

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

RECEIVED
CITY OF LOS ANGELES

JUN 13 2002

ENVIRONMENTAL
UNIT

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

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

Dear Ms. Zaitzevsky:

This letter is in response to the Pre-Draft Request for Comments for the above-referenced project located at 17331-33 Tramonto Drive.

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

1. **Aesthetics.** We believe the building of an 82-unit condominium/townhouse project will significantly alter an already crowded hillside and damage what natural landscaping is left. A) Please address how having 12 units of our building lose their valuable ocean view would not be considered a violation of aesthetics. The decrease in property values would be disastrous to all condo owners in our building, many of whom purchased here over 30 years ago for the beauty and benefits of scenery and fresh air. *We believe this project could result in a significant monetary loss to them and cause severe mental and physical stress, which we will look to the City, as well as the builder, to remedy.* B) Please address how a project this size will not adversely affect the aesthetics of our condominium when our owners will have additional lights blazing in front of them from street lights, parking area lights, etc.
2. **Hazards and Hazardous Materials/Environmental Effects.** (a) Air Quality. Please address the issue of the hazards of mold being disturbed in the removal of soil and trees. Please address the issue of air pollution from additional traffic. (b) Noise. Please address the fact that Pacific Coast Highway, Sunset Boulevard, and Tramonto Drive are already overburdened with traffic hazards and noise. The prospect of *additional* vehicular noise and air pollution is frightening. (SEE ATTACHED L.A. TIMES ARTICLE.)

3. **Geology and Soils.** A) How can the process of removal of 100,000 cubic yards of soil, then adding 75,000 cubic yards of soil in an attempt to repair the Revello Landslide, do anything but add to the instability of this area? We suffered a land slide on Tramonto Drive in 1967 (resulting in a successful law suit against the City of Los Angeles), another landslide within the last 6 years, resulting in damage to our building, and then there is the infamous Revello Landslide which many residents in this area recall watching. B) Since this area has a history of land slides, how will our building be protected from damage? Who will compensate us for repairs and possible law suits?
4. **Seismic Activity.** Please address the fact that this area has suffered severe damage from seismic activity, most recently the Northridge Earthquake of 1994.
5. **Water Quality/Hydrology.** Please address how sufficient water can be supplied to this large project while simultaneously protecting our water quality as well as the stability of our hillside, *not to mention the possible damage to the nearby beach and ocean from run-off.*
6. **Noise.** Please address the noise and distress of construction and how it can be mitigated concerning the families who live directly above the construction in our building and who will have to endure the stress for years along with additional noise from traffic created by this project. Not only will there be traffic from the proposed residents of this project, but also employees who will doubtlessly work there, i.e. gardeners, swimming pool service, caretakers/maintenance, and individual cleaning helpers.
7. **Population and Housing.** Pacific Palisades is already suffering from "mansionizing" and over population, a result of which is a loss of its natural charm and quiet ambience. Please address why a developer should be permitted to tear apart a hillside and bring in more traffic, noise, and pollution.
8. **Utilities/Energy Conservation.** A project of this size will result in a tremendous increase in utility and energy usage. Please address if this area can sustain such an increase.
9. **Traffic.** The additional traffic on Tramonto Drive, which is already suffering the effects of over-development, and the Getty Museum traffic issue need to be seriously addressed.
10. **Public Transportation.** Can the Los Angeles City Transportation Department guarantee adequate service for the additional population this project will bring?

Thank you for your attention to this matter. We look forward to receiving a full EIR and to public hearings as to the impact of this project.

Sincerely,



cc: Councilwoman Cindy Miscikowski

EDWARD PAPAC
17333 Tramonto DR #2
P.O. CA 90272

June 11, 2002

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JUN 13 2002

ENVIRONMENTAL
UNIT

17331 Tramonto Drive #10
Pacific Palisades, California 90272

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

EAF NO. ENV-2000-2696-EIR
PALISADES LANDMARK CONDO PROJECT

Dear Ms Zaitzevsky:

We have made our home at 17331 Tramonto Drive #10 for the past 35 years and are very much affected by the Palisades Landmark Condominium Project, which would result in the tearing down of our current residence if approved.

The instability of the whole hillside on which this project is based should be of great concern as it has suffered considerable landslides, having lost 12 units in 1965, destroying three homes and damaging many others, Building an unstable land will result in expenses to the city and cause environmental hazard.

It will create additional traffic to an area already experiencing traffic congestion; it will add considerably to the pollution and heavy noise; it will decimate the vegetation utilized by birds and wildlife.

We are very opposed to this project proceeding.

Very truly yours,

Anne Lewis

Herbert Lewis

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

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JUN 13 2002

ENVIRONMENTAL
UNIT

June 9, 2002

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

Dear Ms. Zaitzevsky,

This letter is in response to the Pre-Draft Request for comments for the above project at 17331-33 Tramonto Drive.

We are the owners of one of the 36 condos in the Ocean Woods Terrace Condominium Complex. Our condominium is directly facing this proposed "Hazard to Humanity" project. The "Dirty Bomb" 82 unit complex is at our doorstep. Please DENY this proposal for reasons listed.

