

APPENDIX A

ORIGINAL COMMENT LETTERS ON THE DRAFT EIR

Los Angeles City Planning Department
Maya E. Zaitzevsky
200 North Spring St., Rm. 763
Los Angeles, CA 90012

January 22, 2003

To Ms. Zaitzevsky and The Department of City Planning of the City of Los Angeles:

I am writing with regards to the Draft Environmental Impact report No. ENV-2000-2696-EIR for Site Location: 17331 – 17333 Tramonto Drive. As a resident of the area within 500 feet of the proposed construction, I must express my extreme concern about this development project for the numerous environmental impacts it imposes. The area and its community have already been affected by the enormous problems due to excessive development. This most recent proposal will not only create more traffic congestion and noise pollution around our homes, but will endanger our air, water and energy resources.

Please do not approve this developmental project. There has already been enough done to our area and its precious surrounding areas that has made permanent changes to the landscape.

Thank you for your consideration.

Sincerely,



Ellen Kahn
17352 Sunset Blvd. 603D
Los Angeles, CA 90027

RECEIVED
CITY OF LOS ANGELES

JAN 23 2003

ENVIRONMENTAL
UNIT



PACIFIC PALISADES COMMUNITY COUNCIL

The Eyes, Ears, and Voice of the Pacific Palisades Community
Serving the residents and businesses of Pacific Palisades since 1973
Post Office Box 1131, Pacific Palisades, California 90272

January 31, 2003

Maya Zaitzevsky, Project Coordinator
Department of City Planning
763 City Hall
200 North Spring Street
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

FEB 04 2003

ENVIRONMENTAL
UNIT

**Re. ENV 200-2696 EIR; Palisades Landmark Condominium Project, ref.
SCH# 2002051086; 1773310-017333 Tramonto Drive**

Dear Ms. Zaitzevsky,

I recently received a copy of the Draft EIR for the reference project. I noticed that only a portion of the thoughtful letter written by my predecessor, Harry Sondheim, was contained in my copy. I do not know whether this was a collating error affecting only my copy, the letter was misfiled, or only a portion of the comments were considered in the Draft document.

I have printed out and enclosed a copy from files I inherited from Mr. Sondheim. Please insert it in the proper file. Also, please let me know whether all of Mr. Sondheim's comments were considered and, if not, please forward me revised Draft EIR pages to reflect proper consideration.

Sincerely,

George Wolfberg
Chairman

Attach

C - H. Sondheim

my documents / PPCC / correspondence / 17331-33 Tramonto- page missing / 1/31/2003 4:08 PM

Mrs. and Mrs. Gus Haggstrom
17711 Sabbiadoro Way
Pacific Palisades, California 90272

February 4, 2003

RECEIVED
CITY OF LOS ANGELES
FEB 06 2003
ENVIRONMENTAL
UNIT

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

Gentlemen:

RE: EAF NO.: ENV-2000-2696-EIR 17331-17333 Tramonto Drive, Pacific Palisades

Tramonto Drive is the primary egress / access road for all the residents of the Castellammare area. People living in over 300 homes in this area depend on emergency vehicles reaching our homes via Tramonto Drive. Minutes can mean the difference between life and death

This massive project involving the demolition of two buildings and construction of six new larger buildings proposes to use one driveway located upgrade on a curve of Tramonto Drive. The construction vehicles will no doubt frequently block traffic and degrade this fragile substandard road. After construction, all vehicles entering or exiting the proposed 205 parking spaces will again impact Tramonto Drive traffic. Tramonto Drive was rebuilt after the landslide of 1965 destroyed it and buildings on this site. In its current condition, what is the total number of vehicles that Tramonto Drive is capable of handling? If the City of Los Angeles approves this project, Castellammare residents will hold the City responsible for the problems on Tramonto Drive. Is the City willing to accept the liability for the safety of Castellammare residents and the integrity of Tramonto Drive?

This geologically unstable area was devastated by a massive slide in 1969 and suffered earthquake damage in 1994. Is the City conducting independent comparative soil studies in the areas of soil stability, water seepage, and land creep? If the City relies on the geologist hired by the developer, is the City willing to accept liability for the safety of its residents?

Area residents and visitors to the neighboring California State Park will be subjected to noise, air pollution, and other health hazards during and following construction. How will vehicle pollution from the garages be dissipated? Into the air? How will waste water be disposed of without polluting the nearby ocean? What and where are the utility easements and how will they be affected by this proposed project?

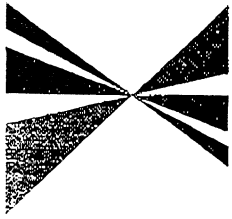
What variances is the developer requesting? What justifications are there for granting any variances or approving this huge project on a currently active slide?

