

63

FROM : CIGOLLE X COLEMAN

FAX NO. : 3104542843

Apr. 02 2003 09:07AM P2

CIGOLLE X COLEMAN

April 1, 2003

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

RE: Palisades Landmark Condominium Project
SCH #2002051086
17331 - 17333 Tramonto Drive

Dear Ms Zaitzevsky,

There are several areas that the Draft Environmental Impact Report for this project does not seem to address adequately. I share the concerns of the Castellammare Mesa Homeowners Board of Directors about the negative impacts of this project on our neighborhood. In addition, I would hope that the final report would address the following six issues:

1. The Draft EIR states that "residential street impacts to Los Liones Drive and Tramonto Drive would remain significant and unavoidable". I agree that the impact would be significant but it is clearly not unavoidable. The easiest way to mitigate the impact is to build substantially fewer units. But the magnitude of the issue is not made clear in the report. Tramonto Drive has been withdrawn from public use only two blocks beyond the driveway of the proposed project, leaving the route past its driveway the only emergency egress for many Castellammare residents, including my family. There are several possible mitigating possibilities that I believe need to be explored, the most satisfactory being making Castellammare Drive the primary means of egress for the project. Because fewer houses use this road as access, it would not impact as negatively on the neighborhood as the access to Tramonto Drive. There is also a traffic light at Sunset Boulevard. While grading for construction of the new access is significant, it is in the area where substantial grading is already proposed. Having two access points would also add substantially to the safety of project residents as well. Other mitigating measures would be rebuilding the slide section of Revello Drive to connect to its lower section, and improving the part of Tramonto Drive that has been withdrawn from public use before beginning construction on the proposed project. Measures to assure safety, access and egress for the

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neighborhood have not been considered to an appropriate level to date.

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2. More information is required on the feasibility of improving the steep slope of Tramonto Drive from Los Lions to the driveway for the project, as is mentioned in the report. An analysis of the slope and transitions from slope to flat needs to be done before assuming that road can be upgraded to safe standards. The road is currently so steep that a required stop at the intersection of that driveway, as proposed with a stop sign installed during construction, is extremely hazardous and likely to generate more danger than it alleviates.

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3. The claim in the report that the proposed project is a compatible land use for the neighborhood fails to take into consideration similar projects in the area. The "Related Projects" listed in the report do not relate in size or scope to the project under discussion. Two projects that have gone through the entire approval process and are presently in construction are Parcel Map 5938, a four and a half acre parcel at 7400 block of Tramonto Drive and Tract 50232, two acres in the 174300 block. Both sites were initially proposed as multiple unit projects. Both projects, one approved in 1989 and one in 1999, went through significant downsizing after City and neighborhood review. These projects, one in the same block as the subject project and one in the next block, have no active landslides are on more gradual slopes than the subject property, yet they were limited to four dwellings each. It seems that, in light of conditions on the proposed site, there is no justification for any more than the twenty units currently existing on the site to be permitted.

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4. Under the category of Visual Resources, the Draft EIR dismisses the importance of the views of the project as seen from the coast and Pacific Coast Scenic Highway. The view of the project from the PCH, as shown in the EIR, vividly demonstrates the importance of the views. The buildings are too high, too dense, too monotonous. There is no variation in facade or material. The illustration of poor quality design, even in what one would expect to be an "eyewash" rendering, is frightening. As an architect and Professor of Architecture at the University of Southern California for the past twenty years, I am appalled at the lack of effort to aspire to at least reasonably good design for a series of units that is expected to be repeated so often and so visibly. The two large commercial/residential buildings below the proposed site on Sunset Boulevard are substantial concrete buildings, thoughtfully designed and improved by the swath of landscape (from the slide) that visually separates them from the houses above. The view of the project site as one drives up the Pacific Coast Highway is significant. Mitigation measures, such as substantial planting of trees to screen the units, reducing the scale of the units to a maximum of two stories, and requiring colors and natural

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materials that recede and blend more with the landscape of the hills and chaparral are some of the measures that should be considered in the EIR.

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5. The Draft EIR describes the obstruction of views from single family dwellings above to be an "unavoidable impact" when, in fact, this obstruction is completely avoidable if the proposed project were two stories maximum height, or 36 feet, as designated for single family residences in the hillside zone. The existing houses on Revello are restricted in height to one story above the street. A comparable height restriction on the new development would certainly mitigate its impact on the houses above.

