

John J. Power & Elaine J. Power
210 Monte Grigio Dr
Pacific Palisades, CA 90272
e-mail: powjak@aol.com

Date: March 25, 2003

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

RECEIVED
CITY OF LOS ANGELES

MAR 27 2003

ENVIRONMENTAL
UNIT

Ref: Project ENV-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Nos. SCH# 2002051086
17331-17333 Tramonto Drive.

Dear Ms Zaitzevsky,

As one of 200 plus CMHO homeowners on the Castellammare Mesa, my wife and I are deeply concerned with the magnitude of the currently proposed Palisades Landmark Condominium Project. The Mesa is essentially fully developed at present and suffers from poor access and lack of any road maintenance program. The proposed additional residents can only add to the existing problems faced by the present homeowners. 1

Of further concern is the proposed massive building construction to be carried out in a highly suspect geological active fault area. Not only is the fault on the face of the hill, adjacent to the proposed project area, continuously sliding and depositing earth on the Pacific Coast Highway, but the large condominium, also adjacent, required extensive rework of the foundations shortly after its' completion, due to earthquake problems. One only need drive up Puerto Marina Way, Revello or Castellammare Drive to view any number of structures, approved by the City Planning Dept., that have been condemned due to seismic faults. The questionable unfinished structure at the corner of Castellammare Drive and Revello Drive has been a disaster for the homeowners in the area. 2

In addition to observing the severe geological problems in the area via such a drive, the poor condition of the roads is also very evident.

We have lived in this quiet beautiful area for 46 years. It is our earnest request that you weigh all the facts and truly evaluate the consequences if such a project, as proposed, were to be approved. We are certain, with such an evaluation, the Council and/or Planning Department would reject this proposal in total. 3

Sincerely,


John J. Power

Cc: Councilwoman Miscikowski
CMHO Board

LAW OFFICES
SNYDER & PECSOK

881 ALMA REAL DRIVE

SUITE 308

PACIFIC PALISADES, CALIFORNIA 90872-3773

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* CERTIFIED SPECIALIST - PROBATE,
 ESTATE PLANNING & TRUST LAW
 ** CERTIFIED SPECIALIST - FAMILY LAW
 THE STATE BAR OF CALIFORNIA
 BOARD OF LEGAL SPECIALIZATION

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 CITY OF LOS ANGELES

MAR 27 2003

ENVIRONMENTAL
 UNIT

March 25, 2003

Maya E. Zaitzedsy, Project Coordinator
 Department of City Planning
 200 North Spring Street
 Room 763
 Los Angeles, California 90012

Cindy Miscikowski, City Councilwoman
 200 North Spring Street
 Room 415
 Los Angeles, California 90012

Re: Project ENV-2000-2696-EIR
 Palisades Landmark Condominium Project
 Reference Nos: SCH 2002051086
 Location: 17331-17333 Tramonto Drive
 Pacific Palisades, CA 90272

Dear Gentilepersons:

I have owned my home at 17900 Tramonto Drive in Castellammare Mesa for 32 years. I am also an attorney practicing in Pacific Palisades, California. In most aspects, I am not opposed to single family development on our hill. However, the referenced project has several extremely disturbing aspects and I kindly request that both of you use the influence of your office or position to deny this development.

1. Size and impact on Castellammare Mesa and the surrounding area.

The proposed condominium project of 82 units (having torn down 20) presents a mammoth visage to our hill and also to the area at the intersection of Sunset Boulevard and Pacific Coast Highway. I understand there are approximately 220 houses

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Maya E. Zaitzedsy, Project Coordinator
Cindy Miscikowski, City Councilwoman
March 25, 2003
Page 2

on Castellammare Mesa now. This would be an additional 62 units (approximately 28%-30% increase) whose only access off the hill is Tramonto, either via Los Lionses or via Porto Marina Way. The project would overwhelm the hillside in an area that is already dense with homes and traffic.

2. Adverse effect on traffic.

At the present time it is difficult for Castellammare occupants to access Sunset by Los Lionses. When the Getty Villa reopens, we understand that there will be vastly more traffic using Los Lionses for tour and school buses and Getty employees. Any traffic studies made while the Getty Museum is closed are invalid because of the lack of the traffic which will commence before the 2005 Museum opening.

Tramonto is a narrow winding road, settled and uneven in many places. The access from the development to Tramonto would be on the hairpin turn, which is in itself unsafe. Additionally, lower Tramonto would potentially be blocked much of the time during the anticipated three year construction phase, which will put an additional burden on Porto Marina Way and Pacific Coast Highway.

Porto Marina Way is a very narrow, winding and unevenly settled road. Every time a car exits Porto Marina Way onto Pacific Coast Highway or enters Porto Marina Way from the southbound lanes of Pacific Coast Highway, traffic must come to a standstill on Pacific Coast Highway. This would further slow the already slow flow of traffic on Pacific Coast Highway because of the numerous additional trips. If cars exit onto Sunset from Los Lionses, the additional traffic would also greatly affect the flow on Sunset and the intersection of Sunset and Pacific Coast Highway which is already so overloaded that many times cars cannot exit onto Pacific Coast Highway in one traffic light.