Sincerely,

Mr. and Mrs. Gus Haggstrom

cc: Councilwoman Cindy Miscikowski

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: President: Councilmember Hal
Benson, Los Angeles • First Vice President:
Mayor Bev Perry, Brea • Second Vice President:
Supervisor Charles Smith, Orange County

Imperial County: Hank Kulper, Imperial
County • Jo Shields, Brawley

Los Angeles County: Yvonne Brathwaite Burke,
Los Angeles County • Zev Yaroslavsky, Los
Angeles County • Melanite Andrews, Compton •
Harry Baldwin, San Gabriel • Bruce Barrows,
Cerritos • George Bass, Bell • Hal Bernson, Los
Angeles • Ken Blackwood, Lomita • Robert
Ertusch, Rosemead • Gene Daniels, Paramount •
Mike Dispensa, Palmdale • Judy Donlap,
Inglewood • Ruth Galanter, Los Angeles • Eric
Garcera, Los Angeles • Wendy Greuel, Los
Angeles • James Hahn, Los Angeles • Janice
Hahn, Los Angeles • Nate Moldan, Los Angeles •
Sandra Jacobs, El Segundo • Tom LaBonge, Los
Angeles • Bonnie Lowenkahil, Long Beach • Keith
McCarthy, Downey • Cindy Miszkowski, Los
Angeles • Pam O'Connor, Santa Monica • Nick
Bucheo, Los Angeles • Alex Padilla, Los Angeles
• Jan Perry, Los Angeles • Beatrice Proo, Pico
Rivera • Ed Reyer, Los Angeles • Yvren
Rosenthal, Claremont • Dick Stanford, Azusa •
Tom Sykes, Walnut • Paul Tibbot, Alhambra •
Sidney Tyler, Jr., Pasadena • Tomia Reyes Uranga,
Long Beach • Dennis Washburn, Calabasas • Jack
Watts, Los Angeles • Bob Yousefian, Glendale •
Dennis P Zine, Los Angeles

Orange County: Charles Smith, Orange County
• Ron Bates, Los Alamitos • Art Brown, Buena
Park • Lou Bone, Tustin • Cathryn DeYoung,
Laguna Niguel • Richard Dixon, Lake Forest •
Alicia Duke, La Palma • Shirley McCracken,
Anaheim • Bev Perry, Brea • Tod Ridgeway,
Newport Beach

Riverside County: Bob Buster, Riverside County
• Ron Lovesside, Riverside • Jeff Miller, Corona •
Greg Pettie, Cathedral City • Ron Roberts,
Temecula • Charles White, Moreno Valley

San Bernardino County: Paul Blane, San
Bernardino County • Bill Alexander, Rancho
Cucamonga • Lawrence Dale, Barstow • Lee Ann
Garcia, Grand Terrace • Susan Longville, San
Bernardino • Gary Oyster, Ontario • Deborah
Robertson, Rialto

Ventura County: Judy Mikele, Ventura County •
Olen Soberra, Santa Valley • Carl Morthouse, San
Eugenio • Tom Young, Port Huenehue

Riverside County Transportation Commission:
Robin Lowe, Hemet

Ventura County Transportation Commission:
Bill Davis, Santa Valley

February 5, 2003

Ms. Maya E. Zaitzevsky
Project Coordinator
Department of Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20030028 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 dwelling 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 **January 16-31, 2003 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 Regional Planner
Intergovernmental Review

MOSKOWITZ, BRESTOFF, WINSTON & BLINDERMAN LLP*

1880 Century Park East, Suite 350, Los Angeles, California 90067

TEL: 310/785-0550 FAX: 310/785-0880

RECEIVED
MAR 03 2003
CITY PLANNING
DIVISION OF LAND

February 11, 2003

Barbara S. Blinderman
Nelson E. Brestoff
Joel S. Moskowitz
Dennis A. Winston

Department of City Planning
City of Los Angeles
200 North Spring Street
Room 525
Los Angeles, CA 90012-4801

RECEIVED
CITY OF LOS ANGELES

FEB 14 2003

Re: Draft Environmental Impact Report No. ENV-2000-2696-EIR
17331-17333 Tramonto Drive, Pacific Palisades

CITY PLANNING DEPT
EXECUTIVE OFFICE
ROOM 1640

Dear Sir/Madam:

I am in receipt of the City's Notice of Completion and Availability of Draft Environmental Impact Report No. ENV-2000-2696. The site location is 17331-17333 Tramonto Drive.

I have reviewed the draft report and would like to know why correction of the Revello Drive Landslide is limited to on-site locations and does not include a requirement for correction of the entire landslide area.

I would also request that the document entitled "Preliminary Results of Geologic and Geotechnical Research, Revello Drive Landslide, Los Angeles, California" prepared by Grover/Hollings and dated February 29, 2000, be analyzed in order to consider the environmental impacts of either failure to or benefits of correcting the entirety of the landslide in connection with the corrections currently being required for the Tramonto site.

The report by Grover/Hollings is referenced at pages 8 and 9 in the report by The J. Byer Group on the project and appears in Appendix I to the DEIR. The Environmental Quality Act requires that "all documents referenced in the draft environmental impact report" be made available for public inspection. (Health & Safety Code § 21092(b)(1).) The Grover/Hollings report should be made available for public review.

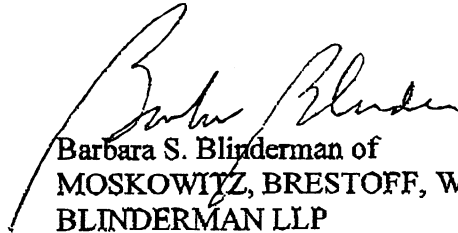
I would also note that neither the person to whom these comments should be addressed, nor the dates within which comments should be received were included in the Notice of Completion that I obtained, as required by CEQA (Health & Safety Code §

* A LIMITED LIABILITY PARTNERSHIP INCLUDING BRESTOFF & WINSTON, A PROFESSIONAL LAW CORPORATION

Department of City Planning
City of Los Angeles
Re: Draft Environmental Impact Report No. ENV-2000-2696-EIR
Page 2

21092(b)(1). I am therefore addressing this comment to the Department of City Planning, as printed on the Notice of Completion. I would also like to know the time period for making comments.

