADES LANDMARK CONDOMINIUM PROJECT
17331-17333 TRAMONTO DRIVE
PACIFIC PALISADES, CA 90272**

Dear Ms. Zaitzevsky:

My house is at 17419 Revello Drive, not more than two hundred feet from this project. I must say that I am shocked at the notion that such a substantial development can take place on this hill, both in terms of the fragile nature of the environment and in terms of the disruption and alteration that this will have on a quiet hillside single family residentially zoned area.

I am extremely concerned that even if we were to attempt to limit this project and even if all of the concerns below were met, that we would soon have, no pun intended, a "slippery slope" of initially unintended and absolutely inappropriate incursions into our quiet R1 zone.

The entrance and exit to our community is already a treacherous narrow windy road (and frankly we would like to keep it that way). But it is already substantially overburdened, particularly with the general single-family residential construction that takes place. Moreover, any use of the backside entrance (at least the backside to those of us near the project) of the neighborhood at Porto Marino, during construction or afterward, would essentially co-opt our R1 neighborhood into an R2 zone.

SELVERNE, MANDELBAUM & MINTZ, LLP

In addition, should there ultimately be any attempt whatsoever to utilize the dead end top section of Revello Drive that was washed out by landslide in 1965 as any means of access or egress from the proposed project, whether in terms of fire roads, utility access or otherwise, this would be entirely unacceptable, illegal and inappropriate as well as irresponsible given the active slide. Again, this would be true whether during construction or afterward. Although such an access may not be proposed now, with a project of this magnitude, I can easily see the slippery slope starting, with more and more needing to be adjusted and sought as the project develops.

Having said all that, the following comments outline a number of environmental impacts that we in the neighborhood would insist be addressed in the environmental impact report even before we get to the point of assuring that the above incursions could never take place:

GEOLOGY AND SOILS:

This proposed project is on an active slide area. Everyday this community lives with piecemeal schemes, which over the years, have failed to stabilize the hillsides, roads and utilities of Castellammare. We have also seen the success of the comprehensive stabilization projects the City has undertaken along other portions of this mesa. Before the City permits a condominium project of this size to be added to the crazy quilt of hillside engineering in this slide area, we need a comprehensive geological analysis of this entire hillside section of the mesa, not just the project site. The resulting information will be critical for the development of an engineered strategy to secure the hillside for existing structures and future development. Consequently, the suitability of this project should not be considered until such an overall hillside plan has been designed and adopted by the City of Los Angeles and it has been determined that the Palisades Landmark Condominiums are integral with the development of such a plan.

LAND USE AND PLANNING:**Buffer**

According to the objectives outlined in the Brentwood / Pacific Palisades Community Plan, one would expect a project on this site to provide a transition between the commercial zone along Sunset Boulevard and PCH and the R1 zone along Revello Drive. Instead, it does the contrary, first by backing up three story townhouses as close as permitted to its property line adjacent to its R1 zoned neighbors and second it grossly impacts the viewshed both from the State Beach and PCH by removing twenty-nine trees, while covering most of its entire parcel with structures rising more than 70 feet in elevation and 760 feet in length. In addition to the existing commercial development, the visual effect as seen from State Beach or PCH at Sunset Boulevard (near sea level) will be a solid wall of development from PCH to nearly the crest of the hillside (over 230 feet

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above sea level). This project has been designed for maximum density and has made no effort to create a transitional buffer by incorporating open space or landscaped terraced setbacks in a lower density architectural plan.

Traffic

The lack of an adequate circulation plan for this project will create safety and traffic problems for the majority of the 240 Castellammare families who use Tramonto Drive as their primary pedestrian and vehicular access to their homes. This project proposes to replace 20 apartment units with 82 condos and townhouses and 205 parking spaces while providing only one outlet rather than two or three. This proposed single outlet is tangent with a parking outlet for the 36 unit Ocean Woods condominiums. At this point of access, the trucking of 170,000 cubic yards of dirt, the undetermined number of concrete deliveries (which usually spill from transit trucks onto Tramonto Drive due to its steep grade) the continuous deliveries of building materials, and the coming and going of construction workers will all be intersecting with the traffic flow from 240 households on a steep, difficult to negotiate hairpin turn. Once construction is completed, traffic from the 62 additional new residences will converge on this same point. I cannot over-emphasize the risk and inappropriate invasion this plan poses to our community. Moreover, any attempt whatsoever to alleviate this risk by providing other points of access through the neighborhood (as opposed to directly from Sunset or PCH) would be an entirely unacceptable invasion on this single family residential zone.

AIR QUALITY AND NOISE:

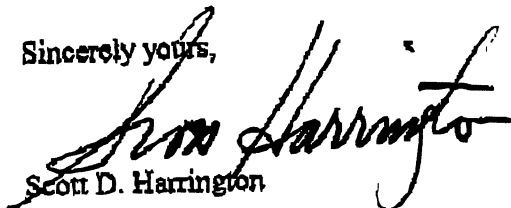
Air quality will certainly be adversely affected. The 170,000 cubic yards of dirt this project proposes to truck in and out of the area will send an inestimable amount of dust over our neighborhood carried by an almost constant off shore breeze. Earth moving, caissons drilling and soil compaction will send shockwaves through our homes. These and other daily degradations of our quality of life during construction cannot be mitigated. Noise and air pollution from the completed project can only be guessed from the preliminary material we have received at this time.

The present level of concern and opposition to this project is very high in our community. Our expectation is that we shall see opposition grow as more residents become aware of the scale of this proposed development, as only those immediately adjacent to the project have been notified thus far. In fact, we believe additional consideration should be given to whether a larger impact area should be notified and given additional time to comment in light of the nature and instability of this hillside.

SELVERNE, MANDELBAUM & MINTZ, LLP

I would appreciate it if you or your office will keep me apprised of the ongoing status of this project and inform me when any additional information regarding its design becomes available. In the meantime, I know I speak for the neighborhood at large when I say I hope that very serious consideration is given to all of the concerns noted above.

Sincerely yours,



Scott D. Harrington

cl
cc: Councilwoman Cindy Miscikowsky