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LAW OFFICES
SNYDER & PECSOK

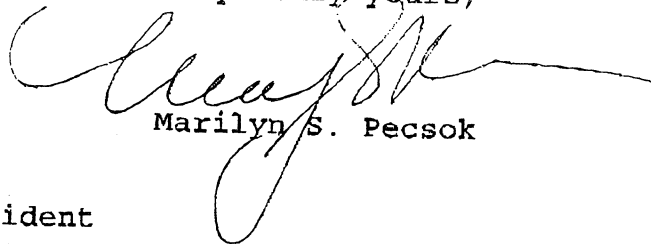
Maya E. Zaitzedsy, Project Coordinator
Cindy Miscikowski, City Councilwoman
March 25, 2003
Page 3

3. Slide area.

The proposed project is next to a slide area. I suspect there would be huge liability to Los Angeles City if slides occur and homes are lost or homes are made inaccessible because of damage to roads. Even a developer's bond in perpetuity would probably not cover the devastating losses if slides occur.

I believe that this large project with access only on Tramonto Drive will have seriously adverse consequences, not only to the Castellammare homeowners with subsequent potential loss of value and loss of two access roads but would also have serious adverse consequences to the traffic of both Pacific Coast Highway and Sunset Boulevard. I strongly urge you not to approve this project.

Very truly yours,



Marilyn S. Pecsok

MSP:tm

cc: Andrew F. Martin, President
Castellammare Mesa Homeowners Association

SHAFFER, GOLD & RUBAUM, LLP

Ms. Maya E. Zaitzevsky
Department of City Planning
March 26, 2003
Page 2

The state park and conservancy lands that surround the Castellamare area are well known for their susceptibility to fires. Since there are only two methods of evacuation, I am fearful for the safety of my family, including my children ages 10 and 11. Fires pose a very real and constant threat. With one of the only two methods of ingress and egress being marginalized (both (1) during construction by grading, construction equipment and supplies and (2) after construction by the glut of increased traffic), the consequences of a fire or any natural disaster (earthquake) could easily be tragic.

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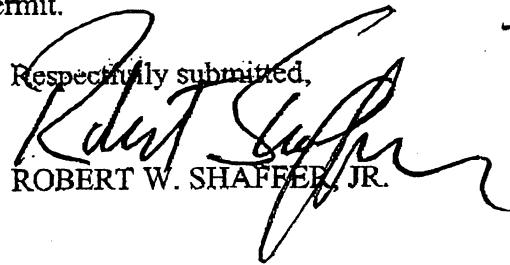
3. Project Completion: for all of the reasons of environmental degradation, safety to the community and the creation of a public nuisance in the event the Project were to be abandoned or placed on some kind of hiatus, I believe it is essential that a Project completion bond be required as a condition of granting the building permit. Too many projects have been started and then stopped for unforeseen reasons (note the uncompleted spec home at 17474 Tramonto, which has been an eyesore and attractive nuisance for years and the City says it can do nothing about forcing it to be completed). For that to happen in these circumstances could prove catastrophic. At that point, whatever the City has gained in revenues in fees from the Project would be overwhelmed by its liability for damage to the neighborhood and its infrastructure.

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The environment, the potential danger to public safety, the geological and fire risks and the risks of an abandoned project compel the conclusion that the proposed Project must be substantially reduced in scope and density and, at a minimum, strict, enforceable completion dates for well defined Project phases and a completion bond required as conditions for granting a building permit.

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Respectfully submitted,



ROBERT W. SHAFER, JR.

RWS:rc
cc: Councilman Miscikowski
CMHO

Maya E. Zaitzevsky, Project Coordinator
Dept of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012
March 26, 2003

Reference Project EVN-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Nos SCH# 2002051086
17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

We adamantly oppose the above referenced project. The Castellammare area, in general, has become a construction battlefield. I work at home and see trucks moving through our small community day in and out, creating not just noise pollution, dirt and traffic hell, but seriously damaging our one and only access street (Tramonto Drive). Now we have this monster condo project to deal with.

Here are some major issues: This entire area is not safe geologically. As 11-year-residents, we've seen major landslides demolish homes and compromise the land. We live on Revello Drive, on top of the proposed condo project. When we moved into our residence, we barely passed a geological exam, and did so only because we were on the side of the hill which was not compromised by damage. With the current construction (we already have two sites building beneath us), all our homes' land on Revello Drive are already being weakened. The condo project would severely threaten our land.

Additionally, the traffic concerns are already enormous. Tramonto Drive provides the only access in and out of our neighborhood and consequently has become a major thoroughfare. It's a small, windy street, full of potholes (due to damage by the construction trucks) and cannot withstand more traffic. Furthermore, the few residents at the current condo site zip in and out of their driveways, making for already hazardous conditions as we drive down Tramonto to the main street. I can't imagine how much more of a threat it will be when the residence doubles (triples?) in size with the new proposed condo site.

And finally, the three year proposed construction time is outrageous. We've sustained major construction in our neighborhood for the past ten years and it's highly unfair to force us into three more years of noise, trucks, dirt, traffic and all the other ills that come with building.