Very truly yours,


Barbara S. Blinderman of
MOSKOWITZ, BRESTOFF, WINSTON &
BLINDERMAN LLP

BSB:ak

cc: Cindy Miscikowski, 11th District
Rita & Jonathan Lynn

2

L. Randall and Billy Eve Koenig

258 Notteargenta Road
Pacific Palisades CA 90272-3110

February 12, 2003

RECEIVED
CITY OF LOS ANGELES
FEB 19 2003
ENVIRONMENTAL
UNIT

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

~~Dear Ms. Zaitzevsky:~~

Subject: EAF No: ENV-2000-2696-EIR

The location of this project, 17331-17333 Tramonto Drive, is crucial for those of us who live in the Castellammare neighborhood of Pacific Palisades.

We have lived here since February 1964 and since that time there have been several slides, which have resulted in the closing of streets in Castellammare. We are now reduced to 2 streets for ingress and egress - Porto Marina and Tramonto Drive. Both of these streets have been closed because of slides and were later restored; thankfully, these slides did not occur at the same times.

In the winter of 1965 -1966 Tramonto Drive became unstable because the adjoining condo building was in danger of collapsing due to sliding mud. With quick action of the lender, stabilization began, but Tramonto Drive was impassable for about a year while the apartment building was worked on.. All the residents of the 300 homes on Castellammare could only use Porto Marina, a narrow road that due to earth slippage is grotesquely and dangerously tilted. Porto Marina connects directly to the Pacific Coast Highway which already is severely traffic impacted as it is.

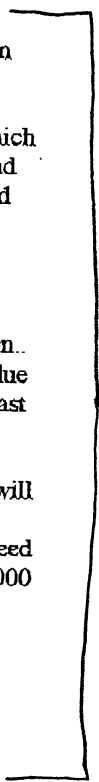
One of my concerns is that this proposed project will result in damage to Tramonto Drive that will render the street impassable for long periods of time as it was in 1965 - 1966. Aside from severe inconvenience this would surely hinder emergency equipment—fire and police and paramedics which need to get to the homes quickly, when minutes count. All the trucks that would be involved in moving 100,000 cubic yards of earth would also severely impact passage on these narrow, twisting roads.

Access should be carefully considered in the proposal for this project. It seems to us that if the City of Los Angeles approves this large project and the destruction of Tramonto Drive occurs, the possibility is very great for legal action against The City of Los Angeles if emergency vehicles cannot reach homes in a timely manner.

A recent article in the Palisadian Post noted that "a portion of the site has been vacant since a destructive landslide in 1965". That is not a clear description of the dramatic sight I watched from the Safeway (now Vons's) parking lot. On the day of the slide I looked up the hill and watched the dirt clods roll from under one of the apartment buildings and proceed downward toward Sunset Boulevard. That lot was on the move for all to see as it began to take the apartment building down the hill. And this is where new apartments are to be built. I hope that as Project Coordinator you will consider this factor very carefully.

Sincerely,

L. Randall Koenig + Billy Eve Koenig



1

2

17333 Tramonto Drive #7
Pacific Palisades, CA 90272
Tel: (310) 454-9909
Fax: (310) 454-8052
Email: barbiwat@aol.com

Gerald H Watkins

February 17, 2003

RECEIVED
CITY OF LOS ANGELES

FEB 19 2003

ENVIRONMENTAL
UNIT

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

EIR Case No.: ENV-2000-2696-EIR
Project Name: Palisades Landmark Condominium Project
Reference Nos.: SCH # 2002051086
Location: 17331 - 17333 Tramonto drive

Dear Ms. Zaitzevsky:

I object to the above project on several grounds:

1. To say (page 6) that obstruction of scenic views from the adjacent properties is considered to be a significant unavoidable impact is surely unacceptable. A change in design of some of the proposed units would avoid such an impact. 1
2. The estimated additional 348 daily vehicle trips will cause a bottleneck at the private entrance to the site, off Tramonto Drive, given its narrow nature and the fact that it also has to accommodate the exit traffic from the condominium complex above the site. The DEIR does not adequately address this problem. 2
3. The above bottleneck will also cause considerable congestion to Tramonto Drive traffic during the construction phase, with heavy trucks operating over an extended period to remove soil and bring in new fill. The above mentioned 348 additional daily vehicle trips, after construction is completed, will also negatively impact traffic on Tramonto Drive, a narrow road. There is no adequate mitigation to this in the DEIR. 3
4. The proposal to cut back some vegetation at the blind curve on Tramonto Drive, where the private access road branches off, is hardly likely to ameliorate what is a very dangerous traffic problem. Is the cut back to be done once or on a regular basis and what proof do we have of that? Additional steps to avoid potential accidents will be required. The DEIR offers no permanent solution to this potential traffic hazard. 4
5. The DEIR states that the site will be prepared by removing all vegetation, debris, existing fill, soil, colluvium and slide debris, so that the site can be observed by a soil engineer or geologist prior to placing compacted fill. This is precisely the time when adjacent residences above the site are most at risk, because this is the time before soldier piles are put in place and properly secured. The City of Los Angeles has ample information about the slide that occurred in 1965 and such a slide could happen again. At a meeting last year of the Palisades Community Council, the developer was asked whether he would be prepared to post a bond which would indemnify property owners of any damage which might occur as a result of the proposed construction, and the developer declined. The DEIR offers absolutely no safeguards to prevent such a potential slide. The removal of old soil renders the site even more dangerous than in its current state. 5