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6. Finally, there is no coverage of archeological issues in the report. The site is adjacent to the location of a Native American village site at the junction of Pacific Coast Highway and Sunset Boulevard. I would expect the EIR to take into consideration potential archeological finds during construction and mitigating measures to address that possibility.

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Thank you for your consideration.

Sincerely,

Kim Coleman

Kim Coleman

cc: Councilwoman Cindy Miscikowski
Castellammare Mesa Home Owners

*Kristen and Douglas McCormick
241 Quadra Vecchia
Pacific Palisades, CA 90272
310-495-1382*

April 1, 2003

Maya 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 #: SCH #2002051086
Location: 17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

We are very concerned at the number of issues that, when taken into consideration collectively, make it obvious that a project of the scale being considered in the above-referenced matter is ill-advised. 1

Without question, normal traffic flow in and out of the Castellamare area via Los Lions Drive to Sunset will be terribly disrupted during this construction period. In addition, the diversion of that normal traffic volume onto PCH via Porta Marino will only make matters worse for that already-overloaded artery. And when the units are completed and occupied the delays for entering Sunset from Los Lions, without the addition of a traffic signal, are inconceivable!

These concerns pale, however, in comparison with the potential property damage and loss of life that could result from inadequate consideration given to the geological quagmire that exists in the area of the proposed buildings. Anyone who regularly drives past the "toe" of the Tramonto Drive slide, that repeatedly pushes out onto the Coast Highway, knows that anything affecting, or affected by, the geology here must be considered in the broadest possible context. 2

Maya Zaitzevksy
Department of City Planning
April 1, 2003
Page 2

We urge you to take the most conservative possible stand on every issue relating to this proposed project, not the lest of which should be a significant reduction to the size of the project, as described in Alternative B (page 5) of the EIR.

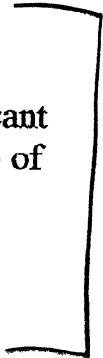
We appreciate your careful and thoughtful attention to this matter.

Sincerely,



Douglas and Kristen McCormick

Cc: Andrew Martin, President, CMHO



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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

Ms. Maya Zaitzevsky
Environmental Section
Department of City Planning
200 N. Spring St., 7th Floor
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES
APR 02 2003
ENVIRONMENTAL
UNIT

April 2, 2003

Dear Ms. Zaitzevsky:

I am writing to you regarding case number ENV2000-2696 (EIR), the proposed 82 unit condominium located at 17331-17333 Tramonto in the Castellammare area of the Pacific Palisades. As I am sure you are aware, this proposal is located on an historic landslide where 12 units were actually lost on this specific site. While I understand that this project, if approved, would remove the majority of this dangerous slide and while the approved project below at 17325 Castellammare will remove the toe of this slide, it is of the utmost importance that the most detailed review possible is provided regarding the proposed engineering analysis of this project. As I have requested in the past, I would like the owner of this site and the owner of the site on Castellammare to work together when repairing this landslide. This would create the least impact on the community and would result in a better engineered project.

In addition to the concerns surrounding the geology, the impact this development will have on the local streets should be further reviewed. The majority of the streets in this area were removed from public use many years ago due to landslide concerns. My office is working diligently to restore these streets to public use and to require that they be re-engineered and resurfaced, however, in the meantime, this project will bring many vehicles, both construction related and eventually residential traffic onto Tramonto, only further degrading the condition of this street. Therefore, I would like to request that the applicant be required to work in conjunction with the City to redesign and resurface this street which will provide access to the project.

While Tramonto is in need of serious repair, it is also a very difficult street to travel due to its narrow and curvy nature. Access to this project will be taken immediately off of one of the sharpest curves on this hillside. The draft EIR suggests mitigation measures for that curve such as trimming the vegetation on the lot across from proposed project, installing traffic warning devices or installing a 3 way stop sign. I do not believe that any of these mitigation measures will entirely address the problem at hand nor do I believe all are appropriate for a residential area. The developer should further review the options for widening this street to eliminate the curve at this location or provide an acceleration/deceleration lane allowing vehicles to turn into or out of

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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

the proposed driveway. I understand that the City's right of way may be limited due to the private ownership of the lot across Tramonto but the safety of the current residents on this street and the proposed new residents must be more thoroughly considered in the exploration of all options.

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Another concern surrounds the massing of the proposed project. The current housing on the site, while not the most aesthetically pleasing design, allows for visual breaks in the massing creating the appearance of a smaller development. As shown in Figure IV.B-18 of the DEIR, this proposal does not have similar visual breaks but instead gives the appearance of one long wall of development with very limited articulation. The developer should consider using breaks to further minimize the massive appearance of his buildings.