1. The hillside cannot withstand the soil removal, turbulence, tree removal etc.
2. The Environmental Pollution of 205 parking places, bulldozers, trucks, workmen using tools that will uproot ground with toxins already lying in wait to explode.
3. We wish the developers who do not live in this area could see the soot hear the everyday noise from the existing 20 units just below us. Cars and trucks zoom in and out of the driveway twenty four hours a day, seven days a week, 365 days a year passing people walking or exercising or just walking their pets.
4. The repair from the earthquake of our building caused us extreme stress and health hazards. Our windows were covered with heavy plastic making our home dark and unbearably noisy and soot filled. Please deny these developers from doing this again for years to come. A project of this magnitude is not feasible for this hillside.
5. We are in a FIRE ZONE! A fire from Malibu, earthquake or other disaster would make escape impossible for the amount of people trying to flee Tramonto Drive at the same time. Rescue vehicles water eruptions or lack of is extremely frightening.
6. Please deny these mercenary developers from destroying home to 36 families who have a right to breathe clean air, tranquility and peace of mind, free of fear of a hillside slipping us all to eternity.
7. Please deny these developers from taking the home we plan to live in without fear of loosing our life savings and beautiful view of the water. Only to be left with pollution, danger from toxins, glaring lights and unbearable noise. Homeless people, burglars etc.

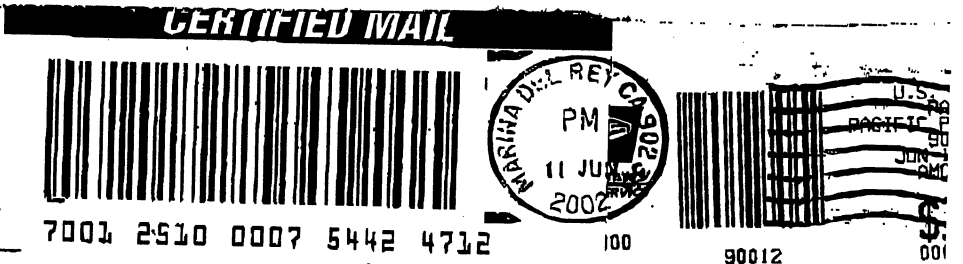
- 8. Please deny these developers from creating a situation similar to September 11, 2001. People suffering trauma, shock disbelief when their peace of mind, security, breath was destroyed due to over zealots from imposing their greed to do as they wished with other peoples lives.
- 9. Please deny these developers from overpopulating an area already becoming a zone of congestion, worry of water quality, hazardous materials surfacing and destroying a peaceful community.
- 10. Please do not deny what nature and God created for all of us to enjoy. Clean oceans, clear skies, sunshine and blessed with a beautiful place called Pacific Palisades as an example of how decency and honor precede Greed. Instead set an example of respect for the residents who wish to live in harmony with, not against nature.

Sincerely,

Arnold + BetteLou Zahn

Arnold & Bette-Lou Zahn
Apt 310

S. H. ZAHN
37 TRAMONTO DRIVE
PACIFIC PALISADES, CALIF
90272 APT. 310



To: -
 MAYA Zaitzovsky, Coordinator Dept. of Planning
 Environmental Review Section
 City of Los Angeles
 200 NORTH SPRING ST. ROOM 763
 Los Angeles, Calif 90012

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 CITY OF LOS ANGELES
 JUN 13 2002
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RETURN RECEIPT REQUESTED

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

JUNE 11, 2002

MAYA ZAITZEVSKY, PROJECT COORDINATOR
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW SECTION
CITY OF LOS ANGELES
200 NORTH SPRING STREET, ROOM 763
LOS ANGELES, CA 90012

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JUN 12 2002

ENVIRONMENTAL
UNIT

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

DEAR MS. ZAITZEVSKY:

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

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

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

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

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

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

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

YOURS VERY TRULY,

John H. Rabbitt
Margetta B. Rabbitt

William E. Grieb, Jr.
17440 Revello Drive
Pacific Palisades, CA 90272

June 3, 2002

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ENVIRONMENTAL
UNIT

Maya E. Zaitzevsky, City Planning Associate
Environmental Review Section
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012-4801

Re: Palisades Landmark Condominium Project, Pacific Palisades
(EAF NO: ENV-2000-2696-EIR)

The documents provided to us for a pre-draft request for comments are incomplete. This makes it difficult for us to properly evaluate the project impacts on our own property and on the neighborhood. The project provides us with a site plan (we know our neighborhood) and rough development footprints which come precariously close to our property. However, the documents mailed to us do not include any elevation sketches and are devoid of specific details.

We understand that the project is proposing a tremendous impact on us, on our neighborhood and on Pacific Palisades in return for its claim to repair the Revello landslide. In proposing to demolish 20 apartment units, and requesting a tremendous increase in square footage through the development of 25 three-level townhouses (3,000 square feet each) and 57 four level, three-bedroom condominiums (2,300 square feet each) along with 205 parking spaces, is the City guaranteeing that the slide will be fixed and that there are no further impacts on the neighborhood, especially our own property? Please clarify this!