February 17, 2003
Page

2

The DEIR cites many serious negative impacts for which adequate mitigation measures have not been provided. I urge you to require that the developer go back to the drawing board and return with a project plan that is more environmentally sensitive.] 6

Sincerely,



Gerald H. Watkins

cc: Councilperson Cindy Miscikowski

RECEIVED
CITY OF LOS ANGELES

FEB 21 2003

ENVIRONMENTAL
UNIT

John & Paula Williams
17337 Tramonto Dr., #305
Pacific Palisades, CA 90272

February 20, 2003

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 Draft EIR recently issued for the above-referenced project located at 17331-33 Tramonto Drive. My wife and I are residents of the Ocean Woods Terrace Condominium, and are members of the Board of Directors.

As you know from our letter of June 3, 2002, our condominium is just above and on the same hillside as the proposed project. Needless to say we are extremely concerned about this proposal and still feel that the proposed project is a danger to our wellbeing for many reasons:

1. **Aesthetics.** We do not believe that the aesthetics of this neighborhood can be preserved by adding more housing to an already overcrowded hillside. Also, the removal of trees to make a left-hand turn into the proposed project safer does not address the fact that the removal of trees destroys a natural habitat for deer, birds and other local wildlife. Tree removal also destroys the beauty of our neighborhood. We do not think a contractor should have the right to destroy the very qualities for which we moved to this neighborhood. Please answer this concern. We would also like to know if the contractor has plans to compensate the condominium for any destroyed or damaged landscaping which may occur during construction?
2. **Hazards and Hazardous Materials/Environmental Effects.** We do not feel you have adequately addressed the hazards of mold and asbestos being disturbed in the removal of soil and trees, nor the issue of air pollution from additional traffic.
3. **Geology and Soils.** In our last letter we called to mind (and provided you with pictures of) the infamous Revello Landslide of 1965 which many residents in this area recall watching. Since this area has a history of landslides we are not convinced that the Palisades Landmark Project will not weaken this area further. Who will compensate us for repairs to and/or loss of dwellings? Does the city have plans to

1
2
3
:

require the posting of a bond by Palisades Landmark and its owners to prevent these losses from ruining our lives? **WILL THE CITY TAKE RESPONSIBILITY IF OUR HOMES ARE LOST?**

3

4. **Noise.** We are also still concerned about the noise that will result from added traffic on Pacific Coast Highway, Sunset Boulevard, and Tramonto Drive. Tramonto Drive is already terribly overburdened by servicing the Castellamare neighborhood above us, as well as the Getty Museum construction, due to begin soon. Adding *additional* vehicular noise and air pollution is irresponsible and shows that the city is ignoring our needs and concerns.

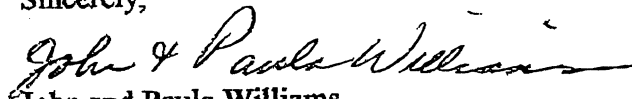
4

5. **Traffic.** The additional traffic on Tramonto Drive, which is already suffering the effects of over-development, as well as the Getty Museum traffic issue, needs to be seriously addressed, and we do not believe you have done so. NOTE: Is the City aware that Ocean Woods Terrace Condominium has a recorded easement for the exit driveway to their building, which is the same driveway that Palisades Landmark intends to use for egress to their property? How can this driveway service both? The left turn danger that they say they can mitigate by cutting down trees across the street does not take into account that exiting and entering traffic will be merging in a very small space. Our residents will also be greatly inconvenienced and perhaps endangered by construction vehicles using this driveway.

5

Thank you for your attention to this matter. We look forward to receiving a full EIR and to future public hearings.

Sincerely,



John and Paula Williams
Treasurer and Secretary
OWT Homeowners Association

Cc: Sean Morris, Chairman, OWT Homeowners Association

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

SELL RECEIVED
CITY OF LOS ANGELES

FEB 24 2003 2-21-03

Dear Maya Zaitzevsky:

ENVIRONMENTAL
UNIT

I am writing to protest the destruction -
and new building - of the Palisades Landmark
Project. It will be a landmark, all right!

As you know, I'm sure, there used to
be three condominium buildings along the side
of that steep, unstable hillside at the North East
intersection of PCH and Sunset Blvd. Now
there's one less because one of them slid
down, not during the last heavy rain but the
one before.

I'm sure it doesn't matter to the new
developer: he aims to tear down, build up,
SELL and GET OUT before the next
landslide. But all this would be a
hardship on the community, to say the very
least.