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While I understand that the overall community will benefit from the removal of this landslide along with the restoration of some of the roadway I understand their concerns that 82 units may be an overabundance on such a narrow and winding street that has already had serious damage and will only suffer more during construction. I look forward to reviewing the responses to the issues I have raised and to discussing this project further with the department, the community and the developer to address these legitimate issues.

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Sincerely,

Cody Michaud

PACIFIC PALISADES RESIDENTS ASSOCIATION, INC.

POST OFFICE BOX 617
PACIFIC PALISADES
CALIFORNIA 90272
(310)454-4254



April 2, 2003

Ms. Emily Gabel Luddy
Environmental Review Section
200 North Spring street
Room 763
Los Angeles City Hall
Los Angeles, CA. 90012

FAX NO: 213-978-1343

RE: TREE EVALUATION ON PROPOSED REMOVAL OF LARGE, MATURE TREES AT
PALISADES LANDMARK CONDOMINIUM PROJECT SITE, 17331 - 17333 TREMONT
DRIVE, BRENTWOOD - PACIFIC PALISADES/E.I.R. CASE NO. ENV.2000-2696
COMMENTS ON DRAFT E.I.R.

The Pacific Palisades Residents Association (PPRA) has reviewed the
above referenced tree impact evaluation and for the following reasons
has determined that it is not in compliance with the California Envi-
ronmental Act or the Los Angeles City CEQA Guidelines:

1) NO SITE DEVELOPEMENT PLANS PROVIDED/TREE REMOVAL IMPACT STUDY:

At page 2, of arborist Donald F. Rodrigues letter to the applicants
representative , Mr. Rodrigues states: "Since no site developement
plans were provided, no determination of the disposition of any of
the species is addressed in this report"

Without site developement plans Rodrigues was unable to provide the
location and number of trees that will be destroyed, should the pro-
ject be approved. Without the tree locations on site developement
plans there is no way to establish the environmental impacts of the
tree destruction. The omission of such vital environmental infor-
mation from the Draft E.I.R. , renders the Draft E.I.R. invalid.
Rodrigues attempted to get around that serious defect in his study
by deciding that many of the trees are in poor condition. However,
PPRA representatives were refused entry to the project hillside in
order to examine the 36 trees on the project site.

2) TREE LOCATION MAP PROVIDED, UNREADABLE DUE TO SMALL SCALE OF MAP:

Tree location map provided in appendix of DEIR is totally lacking in
identifiable tree locations even with eye loop. Call to the applicant's
representative, requesting a larger tree map, went unanswered.

Considering the tree study flaws listed above , with the failure of the
arborist to establish the extent of the environmental impacts from the
proposed project, renders this critical portion of the Draft Environ-
mental Impact Report unacceptable , pursuant to CEQA Guidelines.

Sincerely,
Alexander M. Man
Alexander M. Man
For Board of Directors - PPRA



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247 Quadro Vecchio Drive
Pacific Palisades, CA 90272

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

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CITY OF LOS ANGELES

APR 02 2003

ENVIRONMENTAL
UNIT

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

Dear Ms. Zaitzevsky:

I am writing in response to the EIR for the subject project and to beseech Councilwoman Miscikowski's office to take a position AGAINST the project. The reasons are:

- 1. Substantial increase in density of the Mesa, from some 240 families to 300 or so (an incremental 64 units). This represents a 25% increase, which is huge!!] 1
- 2. Very significant danger to existing property, i.e. all of the homeowners on Revello, who live near landslide area. The excavation of all of that dirt, by a contractor who has never had ANY experience on hillside construction, let alone, LANDSLIDE construction, and all of the very HEAVY equipment and pounding could cause a landslide, either immediately or in the future and cause existing residences to slide.] 2
- 3. Substantial increase in traffic due to a 25% increase in the number of households, causing congestion on Tramonto.] 3
- 4. Substantial inconvenience to existing residents during the 3 year construction period due to heavy trucks being on Tramonto. Tramonto is essentially the only viable way in and out of the mesa, and heavy equipment will block people in, or force them to use Porto Marina, and the road is in very bad shape.] 4
- 5. Inappropriate overall density increase. The monolithic structure contemplated is not in keeping with the rest of the area architecture and density.] 5

Please do NOT permit this project to go ahead.