We bought in this community because it was a sleepy, off-the-beaten-path beach community. We felt safe because our geological checked out, yet we knew the rest of the area was questionable, therefore would likely remain quiet. Unfortunately, that hasn't been the case. Year after year we've endured more and more building (it took SEVEN years for the builders to complete the house next to us, the one next to that has been under construction for three, and the one below that, for four years) that's been a huge inconvenience to our home life. Both plots beneath us are under construction, though on and off due to who knows what. Now, with this new condo project, our land is threatened, traffic will become more of a problem and we see no end to the continued strain on our peace and quiet. We have considered leaving this area because of the constant construction and if this project gets approved, we may sadly have to. My son goes to Marquez Public School and we are major contributors to this community. My husband (Peter Tilden) is on radio and our community's construction is an occasional topic on his show. That's how bad it is.

Please take a long hard look at this project. There is nothing good about it. Leave the area alone. Let the condos that are there remain as they are. Allow us some peace and safety. Thank you for your time,

Thomasine & Peter Tilden

Mrs. Thomasine & Mr. Peter Tilden
17400 Revello Drive
Pacific Palisades, CA 90272
Hm: 310.454.3694

RECEIVED
CITY OF LOS ANGELES

MAR 29 2003

ENVIRONMENTAL
cc: Councilwoman Cindy Miscikowski
CMHO Board, Box 742, Pacific Palisades, CA 90272

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MAR 20 2003
ENVIRONMENTAL
UNIT

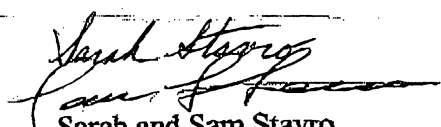
March 26, 2003

Dear Sir or Madam,

We are the homeowners and residents of 221 Bellino Drive, Pacific Palisades, CA 90272 since 1978. We are writing because of our grave concern regarding the proposed Palisades Landmark condominium project (Project ENV-2000-2696-EIR and reference numbers SCH # 2002051086, at 17331-17333 Tramonto Drive.) We are emphatically opposed to the project as proposed. Our concern about this project is the certain horrendous traffic density that will ensue on Tramonto Drive, a one-lane road in each direction that services an area of approximately 220 homes. The dreadfully inferior geological condition on the proposed site of construction is a very real concern as well. This location has a history of very unstable terrain with past occurrences of major landslides with the destruction of many homes. We are also disturbed about the definite serious deterioration of the roads leading to our home and the further deterioration this project will cause. Please put us on record as being vehemently opposed to the proposed project as it will be a very serious blight to our environment. If you should decide to allow this project, we insist that it be pared down to no more than 50 units and that the developer be responsible for upgrading the roads and ensuring that we have adequate access to our home in Castellammare Mesa. We thank you for your consideration in this matter.

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Sincerely,


Sarah and Sam Stavro

Cc: Andrew Martin, president CMHO
Councilwoman Miscikowski

Arthur L. and Hermine Kovacs

17929 Castellammare Drive
Pacific Palisades, CA 90272-4147

March 26, 2003

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

RE: Project ENV-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Nos SCH# 2002051086
17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

I am writing to you to express my strong protest about the planned development referenced above. Proceeding with this undertaking would seriously degrade the quality of life on our mesa in ways that are disruptive over the short term and in more permanent ways once such a disaster would be completed. Let me take up both of my sets of concerns in turn.

Short term horrors --

• Construction will go forward **over a three year period**. Following the landslides of recent years, our mesa has only two means of ingress and egress, the two ends of Tramonto Drive. There will be a large number of construction trucks and heavy earth moving equipment periodically tying up the Tramonto/Los Liones exit. This will shift a much greater traffic burden onto the Porto Marina/PCH exit. The latter has one of the longest signal periods anywhere in the Los Angeles basin - about a three minute delay for each cycle. There will be large numbers of backed up cars and angry residents fuming at the increased inability to get in and out of the neighborhood.

• This site is one in which extensive grading is scheduled to go forward adjacent to an ancient fault that has already collapsed at least once. Is the city willing to accept liability in the case of further destabilization of the mesa? I would hope that there would be an extremely conservative position taken about going forward with anything with potential risk, given the city's history of already having to spend enormous funds shoring up upper Tramonto, both ends of Castellammare Drive, and the Porto Marina/PCH grade all in recent years.

Long term horrors --

• The project is aesthetically terrible. An eyesore is going to be created on the hillside and give everyone going northwest on PCH and west on Sunset Boulevard eye pollution and will ruin the beauty of our residential neighborhood.

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• The construction of 82 units will bring approximately 164 additional vehicles onto the mesa. That is a huge percentage increase in the number of cars that will be traversing the narrow streets of the mesa. Accidents will increase, the safety of pedestrians and dog walkers will degrade, and many more mini "traffic jams" will result at the ends of both exit roads.