Sincerely,
Carolyn See

17337 Tramonto Dr
Pacific Palisades
Feb 21, 2003

Maya Zaitzovsky
Dept of City Planning
Environmental Review Section

RECEIVED
CITY OF LOS ANGELES
FEB 24 2003
ENVIRONMENTAL
UNIT

Dear Ms. Zaitzovsky:

This is to protest any approval of the Palisades Landmark Condominium Project on Tramonto Dr. This area (and parcel) has had numerous slides, in some cases resulting in large costs to the taxpayers after suite. The project is to replace 2 apartment buildings; originally there were 3 on the property - some years ago the 3rd slid down the hill and was completely destroyed. Presumably the original project had a favorable geology report as does this project. Tramonto Drive is narrow and steep and has a sharp curve exactly where the driveway to this project will be. There have already been a number of accidents on this curve over the years. Cars entering and exiting Tramonto at this spot will only aggravate the problem.

There are many more environmental problems with sufficient reasons to reject this project.

Sincerely,

David F. Potter

FROM :
KIM
JR.

CASTELLAMMARE MESA HOME OWNERS
PO BOX 742
PACIFIC PALISADES ,CA 90272

Councilwomen Cindy Miscikowski
200 North Spring Street, Room 415
Los Angeles, CA 90012

February 23, 2003

Dear Councilwoman Miscikowski,

As requested , the CMHO Board of Directors has submitted their comments on the draft EIR dated January 16, 2003 on the Palisades Landmark Condominium Project (reference SCH# 2002051086) at 17331-17333 Tramonto Drive which we received from the City Planning Department at the end of January (copy enclosed).

The receipt of only one copy of the very comprehensive 300 page report and the limited time available made it impractical to circulate it to our 200 plus homeowners.

As you will see from our comments the CMHO Board of Directors is, I believe, understandably concerned about the acknowledged significant negative impact on project post-completion traffic in the area.. We have circulated our comments to all homeowners and encouraged them to make additional comments to the City Planning Department in the very limited time available before the March 3, 2003 deadline.

We have placed the matter on the Agenda of our Annual General Meeting to be held on March 20, 2003 , which we very much hope you will be able to attend and be in a position to answer related questions from the Mesa homeowners at the meeting .Additionally, we ask that you and the Planning Department give consideration to granting our homeowner group an extension of 30 days additional time to respond to the EIR ie until after a discussion of the issue at the AGM and the benefit of your observations on the project.

Yours very truly,



Andrew F .Martin
President , Castellammare Mesa Home Owners

February 23 2003

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:

In regard to the above Palisades Landmark Condominium I would like to express some of my concerns.

They are replacing a 22 unit apartment with an 82 unit condominium which is really over-building for this area. The only access to this condo is Tramonto Drive which is a very narrow, much travelled street. It is the only street going to a large sections of homes just above us. This new project could cause a lot of traffic congestion. It can also prove a problem for emergency vehicles.

I also understand that part of this project is to be built on land that has a history of sliding. If they (as they say) are going to fill the land - how do we know how solid the fill will be? The whole area has a history of landslides including our condo and we don't want to see any more.

I know the owners have a right to build on their property but should not over-build or build on landslide ground.

Please take these items into consideration when issuing a permit.

Sincerely,

Betty Hudson
Betty Hudson
17339 Tramonto Drive
Pacific Palisades, CA 90272

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

Robert Italia
17337 Tramonto Dr. #212
Pacific Palisades, CA 90272

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

February 24, 2003

Dear Ms. Zaitzevsky:

As a concerned resident of the Ocean Woods Condominium Complex, I am providing comments on the EIR concerning the Palisades Landmark Condominium Project: ENV 2000-2696-EIR. My paramount concern is that the EIR is far too easily dismissive of the comments of the neighborhood residents and I question some of the EIR's proposals that make our concerns "less than significant" through mitigating factors. I believe that the neighborhood's concerns in opposition to the project cannot be so easily remedied. In addition, I strongly oppose Alternative C supported in the EIR and support Alternative A for the following reasons.

Geology and Soils

In spite of the proposed mitigation to shore-up the hill, concerns remain regarding the well known history of the instability of the hill upon which the proposed construction is to be built. The impact upon the hill of erecting such a large building, plus the soil movement and stresses of a major construction project cannot be fully known and still pose risks that 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. Further, the city and builders should address whom will be responsible for repairs and possible damage to our building should the project be built.

Traffic

As the EIR states, Pacific Coast Highway and Tramonto Drive are the primary access to the neighborhood, and are already heavily strained by current traffic levels. In the EIR, it is noted that the intersection of PCH and Sunset Boulevard is "operating at over - capacity during the a.m. peak hour." As a result, Pacific Coast Highway and Sunset Boulevard are already too heavily congested, and further development will only result in increasingly hazardous driving conditions. Any local resident will tell you that the loud crashing sound of deadly motor vehicle accidents near the intersection of Sunset and PCH has become an ever increasing occurrence. The EIR also states that "adequate

1
2
3

driveway visibility is provided," along Tramonto Drive. However, as a resident, I strongly disagree with this finding. In spite of the mitigations, Tramonto Drive will remain a narrow, winding, poorly maintained road comprised of dangerous and obstructed curves, a far sight from the "adequate visibility" that the EIR finds. Furthermore, if Tramonto Drive were to be closed in the event of an emergency, or because of damage caused by heavy construction traffic, access to the neighborhood will be severely limited, putting property and lives at risk.