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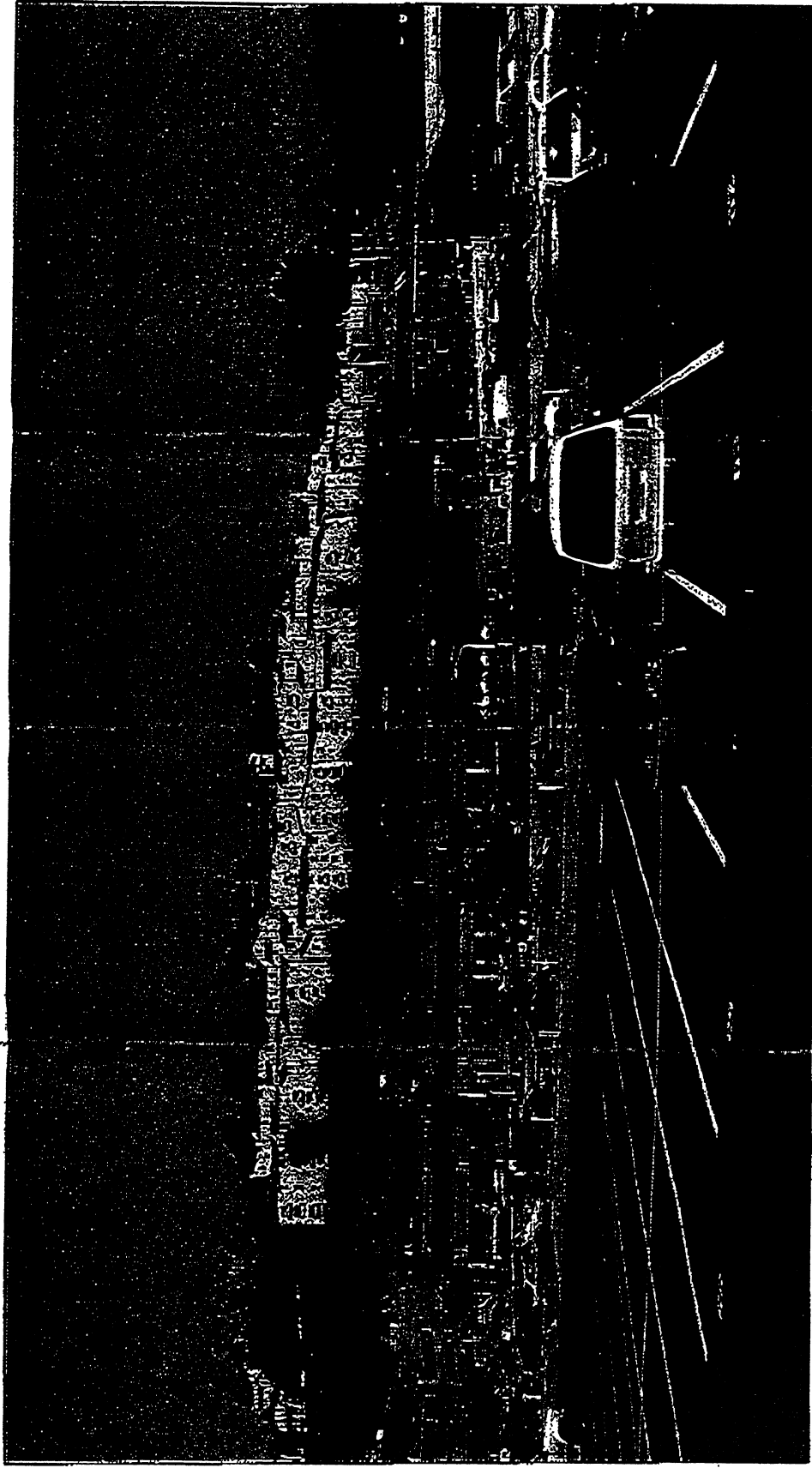
At a minimum, the requirements detailed in the letter from the Castellamare Mesa Home Owners Board of Directors should be imposed. And rather than reiterate the entire letter from Andrew Martin, CMHO President, dated February 21, 2003, it is incorporated herein by reference, and all the points made therein.

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Sincerely,

Michele Shafroth and Marker Wiegand



Source: Madel Architects, Inc., December 5, 2002.