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• Tuesday morning is trash collection time for the residents of the mesa. Lord help any of us who are attempting to use the Tramonto/Los Liones road exit when the trucks are active. The existing condo development on Tramonto already stacks up about 40 receptacles for pickup. This takes the trucks many, many minutes to lift and dump. Autos do not have room to go around them. With the completion of the project, and additional 286 receptacles will now be placed out on the roadway. Those of us who are wise will go down Porto Marina to PCH where we will fume waiting for the long line of cars to go through interminable signal changes before we become free to enter the traffic flow. And what will happen if the paramedics or a fire truck need leave the fire station and to come up Tramonto past the site just when the trash trucks are doing their duties?

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• Unless developers are held to stern requirements for safely dewatering the property being considered for construction, the risk of additional slides is going to be increased by the planned development.

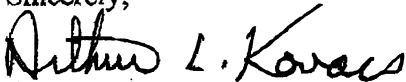
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• The heavy earth moving equipment used by the developers typically has caterpillar treads that do damage to both the concrete surfaces and asphalt surfaces of various portions of the roadways. The city has never required that these degraded surfaces be repaired, and I know the city's own budget for doing so is quite limited. We are already living with many street surfaces that have in this fashion been harmed by developers and never repaired, and I am now protesting what I believe will become a new crop of them.

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For all of these reasons, my wife and I are absolutely opposed to having this project become a reality.

Sincerely,



Arthur L. Kovacs

CC: Councilwoman Miscikowski
CMHO

March 27, 2003

Maya E. Zaitzevsky, Project Coordinator
DEPARTMENT OF CITY PLANNING
200 North Spring Street, Room 763
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

MAR 20 2003

ENVIRONMENTAL
UNIT

Re:
Project ENV-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Nos SCH# 2002051086
17331-17333 Tramonto Drive

To Whom It May Concern:

We are property owners and members of the Castellammare Mesa Home Owners. We have lived at 253 Quadro Vecchio Drive in Pacific Palisades since 1978.

In the many years we have lived on the hill, we have witnessed many changes that have been both beneficial and detrimental. We do not consider ourselves alarmists, and have never contacted the planning department prior to this to express concerns about changes to the landscape. We feel that the development of the above-referenced project will be an egregious misuse of our area for the following reasons based on our inspection of the EIR:

- Tramonto Drive is the main conduit of the Mesa and has areas of instability itself. The street cannot bear any more traffic, and the proposed project will dramatically increase congestion due to a 3-year construction estimate, and the eventual increase in personal vehicles. Aside from the obvious inconvenience of time delays in simply getting to and from our homes, we are deeply concerned about emergency vehicles getting to the hill on an already stressed street. The only other ingress/egress to the Hill is Porto Marina Way. This is not a viable alternative, since that street is extremely narrow.
- The proposed site is planned on an existing landslide site. The potential for deterioration on the site itself and our homes in the surrounding area is too great.
- As a realtor, my wife is deeply concerned about the inevitable decline in our property values as a result of the proposed project. Prospective buyers will not purchase in an area where they are not able to navigate easily to and from their homes.

We respectfully request that this project is disapproved to go forward. We feel that the inevitable result will be disastrous.

Yours very truly,

Bernard & Judy Orsini
Bernard & Judy Orsini

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Architectural Committee
Castellammare Mesa Home Owners
P.O. Box 742
Pacific Palisades, CA. 90272

RECEIVED
CITY OF LOS ANGELES
MAR 31 2003
ENVIRONMENTAL
UNIT

March 27, 2003

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

Reference : Project ENV-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Nos SCH# 2002051086
17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

I refer you to the letter of 2-21-03 from the Castellammare Mesa Home Owners Board of Directors. (copy enclosed)

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At our home owners meeting I had a chance to see the EIR which included a photo of the expected project when completed. I must say the development is a bit overwhelming to view from across PCH.

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Other than echoing the concerns of the CMHO Board of Directors, may I call your attention to the following:

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Page 150, paragraph 58 of the EIR: As head of the CMHO Architectural Committee, I am very much aware that a homeowners group cannot take financial responsibility for possible future problems that might be created from faulty construction or earth movement without providing a bond or an insurance policy to cover possible damage. To provide this coverage requires a rather serious premium. It is well known that homeowners groups very seldom have funds to cover these costs. It seems that the developer should assume this financial responsibility by providing long life coverage for this liability. The above assumes that an extensive foundation and drainage system is part of the project.

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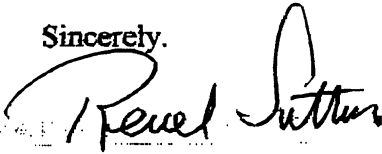
Page 39 and 40 of the EIR: There seem to be a lack of serious consideration of the impact that construction and future condominium traffic will have on the 200 homeowners of Castellammare Mesa. Tramonto is rather narrow residential street that was returned to the homeowners by the City because of the liability issue. Also, the

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current entrance is on a BLIND curve. The introduction of heavy construction traffic for one and one half years and the future homeowner traffic from eighty-two condominiums would be an unacceptable impact to the homeowners of Castellammare Mesa.

This letter should be recorded as a strong vote against this project as it is currently proposed and the EIR as it current written.