3

Hazards and Hazardous Materials/Environmental Effects

Although, the EIR proposes to mitigate how our neighborhood will be affected by the potential hazards resulting from soil removal, construction and increased population, questions remain about the potential health risks that the soil movement and the use of building materials may pose to the residents of our building, as well to our neighbors. Some of the residents in our building suffer from a variety of chronic health conditions such as, congestive heart failure and auto immune diseases that are exacerbated by exposure to chemicals used in construction. Further, the EIR has identified air quality "hot spots" in the neighborhood that will only worsen from the population increases and the construction. 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.

4

Noise

While the EIR characterizes the noise and disruption of the proposed construction project as "less than significant," it also finds that during construction noise levels will, "likely exceed adopted significance thresholds despite implementation of the mitigation measures." Therefore, the noise from the construction site will have a significant impact upon the quality-of-life in the neighborhood, particularly for those who work in their homes. Then, after the construction is complete, the additional population and their service workers will create new noise disruptions in the neighborhood that may not be easily mitigated.

5

Aesthetics

The EIR addresses "thresholds of significance" regarding the construction of the Palisades Landmark Project, and although the threshold of significance is found to be "less than significant," should it be constructed, the EIR fails to address how the project will irrevocably alter our neighborhood's natural environment and landscaping, as well as how our quality of life will be permanently changed. The post-project view photo (Figure IV. B-18) shows a project that is so massive and overly dense that the aesthetics of the hill will be permanently changed in a way that drastically alters the natural landscape of the hill, making the finding of the EIR that the: "project's obstruction and partial obstruction of scenic views from the adjacent private properties is considered to be a significant unavoidable impact," ring hollow. If someone drives up and down the local coastline, they would be hard pressed to find any building project that so overwhelms and distorts the natural coastline topography in the way that this project would.

6

Population and Housing

Similar to the EIR's dismissive treatment of aesthetics, the concerns regarding population and housing are summarily brushed aside as not significant. However, to the residents of our neighborhood it is clear that Pacific Palisades already suffers from overpopulation which has stressed its streets and services, not to mention, the gradual loss of a "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. Furthermore, questions have been raised regarding the issue of the paucity of affordable housing in the Palisades. The Ocean Woods Apartments, located directly upon the site of the proposed project, offer some of the last remaining affordable rental properties in the city. I submit that the last vestiges of livability in the Palisades area are an asset to the community that should be preserved.

I believe that the mitigating factors do not go far enough in remedying the concerns of the neighborhood residents. Many of your constituents living in the Palisades area feel that this EIR is an attempt to brush aside their legitimate worries. Although the EIR claims that mitigation may ease some of the issues arising from the construction, such as problems with traffic, noise, geology, and air quality in reality these issues are not so easily mitigated. Furthermore, Alternative A is the best choice because it preserves the stability and integrity of our neighborhood. We hope that as our elected representative you will make our concerns known to the city of Los Angeles and speak out strongly on our behalf. I thank you for addressing my comments.

Sincerely,

Robert Italia

Robert Italia



CINDY MISCIKOWSKI

City of Los Angeles
Councilwoman, Eleventh District
Assistant President Pro Tempore

Committees
Chair, Public Safety
Vice-Chair, Rules, Election &
Intergovernmental Relations
Member, Budget and Finance
Member, Personnel

Fax Cover Sheet

Date: 2/25/03
To: Maya Zaitzevsky
Fax: 978-1343
From: Julie Pietroski
Re: DEIR comment period 17331/33 Tramonto
Pages including cover sheet: 3

Comments: Attached are letters from both the community council and the affected home owners association. Due to the length and detail of the DEIR and the upcoming CMHO General meeting we would like an extension of 30 days.

Thank you!

Julie

Westchester Office
7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 415
Los Angeles, CA 90012
(213) 485-3811
(213) 473-6926 Fax

West Los Angeles Office
1645 Corinth Avenue, Room 201
Los Angeles, CA 90025
(310) 575-8461
(310) 575-8305 Fax



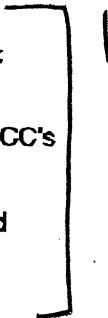
Recyclable and made from recycled fibers

From: George Wolfberg <g.wolfberg@verizon.net>
To: <jpietros@council.lacity.org>
Date: 2/25/03 10:37AM
Subject: Fwd: EIR - 17331 - 17333 Tramonto Drive

>Date: Thu, 20 Feb 2003 14:21:56 -0800
 >To: Kristen Montet
 >From: George Wolfberg <g.wolfberg@verizon.net>
 >Subject: EIR - 17331 - 17333 Tramonto Drive
 >Bcc: Jack Allen

>
 >Kristen,
 >The concerned residents are working hard to digest this lengthy, complex
 >document. To gain proper technical advice is taking longer than first
 >expected. In addition, I have asked the Planning Department to explain
 >the circumstances and possible impact of the missing pages from the PPCC's
 >letter requesting the EIR and have not received a response from the
 >Environmental Unit.
 >For these reasons, we respectfully request that the community be granted
 >an additional 30 days to complete review of the EIR. If I need to submit
 >a formal letter, I will.
 >Please advise.
 >Best regards,
 >George

>
 >George Wolfberg, Chairman
 >Pacific Palisades Community Council
 >P.O. Box 1131
 >Pacific Palisades, CA 90272
 >310.454.4448
 >FAX - 310.454.9959
 >email - g.wolfberg@verizon.net
 >www.pp90272.org