Christopher A. Joseph & Associates
environmental planning and research

Figure IV.B-18
Post-Project View of the Project Site From Pacific Coast Highway

LAW OFFICES OF
THOMAS A. STEWART
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 THIRD FLOOR
 WEST LOS ANGELES, CALIFORNIA 90025
 (310) 826-0024
 (310) 826-0506 FAX



April 2, 2003

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

**Re: Comments on the Draft EIR for the proposed
 Palisades Landmark Condominium Project
 EAF NO.: ENV -2000-2696-EIR
 SCH NO.: 2002051086**

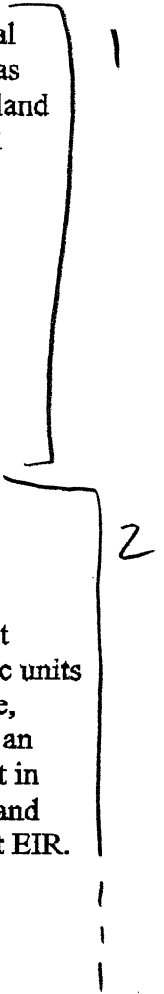
Dear Ms. Zaitzevsky:

Please accept the following comments on the January 16, 2003 Draft Environmental Impact Report ("Draft EIR") for the proposed Palisades Landmark Condominium Project as referenced above. These comments are submitted on behalf of the following neighboring land owners, all of whom own property adjacent to or in the immediate vicinity of the proposed project:

- Dr. Todd F. Sadow, owner of 17411 Posetano Road and vacant lot #6, block 16, Castellemare ("Sadow Property");
- Mrs. Robert Beagles, owner of 17446 Revello Drive ("Beagles Property");
- William E. Grieb and Sylvia Daves Grieb, owners of 17440 Revello Drive ("Grieb Property");
- Jonathan Congdon, owner of 17452 Revello Drive ("Congdon Property"); and,
- David Vaun Crumly, owner of 17480 Revello Drive ("Crumly Property").

1. The Draft EIR is inconsistent, incomplete and inadequate in that it fails to provide a sufficient degree of analysis with regard to the issues relating to geologic stability.

CEQA Guidelines generally provide that a project indicates a potentially significant geologic and soils impact if it exposes people or structures to landslide or unstable geologic units or soils, and if the potential result is on or off-site landsliding, lateral spreading, subsidence, liquefaction or collapse. Similarly, the LA CITY CEQA Thresholds Guide discusses such an impact as that created if a project causes or accelerates geologic hazards which could result in damage or injury to person or property. This project fits squarely within these definitions and requires a well defined and sufficient analysis going far beyond that presented in The Draft EIR.



A. The general proposal for earthworks at this site is to remove landslide debris down to bedrock and to place compacted fill to support the proposed buildings. However, the amount of proposed fill to be placed will result in grade elevations far higher than those existing prior to the last episode of the Revello Landslide, a fact not presented or discussed in The Draft EIR at all. Aerial photographs and topographic analysis show that the proposed driveway grade elevations of 165 feet to 185 feet above sea level are actually approximately fifteen to thirty five feet higher in the West and Northwest portions of this project than the pre-landslide natural elevations. This significant change to the pre-existing natural conditions will result in surcharge being placed upon the bedrock at the base of the fill far in excess of that which existed in the times prior to the last activation of the Revello Landslide, a condition not analyzed or even addressed in The Draft EIR. Further and sufficient analysis must be provided on this critical issue.

B. The proposed plan calls for the use of soldier piles along the North, West and South sides of the debris removal in order to provide stability to neighboring properties during the grading process, but provides that they are to go only ten feet into bedrock. There are several significant questions raised by this proposal which are not sufficiently analyzed in The Draft EIR. Firstly, the amount of actual removal at any particular location on the site is not known with certainty and will be subject to review and investigation during grading as the actual slide plane is encountered and removed down to competent bedrock, at depths now only the subject of best estimates or guesses. This is due in part to the small amount of subsurface information actually available in proportion to the total amount of soil involved in the removal process. Further subsurface information is needed to more completely analyze this issue. Thus, the actual amount of soil to be retained on neighboring properties as a result of the actual conditions encountered during removal is not identified with specificity, and therefore the actual required depth into bedrock of soldier piles sufficient to provide that retaining support may vary in a manner which needs to be sufficiently discussed and analyzed in The Draft EIR and provided for in the grading process. Today's best guess does not provide adequate geologic stability to neighboring properties during the grading process of this project as proposed and further detailed analysis is needed.