Sincerely,



Reuel Sutton
CMHO Architectural Committee

Cc: Councilwoman Cindy Miscikowski

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

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

February 21,2003

**Re: Project ENV-2000 - 2696- EIR
Palisades Landmark Condominium Project
Reference Nos: SCH # 2002051086
Location: 17331-17333 Tramonto Drive**

Gentlemen,

The Castellammare Mesa Home Owners Board of Directors has had an opportunity to review the subject EIR and has the following comments to offer on behalf of over 200 Mesa Homeowners who will be significantly affected by this project .We have several areas of major concern ie

(1) Potential adverse geological impact resulting from the site excavation.

The Revello Drive landslide is located on the western portion of the project site, (as acknowledged on page 122 of the EIR). The extensive earth removal ,excavation and construction of buildings contemplated by the project could result in further deterioration of site geological conditions.

Should this project go forward how will the City of Los Angeles and the project applicant indemnify homeowners both above and below the project site for any future damage to, or loss in value of, their property resulting from further deterioration of geological conditions on and adjacent to the proposed site?

There is no mention of a "bond" for successful completion of the project nor does the EIR address significant problems should they occur .An abandoned project would be devastating to our community. How will this completion issue be handled by the City of Los Angeles and the applicant?

The EIR states that the project will take 3 years to complete.(Page 39 identifies 18-19 months of heavy grading and construction, trucking etc.) This is much too long and would cause a significant disruption to traffic in our area. Can this be reduced by the imposition of effective penalties for failure to complete the project on a timely basis?

Under paragraph 58 on page 150 the EIR states that the project (Buildings 1 and 2)" will still be bordered by an active landslide on three sides ----".As a result the City of Los Angeles is requiring that the "owners shall record a sworn affidavit with the Office of the County Recorder" etc .assuming responsibility for adequate drainage the lack of which could impact the slide area.. Shouldn't the applicant be required to provide a permanent physical solution (ie adequate drainage system and /or additional retaining wall) now as part of any permitting requirements?

(2) Exit routes from the Mesa

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The 200 plus CMHO homeowners have only two exit routes from the Mesa ie Porto Marina Way and the predominately used Tramonto Drive.

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(a) It is anticipated that during much of the at least 3 year Construction phase as proposed (particularly during trucking into and from the excavation site) ,Tramonto Drive will be significantly less available to residents west of the 17400 block. This will result in almost total reliance on Porto Marina Way as the exit route from the Mesa. Porto Marina is essentially a tortuous one lane street with parking allowed on the north side .Present traffic light configuration onto Pacific Coast Highway cannot accommodate this reliance on Porto Marina Way. Will it be reconfigured to an "on demand" basis for Porto Marina exiting traffic?

The traffic congestion issues cited on pages 39 and 40 of the EIR are not adequately addressed. For safety and traffic flow control reasons it is recommended that a traffic signal with directional arrows and a left turn lane onto Sunset from Los Lions Drive be established before the project begins.

(b) Tramonto Drive road maintenance.

Page 217 of the EIR holds the applicant responsible for damage to streets resulting from the import/export of soil from the site as a condition of the issue of grading permits .This requirement is only meaningful if the applicant is required to post an adequate performance bond requiring that Tramonto Drive maintenance be on a continuous basis during the construction phase of the project.

Page 37 of the EIR holds the applicant (not the City) responsible for road maintenance but does not define maintenance standards or the need for continuous maintenance .We need to avoid the possibility that the applicant repairs the road at a time of his choosing and not when necessary.

Finally, as the EIR acknowledges (on page 240) the proposed project will have a significant negative impact on post completion traffic and the 200 plus homes on the Mesa are unquestionably the most adversely affected .We believe that traffic as well as other environmental concerns would be mitigated by a reduction in the project size. We consider a limit of no more than 50 units (Alternative B, as outlined on page 5 of the EIR) should be permitted

Respectfully submitted,



Andrew F Martin
President

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MARTIN L. ALPERT, M.D.
Family Practice
1304 15TH St., Suite 202
Santa Monica, CA 90404
Tel (310) 393-0739
Fax (310) 395-2063

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MAR 31 2003

ENVIRONMENTAL
UNIT

March 27, 2003

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

Re: Project: ENV-2000-2696-EIR
Ref No.: SCH# 2002051086

Dear Ms. Zaitzevsky:

I have been a resident of Castellammare area for 24 years. I am a family physician who works in Santa Monica and is on staff at two major hospitals in the Santa Monica area. I am deeply concerned about the application for this new project, which would cause great delays in leaving this area due to the blockage of Tramonto Drive. I am sure you are aware that the other exit from Castellammare is a very narrow windy road, which would be quite dangerous with traffic as it is very hard for two cars to pass due to the allowance of parking on the north side of the street. In addition, the light sequence at Pacific Coast Highway is such that the exit would be very delayed due to the long light and the increase in traffic that would occur exiting the Castellammare in this area. These long delays could possibly jeopardize my ability to get to the hospital in an emergency situation, which would jeopardize other lives.