COVENANT PRESBYTERIAN CHURCH

6323 WEST 80TH STREET, LOS ANGELES, CALIFORNIA 90045

VAHE H. SIMONIAN
INTERIM PASTOR

JERILYN VIERA DAHŪKE
ASSOCIATE PASTOR

TEL: (310) 670-5750
FAX: (310) 670-8706

February 26, 2003

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

Dear Ms. Zaitzevsky:

I am writing in reference to Palisades Landmark Condominium Project; ENV 2000-2696-EIR. My wife and I would like to go on record as being opposed to this particular project. In the past we have experienced many slides within the Palisades area. It is our strong feeling that this particular project will cause future slides and the destruction of property that is adjacent to it.

We do own one of the condominiums above this property and ask for careful consideration about the consequences if such a project ensues.

My best regards to you.

Sincerely yours,

Vahe H. Simonian

VHS/mw

JOHN H. & MARGETTA B. RABBITT
17337 TRAMONTO DRIVE NO. 207
PACIFIC PALISADES, CA 90272

FEBRUARY 27, 2003

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

RECEIVED
CITY OF LOS ANGELES

MAR 04 2003

ENVIRONMENTAL
UNIT

REFERENCE: PALISADES LANDMARK CONDOMINIUM PROJECT; ENV-2000-2696-EIR

DEAR MS. ZAITZEVSKY:

WE HAVE RECEIVED YOUR NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT REPORT ENV-2000-2606-EIR DATED JANUARY 16, 2003. AFTER REVIEW, WE CONCLUDE THAT OUR MANY STRONG OBJECTIONS TO THE PROPOSED PROJECT REFERENCED ABOVE, AS DETAILED IN OUR LETTER TO YOU DATED JUNE 11, 2002 ARE JUST AS VALID NOW AS WHEN THIS PROJECT WAS FIRST SUBMITTED FOR ENVIRONMENTAL REVIEW. IN OUR VIEW, THE PROJECT SHOULD BE SCRAPPED AS ENVIRONMENTALLY UNSOUND. A COPY OF OUR JUNE 11, 2002 LETTER ADDRESSED TO YOU IS ATTACHED FOR THE RECORD IN THIS CASE.

YOURS VERY TRULY,

J.H. & M.B. Rabbitt
J.H. & M.B. RABBITT
M.B. Rabbitt

JOHN H. & MARGETTA B. RABBITT
17337 TRAMONTO DRIVE NO.207
PACIFIC PALISADES, CA 90272

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

RE: PALISADES LANDMARK CONDOMINIUM PROJECT ENV-2000-2696 EIR

DEAR MS. ZAITZEVSKY:

THIS LETTER IS IN RESPONSE TO THE PRE-DRAFT REQUEST FOR COMMENTS ON THE ABOVE-REFERENCED PROJECT LOCATED AT 17331-33 TRAMONTO DRIVE, PACIFIC PALISADES.

AS RESIDENT OWNERS OF A CONDOMINIUM LOCATED IMMEDIATELY ABOVE AND ON THE SAME HILLSIDE AS THE PROPOSED PROJECT, WE WISH TO EXPRESS SOME OF THE MANY CONCERNS ABOUT THE WHOLE CONCEPT OF THIS DEVELOPMENT THAT BOTHER US GREATLY. BY THIS LETTER, WE REQUEST THAT A FULL EIR ADDRESS OUR MISGIVINGS, DETAILED BELOW:

1. AESTHETICS; BUILDING MANY ADDITIONAL HOMESITES ON THIS UNSTABLE HILLSIDE WOULD INEXORABLY ALTER THE NATURAL BEAUTY OF THE EXISTING LANDSCAPE AND THE SENSE OF A VILLAGE THAT NOW CHARACTERIZES THIS AREA. OVERBUILDING COULD RESULT IN A DECREASE OF PROPERTY VALUE FOR OUR CONDOMINIUM, WITH RESULTANT STRESS ON EXISTING HOMEOWNERS.] 2

2. NOISE AND AIR QUALITY: GIVEN THAT PACIFIC COAST HIGHWAY, SUNSET BOULEVARD AND TRAMONTO DRIVE ARE ALREADY SERIOUSLY OVERCROWDED, ADDING 82 UNIT HOMESITES AND SEVERAL HUNDRED ADDITIONAL PARKING SPACES WILL SURELY RESULT IN HEAVIER VEHICULAR TRAFFIC NOISE AND AIR POLLUTION.] 3

3. GEOLOGY AND SOILS: THE PROPOSAL TO REMOVE 100,000 CUBIC YARDS OF SOIL AND ADD 75,000 CUBIC YARDS OF REPLACEMENT SOIL IN AN ATTEMPT TO REPAIR THE REVELLO LANDSIDE AREA CAN ONLY RESULT IN INTOLERABLE NOISE, TRUCK TRAFFIC DENSITY AND AIR POLLUTION. CAN OUR HILL, WITH ITS LONG HISTORY OF LANDSLIDES, REALLY BE STABILIZED? MEANWHILE, IF THE PROJECT PROPOSAL WENT FORWARD AS DESCRIBED, OUR QUALITY OF LIFE WOULD SURELY SUFFER FOR A PROTRACTED PERIOD OF TIME DURING REMEDIATION AND CONSTRUCTION.] 4