C. The Draft EIR is confusing and inconsistent in its discussion and analysis of the use of tie-back anchors to provide strength and stability to the soldier piles. At numerous places in The Draft EIR, reference is made to approval for the use of such tie-back anchors in conjunction with the soldier piles. Yet, in the December 5, 2001 Building and Safety Grading Section letter, the statement is unambiguously made that no tie-backs are proposed or approved. Further, it appears that such tie-backs, if installed, would necessarily be placed into and under neighboring properties at lengths and depths not even mentioned, and with anchors of sizes and in locations not even referred to in terms of the potential. No discussion or analysis of the issues raised by

the potential use of tie-back anchors is given, other than the statements referred to from the developer's consultants and the Building and Safety conditions, which are inconsistent if not in total conflict with each other. Clarification of this issue is required in order to provide sufficient analysis upon which decisions which intelligently take account of environmental consequences to off-site properties can be made.

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D. The proposed soldier piles as shown along the West property side of the proposed soil removal area, are actually depicted as being on the neighboring property and within the existing driveway which provides access to the residence at 17411 Posetano Road (The Sadow Property). This obvious un-requested and un-permitted encroachment seems to have gone un-noticed in The Draft EIR. Further discussion, analysis and revision of this portion of the proposed grading scheme must be provided, in addition to and without regard to other changes required by the issues raised in the preceding paragraphs.

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E. The proposed grades for driveways and building access levels at the West, North and Northwest of the proposed project appear to be higher than the existing grade levels on the adjacent properties by up to fifteen feet. Yet, details for property line perimeter retaining walls are lacking in The Draft EIR. If grades are allowed to remain at these levels on the proposed project, which is objected to as discussed above, then those details must be sufficiently disclosed and analyzed, including size of walls, locations relative to property lines, materials proposed and foundation sizes and locations. A manner of construction providing stability, safety and lack of intrusion with regard to the neighbors is without mention in The Draft EIR and requires discussion and analysis.

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F. The proposed geologic stability analysis is dependent upon the proposed downslope condominium project (The Palmer Project) being constructed in such a manner as to provide stabilization for the toe of the slope of the Revello Landslide. However, the possibility that The Palmer Project might not be built at all, or might not be successful in toe of slope stabilization after construction, is not discussed in The Draft EIR. This would clearly have a major impact upon the feasibility and geologic stability of the proposed project and it should be clearly dealt with and analyzed so that everyone knows what would take place with regard to the proposed project in such an event.

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G. The proposed project is located in an area of fragile geologic and topographic conditions. The passage of time brings with it the increased possibility for changed conditions requiring further and additional analysis, such that any approved EIR should include a time limit after which submittal of an updated EIR is required. Many factors could easily result in years of delay before project commencement. In this area, the period of three years would not be unreasonable as a period triggering a requirement for an updated EIR.

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2. The Draft EIR is incomplete and inadequate in that it fails to provide sufficient analysis with regard to the issues relating to hydrology and drainage.

The Draft EIR concludes that the proposed project will have no significant impact to adjacent properties from drainage or hydrology changes because it calls for the collection of all on-site runoff into on-site drains, and eventually directs it to street drains below. Thus, the issues related to runoff flow potentials onto adjacent properties is dealt with. However, The Draft EIR completely fails to address any impact resulting from drainage or hydrology changes related to drainage onto the proposed project site from those off-site properties. When this is considered in the context of the proposed grade elevations at and near the perimeter property lines at the West, North and Northwest of the proposed project, several unmentioned and negative impacts are presented. The proposed project is located such that the property now receives runoff from properties above it. If retaining walls are allowed because of grades on the proposed project at levels above those on neighboring properties (as discussed and objected to above), some very real drainage problems must be dealt with. In fragile hillside areas, anything which has the potential to increase the amount of subsurface water on a site, such as would result from drainage being blocked from flow off of it by grade elevation changes on adjacent lands, is of critical concern. This issue is, of course, directly related to many others that follow from the project proposals relating to the raising of grades on the site to those higher than neighboring properties and higher than those pre-existing the Revello Landslide.

3. The Draft EIR is incomplete and inadequate in that it fails to provide sufficient analysis with regard to the issues relating to project mass, increased lighting and loss of neighborhood privacy.

This project, as proposed in The Draft EIR, will result in buildings only a few feet away from adjacent properties to the West, North and Northwest and rising to elevations up to 30 to 45 feet above the grades existing on directly adjacent sites. These neighboring properties are occupied by residents. These are not vacant or commercial uses and will be severely impacted.