I am also concerned about road wear and tear on the Tramonto Drive area from the construction project in addition to destabilization of the Castellammare Mesa homes due to the necessary grading and digging into the hill for which this project will require. As you know, this is an active slide area. It is also my hope that Tramonto Drive would be completely redone with a new road if this project is allowed to go through as the wear and tear on this road would, I'm sure, cause further potholes and cracking. Parts of Tramonto Drive should be redone even at this time. I would appreciate your attention to these concerns in your consideration to allow this project to go ahead in its current form. I would hope that it would be downsized and other precautions should be taken to address the

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March 27, 2003

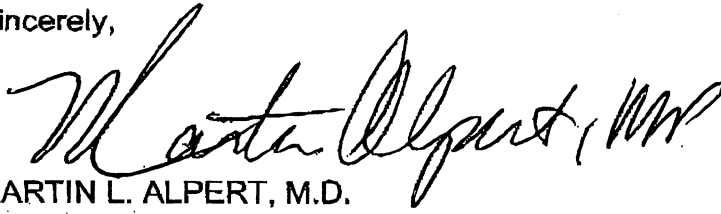
Re: Castellammare Project

Page Two

concerns I have previously mentioned. Please feel free to contact me should you require any further input at my office (310-393-0739).

3

Sincerely,



MARTIN L. ALPERT, M.D.

MLA/sni

CC: Councilwoman Miscikowski

March 27, 2003

Dear Maya Zaitzevsky, Project Coordinator

In reference to
 Project ENV-2000-2696 EIR
 Palisades Landmark Condo Project
 Ref # JCH 2002051086
 17337-17333 Tramonto Drive

RECEIVED
 CITY OF LOS ANGELES

MAR 31 2003

ENVIRONMENTAL
 UNIT

Dear Madam:

82 condos? Are you people crazy? Are you smoking something? That area of Casette Marina is known to be geologically fragile and unstable. I have lived in the area since 1968. Everyone here knows it. I have just retired as a Coldwell Banker Real Estate agent for 25 years, we all know that part of the hill is fragile. There should be no condo development there, not even 50. 1

There are only 2 entries and exits for over 200 families on this hill, both of which are treacherous. Everyone of you who has a vote on this project has a moral obligation to drive from the fire station at Sunset and Los Loma up to the proposed site and then drive the other exit from the other end of Tramonto down Porto Marina to Pacific Coast Hwy. They should see where that road sled 15-20 years ago. To use either for construction equipment is insane. I don't care how much this developer is bribing you with. It isn't worth it. 2

When these houses were built in the early 50's for returning vets to raise a family & have a small yard it was simple. Now in the last 10 years replacement families have been well-educated professionals paying a lot of money & then rebuilding & remodeling. They are highly litigious people. Any damage and inconvenience you are going to pay for. The city spent millions just recently to relocate families on the front of this hill when rains & traffic caused part of it to sink. Do not permit this development. You endanger us all. 3

Sincerely,
 Ruth White

17925 Tramonto 310-459-1744
 Pac. Pal. 90272

Mary Elisabeth & Robert Kors
232 Quadro Vecchio Drive
Pacific Palisades, CA 90272
Tel: 310-459-0203

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March 28, 2003

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

Reference:

Project ENV-2000-2696-EIR
Palisades Landmark Condominium
Reference Nos. SCH # 2002051086
17331-17333 Tramonto Drive

Ladies and Gentlemen:

We are writing to express our extreme concern over the above-referenced project's impact on the stability, traffic and roads in our neighborhood.

} 1

This project is bordered by landslides on three sides - a recipe for disaster. If the project does - as seems quite likely - create geological damage, please assure that the project developer, not the city and surrounding homeowners, bear the cost of this damage. Should you think this issue not important, please drive around this neighborhood and look at all the foundations of homes lost to landslides.

} 2

Tramonto Drive is a narrow, twisting, heavily pot-holed and patched road. We are concerned that heavy truck use will destroy the road. In any event, extensive truck use on this narrow, winding road could render Tramonto unusable during the project. We go up and down Tramonto at least 6 times a day. Extensive waits to use Tramonto or being forced to use the Port Marino exit (which takes us about 5 additional minutes each way) will cost this household alone an hour or more a day. To bear this cost for three years seems a very high price for us to pay.

3

In short, this developer is asking this neighborhood to pay very high costs and risks. Please ensure the risks and costs are borne by the people reaping the rewards of the project - the developer.

4

Robert & Mary Beth Kon

MIRAMAR HOMEOWNERS' ASSOCIATION

March 28, 2003

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

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EIR Case No.: ENV-2000-2696-EIR
Project Name: Palisades Landmark Condo Project
Reference Nos.: SCH# 20022051086
Location: 17331-17333 Tramonto Drive

The Miramar Homeowners' Association has strong concerns about the development of the proposed project on Tramonto Drive. The EIR Traffic section does not take into account the difficulty that would arise to the traffic exiting Paseo Miramar east on to Sunset Boulevard if 205 more cars (the number of parking spaces indicated in the project) were added to those exiting Los Lions Drive. It doesn't even address Paseo Miramar.