4. TRANSPORTATION AND TRAFFIC: THE PROPOSED INTENT TO MERGE THE ENTRANCE TO AND EXIT FROM THE NEW DEVELOPMENT INTO WHAT IS NOW A NARROW EXIT LANE FROM OUR CONDOMINIUM INTO TRAMONTO DRIVE WILL SURELY CREATE A BOTTLENECK PROBLEM FOR BOTH INCOMING AND OUTGOING VEHICULAR TRAFFIC. THE SERPENTINE NATURE OF TRAMONTO DRIVE, WITH SINGLE LANES UP AND DOWN THE HILL WILL CREATE AN ACCIDENT-PRONE SITUATION, PARTICULARLY WITH RESPECT TO ADDITIONAL TRAFFIC TURNING LEFT ACROSS THE DOWNHILL LANE OF TRAMONTO DRIVE, WHERE SPEEDING IS QUITE COMMON.] 5

THANK YOU FOR YOUR CAREFUL ATTENTION TO OUR CONCERNS IN THIS PROPOSAL. WE LOOK FORWARD TO RECEIVING A FULL EIR AND PUBLIC HEARINGS ON THIS MATTER.

YOURS VERY TRULY,

John H. Rabbitt
Margetta B. Rabbitt

ROBERT & ALICE KRYSA
Ocean Woods Terrace Condominium
17337 Tramonto Drive, #311
Pacific Palisades, CA 90272
(310) 454-0295

RECEIVED
CITY OF LOS ANGELES
MAR 04 2003
ENVIRONMENTAL
UNIT

February 27, 2003

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:

The statement in the Draft EIR that the promoters of the 82-unit, 3,000-sq.-ft.-sized condominiums in this project volunteered to have this EIR done is a stretch of the truth. It was undertaken because it was requested by our condominium association, other homeowner groups, private citizens, and by the Palisades Community Council. The report is well done, comprehensive and factual, but my wife and I believe that it does not comply with the Brentwood-Pacific Palisades District policy, which states,

“City should promote neighborhood conservation, particularly in existing single-family neighborhoods, as well as in areas with existing multiple family residents; seek a higher degree of architectural compatibility and landscaping for new development to protect the character and scale of existing neighborhoods; preserve existing views in hillside areas; consider factors such as neighborhood character and identity, compatibility of land use, impact on traffic levels....”

Air quality is very important to all of us. My wife and I moved to Pacific Palisades 27 years ago for health reasons and it has been good for both of us. However, we have also experienced a gradual deterioration as the population expanded and as traffic increased tremendously, which the EPA tells us is responsible for 50% of air pollution. This was reported in the Los Angeles Times last June. Further, on February 25, 2003, the Southern California Air Quality District announced in the Times a new smog control plan.

The new plan contains more than 50 measures to increase the cleanup to comply with the mandates of the Federal Clean Air Act. Ozone and microscopic particle pollution from dust and soot are the two most intractable pollutants in the region and are linked to a wide

Handwritten bracket on the right side of the page, grouping the three paragraphs of text. The bracket is labeled with the numbers 1, 2, and 3 next to its vertical line.

Maya Zaitzevsky

-2-

February 27, 2003

range of health problems. *Is the Draft EIR with its thresholds of significance, predictions and feasibility of any size of project valid in light of the new State plan?*

Elderly people, young children, and asthmatics are called "susceptible receptors," *people who are most vulnerable to pollution.* My wife and I are in that group as are many others in our condominium and in the general area of this project.

Three or more years of 6-day work weeks, noise, dust, soot, and truck traffic. God-help us all!

Sincerely,



Robert Krysa

Cc: Sean Morris, Chairman
Ocean Woods Terrace Condominium
Homeowners Association

1
3
4
5

GEORGE G. KATZ, J.D., Ph.D.

Board Certified in Clinical Psychology

Board Certified in Forensic Psychology

American Board of Professional Psychology

RECEIVED
CITY OF LOS ANGELES

MAR 04 2003

(310) 454-9543
Email:bb283@lafn.org

ENVIRONMENTAL
UNIT

February 28, 2003

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:

When I moved into my condominium ten years ago, I assumed that the building and the mountain on which it stood were sound. After the earthquake, my unit was tagged as unsafe; I became aware of the slides the mountain was subject to and for the first time, I placed a ball on the floor of the dining area and watched it roll down as if it were on a slide. Cracks in the walls became an ongoing concern as there are shifts in the mountain and the building.

Belatedly, had a geologist look into this and he didn't give me good news as he described the shifting. Had I know this, I would not have purchased this property. I am now confronted with the construction of 82 unit project with its construction, and massiveness and I fear no one in City planning or environmental impact is concerned about this. I am not concerned about the Revelo area which is not an issue; it is the other side of the mountain that is at risk.

I am not opposed to building projects per se, but just as there was neglect in taking note of the structural problems on the Columbia which lead to the disaster and loss of life, I believe that the history of this mountain and my building warrants greater consideration and concern than the project promoters are willing to grant. It's not their life or property that is at risk, and letters of condolences after the fact will be of little comfort.



17337 Tramonto Drive . Pacific Palisades . California . 90272 . Psychology License PL-3183