A. The proposed project, at the grades and elevations of buildings proposed, represents a major mass of construction and of structures which are incongruous with the existing neighborhood, as well as with the nature and topography of this neighborhood for many years into the past. With grades above those on adjacent lots, and buildings rising up to 45 feet above those grades on adjacent lots, this project will certainly result in the quality and nature of neighboring properties being severely and negatively impacted. Views towards the ocean are discussed in The Draft EIR as if they are the only neighborhood aesthetics of concern. Such is not the case. This project will look from many angles like a seven story building mass and placing it next to the Sadow and Beagles properties will have a significant negative impact which can be greatly mitigated with reasonable effort and requires further analysis.

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Maya Zaitzevsky
Comments on Draft EIR
April 2, 2003
Page 5

B. Another result of the proposed massive structure height and proximity to neighboring residential occupants will be the intrusion of night lighting and general loss of privacy. These impacts are severe and need not be inflicted upon these neighbors as proposed. Further discussion and analysis of mitigation of these impacts by better and more reasonable restrictions on grades, building heights and locations, and project density must be addressed and are ignored by The Draft EIR.

As summarized above, there are several important and significant negative environmental impacts which are not sufficiently analyzed in The Draft EIR. Some, but not all, of those are included in the preceding sections of this letter. Many of those, but not all, flow from one major design proposal, that of the construction of this massive new construction upon fill grades that are much too high. The neighbors on whose behalf these comments are presented respectfully submit that The Draft EIR is inconsistent, incomplete and inadequate and must be revised in a manner providing acceptable written responses to each of the issues mentioned here, or be rejected as failing to provide a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences, as required by Section 15151 of CEQA Guidelines.

Finally, it should be noted that Dr. Sadow and the developer of the proposed project have had recent amiable and potentially productive discussions regarding many of the concerns identified herein. These talks make it clear that most, if not all, of these issues can be dealt with if given additional scrutiny. While my clients must object to The Draft EIR as presently constituted, and demand further written analysis as indicated, there is considerable hope that providing time and opportunity for the process of continued study and discussion to take place will result in an acceptable EIR and project that will benefit all concerned.

On behalf of my clients, I thank you for your attention to and consideration of these matters and look forward to your response.

Very truly yours,
Law Offices of Thomas A. Stewart



Thomas A. Stewart

cc: Sadow
cc: Beagles
cc: Grieb
cc: Congdon
cc: Crumly

April 2, 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
APR 03 2003
ENVIRONMENTAL
UNIT

Re: Project ENV - 2000 - 2696 - EIR
Palisades Landmark Condominium Project
Reference Nos SCH # 20002051086
17331 -17333 Tramonto Drive

From: Victoria and Richard Miller
17860 Tramonto Drive
Pacific Palisades, CA 90272


Dear Ms. Zaitzevsky:

We have been residents of the Castellammare Mesa area 16 years.
We are deeply opposed to the Tramonto Drive 82 Unit Condominium Project.

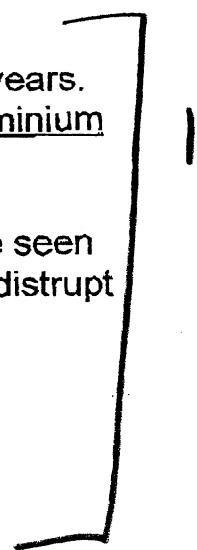
We are strongly *against* to traffic density in our area. We have seen many problems with the geology of the land and wish *NOT* to disrupt our hills any further.

We DO NOT want this development in our neighborhood.

Thank you for your attention in this matter.


Victoria and Richard Miller
Residents

Cc: Councilwoman Miscikowski
CMHO Board



RUDY AND SIRILAK HIRSCHMANN

17461 Revello Drive
Pacific Palisades, CA 90272

April 2, 2003

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

Gentlemen:

This letter concerns the following Project:

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

RECEIVED
APR 02 2003
CITY PLANNING
DIVISION OF LAND

Our property (17461 Revello Drive) is in the immediate proximity of this proposed Project. After reviewing the subject Environmental Impact Report, we want to express our serious reservations for the following reasons:

1. Potential geological problems

The subject Project foresees a very extensive amount of excavation as well as export and import of soils. We believe that such massive removal of existing soil can not help but undermine the fragile stability of the soil in this neighborhood. We are very concerned that the construction site actually intrudes upon the Revello Drive landslide area and fear that the integrity of existing structures such as ours are unnecessarily put at risk.

This inevitably raises the question as to who will be responsible for any damages to existing structures and/or loss in market value arising from the Project.