Paseo Miramar is directly east of Los Lions Drive (adjacent to the fire station). We are a neighborhood of 70 homes but also have a fire road at the top of the hill which is used by hikers and bikers as access to the Topanga State Park trailhead. In 1998 State Parks estimated 5000-6000 people used that access per month. Since that time the entrance has been promoted on the Internet and the number has increased greatly and will probably continue to increase.

The number of hikers using the other trailhead entrance off Los Lions Drive has increased and is also continuing to increase. That alone will affect the traffic exiting Los Lions Drive and heading east on Sunset Boulevard without the addition of the 205 more cars proposed for this project.

It often takes five minutes to safely exit Paseo Miramar to travel east on Sunset Boulevard. Between the traffic heading west on Sunset Boulevard (much of which comes from the Palisades Highlands making a right turn and therefore does not have to wait at the light at Palisades Drive) and the traffic heading east on Sunset Boulevard from Pacific Coast Highway the current situation is very difficult.

The other major concern to our community is the excessive size and scale of this project. It will be an eyesore to those who treasure the beauty of the Palisades and have long worked to protect the green hills and open space atmosphere of the community. This project would have to be downsized dramatically to conform to the rest of the Palisades.

We urge you to reconsider this oversized project and at least have the Department of Transportation require a new EIR which takes into account the traffic difficulties and dangerous situation this will additional traffic will incur on those exiting Paseo Miramar.

Thank you.

Sincerely,



Audrey Ann Boyle
Co-Chair

752 Paseo Miramar
Pacific Palisades, California 90272-3025
310-230-2493

Dates 3/28/03

TO: Miscikowski Councilwoman

From: Steve Cofluff

252 Bellino Dr.

PALM SPRINGS, CA 92272

Ref:

Project ENV-2000-2696-EDR

Palisades Landmark Condominium Project

Ref #s SCH # 2002051086

17331-17333 Tramonto Dr.

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Dear Mami,

We'd like to express our opposition to the extensive condominium project proposed on Tramonto Dr. Due to causing of great inconvenience & traffic & also not being able to use Tramonto Dr. as our only access way to Sunset Blvd. & also geological issues ~~which~~ would not help our landslide situations, that we've had in the past in this area. We hope you pay a great attention to this matter & ^{would} not approve this

Project.

Thank you

Steve Cofluff

Michael J. Downer and Jessica B. Johnson
223 Giardino Way
Pacific Palisades, California 90272
310-230-4058

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March 28, 2003

Ms. Maya E. Zaitzevsky
Project Coordinator
Department of City Planning
200 North Spring Street, Room 763
Los Angeles, California 90012

RE: Project ENV-2000-2696-EIR
Palisades Landmark Condominium Project
Reference Numbers: SCH # 2002051086
Location: 17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

We are residents of the Castellammare Mesa area of Pacific Palisades. We are writing to comment on the Environmental Impact Report (the "report") that was prepared in connection with the project referenced above which is proposed to be built in the area in which we live (the "proposed project").

Based on our review of the report, we have concluded that the proposed project would so damage our area that it should not be approved in its current form. Our concerns are set forth below.

1. Monument to over-development

First, the drawing of the proposed project contained in the report underscores why this project, if approved, would be so harmful. An eighty plus unit condominium building is simply too large a structure to be added to our area. The drawing of the project contained in the report should provide justification enough for disapproval. The structure as proposed, if built, would be an oversized, discordant, grotesque, blight on our neighborhood and a monument to over-development.

} 1
} 2

2. *Tramonto Drive cannot handle additional traffic*

3

Second, it is our understanding that the City of Los Angeles many years ago essentially stopped maintaining the roads in this area (because of landslides). Ironically, Tramonto Drive, a main artery for our area, has suffered the most wear and tear. This road is a blighted mess and is in desperate need of repair. We are absolutely bewildered as to why the City would even consider such a project given the condition of this road, let alone the condition of every other road in the area. We believe that the City is already at great risk in terms of potential liability stemming from the poor condition of our roads. We believe that approval of this project would make such liability inevitable.

3. *Could jeopardize delicate geological conditions*

4

Third, the project site is subject to landslides as discussed in the report. The extensive construction that would be involved could seriously damage already delicate geological conditions. This could negatively impact our area in a variety of ways that cannot be adequately anticipated.

4. *Would impose unacceptable hardship on the area*

5

Fourth, the report states that the proposed project could take three years to complete. This is more evidence that this project is too large for our area. In addition to disrupting the lives of every resident of this area, we have a well founded fear that given current economic conditions this project could run into delays that could stretch the time of construction out even further. Currently, there are three stalled housing projects on Tramonto. The equipment used to construct these projects has further damaged this street. Obviously, whatever safeguards the City attempted to impose in connection with those projects was not adequate. For example, clumps of cement from these projects pock Tramonto in a number of places near these stalled half-completed structures. Given this situation, we can only imagine what havoc this project would wreak on this street and our area.