2. Liability for damage to existing properties

Page 150 of the EIR addresses the problem of liability thus: "owners shall record a sworn affidavit with the Office of the County Recorder" assuming responsibility for adequate drainage, etc. It seems to us that this diffuses responsibility to future parties and fails to address the problems squarely. It seems more reasonable to require the Project applicant to provide a permanent physical solution by means of demonstrably adequate drainage and additional retaining wall mechanisms – and this should be done NOW as a condition of the permitting requirements.

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} 2

3. Completion of Project assurance

The documents on file do not specify the fate of the Project in case of a business failure during the course of construction. There is apparently no bond provision that would assure that the project could not simply be abandoned. We believe that this issue needs to be addressed. An abandoned Project would have a horrific impact on the neighborhood.

3

4. Size and density of Project

The Project envisions the construction of eighty-two dwelling units on a rather small footprint. The inevitable result is that dwelling density in the neighborhood will skyrocket, and its character will be irretrievably altered. In particular, the open character that we value so dearly will be seriously eroded. For this reason and others, we urge consideration about a reduction in the scope of this Project.

4

5. Length of time for construction

The EIR envisions a three-year period for the completion of the Project. Over half of this time (18-19 months, p. 39) will consist of heavy grading, construction activities, and trucking of materials and supplies. This will surely cause major disruption in the life style of those of us living adjacent to the Project site. Further, we fear concomitant negative market value impacts.

5

6. Impact upon traffic patterns

If the full Project is built with eighty-two units, we fear that traffic patterns into and out of our neighborhood will be seriously affected. In fact, the EIR (page 240) acknowledges this. Although we nominally have two routes of ingress and egress, the Tramonto option is by far the most effective. It is clear that this route will suffer seriously from the Project in its currently planned size.

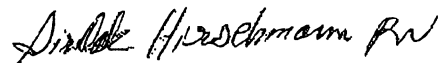
6

For the reasons stated above, we urge that a scope reduction be considered for the Project.

Respectfully submitted,



Rudy Hirschmann, Ph. D.



Sirilak Hirschmann, RN

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 SO. SPRING ST.
LOS ANGELES, CA 90012
PHONE: (213) 897-4429
FAX: (213) 897-1337



Flex your power!
Be energy efficient!

IGR/CEQA No. 030358AL, Traffic Report
Referenced to IGR/CEQA No 020558AL &
030159AL
Palisades Landmark Condominium Project
Vic. LA-01 / PM 39.33
SCH # 2002051086

April 7, 2003

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

RECEIVED
CITY OF LOS ANGELES

APR 08 2003

ENVIRONMENTAL
UNIT

Dear Ms. Zaitzevsky,

This follows our letter of February 28, 2003. The following is our comment after we received the Traffic Analysis for Palisades Landmark Residential Project.

Please reference the Department's Traffic Impact Study Guideline on the Internet at

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Apply the equitable share responsibility formula on page 2 of Appendix B (Methodology for Calculating Equitable Mitigation Measures) to set aside portion of the Transportation Impact Fee for the future State Highway improvement projects. The city may need to establish an additional fee for this purpose.

If you have any questions, please feel free to contact me at (213) 897-4429 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 030358AL.

Sincerely,

STEPHEN J. BUSWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Nerses Yerjanian/AL



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

Francis & Cornelia Knotz
17455 Revello Dr.
Pacific Palisades, CA 90272

April 11, 2003

Dear Drs. Knotz:

Thank you for your letter regarding the Draft Environmental Impact Report that has been circulating in reference to the property at 17331-17333 Tramonto. With this letter I am forwarding your correspondence to the Department of City Planning so that a response may be included within the Final Environmental Impact Report (FEIR).

I am aware that in the past your community has had grave concerns regarding bonds being posted on projects in your area. You should know that the Department of Building & Safety requires that projects proposing this amount of grading actually post a bond so that if the site is abandoned for any reason and the hillside is not secure, then the City can step in and do work on the slope to ensure that all surrounding properties are protected. However, if the project is not abandoned, the responsibility for any damages would be that of any private property owners involved.

I hope this information has been helpful. You can also expect a response to appear in the FEIR. If you have any further concerns, please feel free to contact my office.

Sincerely,

cc: Ms. Maya Zaitzevsky
Department of City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

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Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

April 17, 2003

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CITY OF LOS ANGELES
APR 21 2003
ENVIRONMENTAL
UNIT

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

Subject: Palisades Landmark Condominium Project
SCH#: 2002051086

Dear Maya Zaitzevsky:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on March 3, 2003. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2002051086) when contacting this office.

Sincerely,

Terry Roberts
Senior Planner, State Clearinghouse

Enclosures
cc: Resources Agency