5. *Porto Marina Way cannot serve as the sole access street for our area*

6

Finally, if the proposed project goes forward, we believe that Tramonto would effectively become unavailable to us for purposes of leaving and entering our neighborhood. We would therefore have only one alternative access route, Porto Marina Way. This street is even more dangerous and narrow than Tramonto. Furthermore, it flows into the Pacific Coast Highway. Given its current configuration, Porto Marina is not capable of handling all of the traffic in our area over any extended period of time.

* * * * *

Please feel free to contact us if you have questions or would like additional information. Thank you for providing us with an opportunity to comment about this important matter.

Very truly yours,

Michael Downer

Jessica B. Johnson

Michael J. Downer and
Jessica B. Johnson

Copies to: Cindy Miscikowski, Councilwoman for the Eleventh District
Castellammare Mesa Homeowners Association

Lise and Bo Svenson

March 28, 2003

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

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APR 01 2003

ENVIRONMENTAL
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Re: Project ENV - 2000 - 2696 - EIR

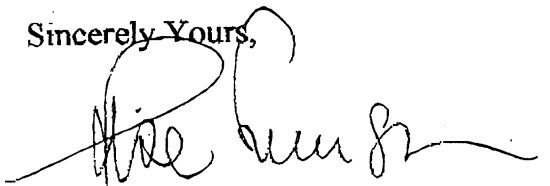
Here we go again! On the heels of subjecting Castellammare homeowners to having our music preference dictated by the Getty—regardless whether or not we want music to fill our evenings—Department of City Planning thrusts upon Castellammare homeowners another situation that will negatively affect our quality of life and property values.

Again, Department of City Planning contemplates the bulldozing of Castellammare homeowners' interests in favor of big business.

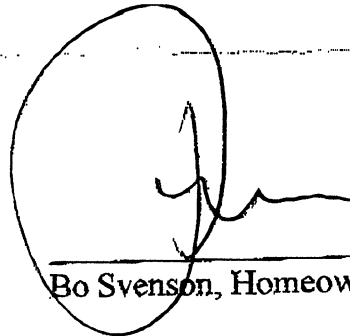
Had you as individuals been Castellammare homeowners, with the quality of your own lives and property values at stake, you would no doubt have rejected the Getty Expansion as well as the proposal referred to above.

Given the facts, including potential catastrophic geological impact and traffic congestion, we urge Department of City Planning as well as other public servants and elected officials to reject Project ENV - 2000 - 2696 - EIR.

Sincerely Yours,



Lise Svenson, Homeowner



Bo Svenson, Homeowner

312 Bellino Drive, Pacific Palisades, California 90272

Tel 1 310 454-1900 Fax 1 310 573-1700

www.boysvenson.com

Danny Cohen, PhD
17432 Revello Drive
Pacific Palisades, CA 90272

March 30th, 2003

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

Re: Palisades Landmark, Condominium Project, Pacific Palisades
(ENV-2000-2696-EIR)

My concerns and objections to this project have not been fully addressed.

The proposed car access to the project via Tramonto (through which over 200 cars will enter and exit the project) is very problematic. This proposed entrance is at a very steep place exactly at a sharp hairpin curve in Tramonto. From my own experience I can testify that the visibility of downhill cars is limited at that place, not being able to see around the hairpin curve. Furthermore, if standard traffic rules are to be obeyed, then the Tramonto downhill traffic will have the right of way over the uphill cars which will have to make a left turn to enter the project while not being able to see around the hairpin curve the downhill traffic. In addition, the entering cars may be forced to stop at an unsafe place, on a steep hill. The safety implication of this traffic load and the impact of its noise were not studied, and must be before any approval may be issued.

1

This situation would invite accidents.

To what standards will the Revello slide be fixed? Who will guarantee that this "fix" will not cause further slides and soil movement?

2

Who will guarantee that the excavations required by the project (building and parking) will not affect the stability of the properties above it? The addition of so many units and the excavation and compacting of the ground below may cause slides in the area above. Who will guarantee the stability and safety of our houses above the project?

My understanding is that over 200,000 cubic yards of soil will have to be transported, exporting 100,000 compacted soil (which is actually 120,000 because of the soil's expansion) and importing 70,000 (which expands to 84,000). Since big trucks can carry about 10 cubic yards each this will require over 20,000 roun-trips. One does not have to be a rocket scientist to guess what will happen to Tramonto. I expect that it will rapidly become pothole-ridden and that the city will not start repairing it until the completion of the project, which will take many months or years. Simple arithmetic suggests that there will be a truck coming up the hill every few minutes for many months.

3

Each truck, and the other heavy equipment needed to load or unload it will be a constant source of noise for a very long period.

]4

The implications of having so many trips of so many big rigs, into a place that has a narrow access, from a dangerous steep hairpin curve, should be studied, too.

]5

I doubt if the gain (by compacting the Revello slide) justifies the risk of instability to the existing houses. The city would take this responsibility upon itself by approving such a project.

]6

My main objection is not to the project but to its excessive scale and density. In addition to the project being out of character with the rest of Pacific Palisades, in general, and with this neighborhood, in particular, it puts at risk the stability of existing houses, and it will have negative effects on traffic safety and on noise levels.

]7

Sincerely,



Danny Cohen, PhD