Needless to say the project will have a tremendous impact on local traffic which is already overburdened. It will also have a tremendous noise impact not only on the neighborhood but on us who look down directly on the condos and the parking spaces they provide. Will we be able to sleep anymore at night?

What about the view impacts? How will TV and other electromagnetic communication and reception be affected? The documents provided do not show any elevation sketches. Should the project not be flagged to show the building rooflines so that a proper viewshed evaluation is possible prior to providing these comments?

To whom can we turn if the undermining of the slope below us for the excavation of the condos destabilizes our own property? Will the City guarantee slope stability and the safety of our home that we have lived in for over 30 years?

June 3, 2002

Maya E. Zaitzevsky, City Planning Associate
Environmental Review Section
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012-4801

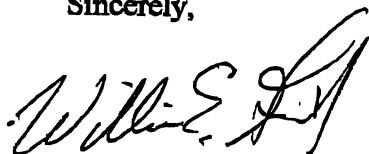
Re: Palisades Landmark Condominium Project, Pacific Palisades
(EAF NO: ENV-2000-2696-EIR)

page 2 of 2

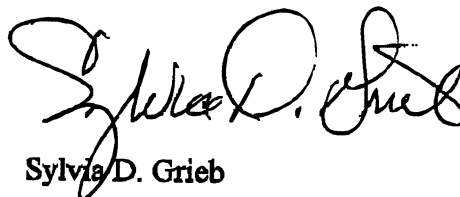
There are extensive underground water channels in the area of the Revello slide. What effect will the addition of millions of pounds of fill have on these channels. Will underground water flow be diverted and where? Will the City guarantee the stability and safety of the homes and structures on the hill that may be impacted by changes in the underground water flows?

These are just some of the immediate concerns we have.

Sincerely,



William E. Grieb, Jr.
17740 Revello Drive
Pacific Palisades, CA 90272



Sylvia D. Grieb

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JUN 12 2002

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GEORGE G. KATZ, J.D., Ph.D.
Board Certified in Clinical Psychology
Board Certified in Forensic Psychology
American Board of Professional Psychology

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

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

EA# NO.: ENV-2000-2696-EIR

PROJECT NAME: Palisades Landmark Condominium Project

I am responding to your request of May 14, 2002, as an owner in the Ocean Woods Terrace condominium complex, 17337 Tramonto Dr. Unit 312, Pacific Palisades 90272. I wish to voice my unequivocal opposition to this project, not because I oppose development *per se*, but because it poses a serious palpable danger to the life and health of the existing residents, a danger to the property of these residents and an unreasonable infringement on the environment, the usage of critical services and roads upon which we are dependent.

GEOLOGY: The site for this project barely sustains the existing structures; the Revello landside is only one of such an index of the instability of this mountain. Please note: prior to the construction of the Ocean Woods Terrace complex, geological surveys were made which did not portend the Revello Landslide disaster resulting in a building collapse. The proposed cosmetic repair of the slide will not alter the inherent instability of the site. Further evidence of this was obtained following the earthquake of 1994 when the hill behind our property, pushed the retaining wall some four feet and threatened to engulf nine units that were yellow tagged. Building and Safety pressed residents to vacate those premises. This history limits the inferences that can be relied on based solely on geologic assessments taken out of the historical context.

Our building is still increasing its tilt after more than 35 years. Place a marble on the floor and it swiftly rolls down to the opposite wall. Such is the situation without the benefit of the massive project being planned

TRAFFIC: The roads within the vicinity can barely accommodate existing vehicular traffic. There are times when it is difficult to enter Los Leones from Tramonto Dr. or enter Sunset from Los Leones. At rush hour there are frequent times when traffic on Sunset seeking to enter PCH is backed up a half mile and growing by the minute, This project will create a veritable nightmare.

-2-

HEALTH HAZARDS: The exacerbation of our existing pollution problem being so close to PCH, is of paramount importance. The significant increase of vehicles caused by this project is sufficient reason to bar its petition. Recent EPA studies indicate that the health risk from such pollution is 100 times greater than current acceptable standards. I let the scientific experts speak to this issue that is must reading for those commissions reviewing this project. Finally, the significant increase in population density, further taxing electricity demands; e.g. as of this writing, we have experienced two four and a half hour black outs with the last 24 hours; the increased burden on water usage and other utilities (garbage and sewage disposal.) is further indication why this project must be summarily rejected

Yours truly



JUN. 14. 2002 2:41PM
Ms. Zaitzovsky
Coordinator Dept of Planning
Environmental Review Section
City of Los Angeles
200 N. Spring St # 763
Los Angeles CA 90012

NO. 067 P. 26/34
Ellen B. Larkin
17339 Tramonto Dr. #201
Pacific Palisades
CA 90272-3148

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JUN 12 2002
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June 12th 02.
Phone: (310) 454006
Fax: (310) 4591261

Dear Ms. Zaitzovsky,

This letter is a response to the "Pre Draft Request" for comments for the above project at:
17331-33 TRAMONTO DR. Pacific Palisades CA 90272.

I have been living here since 1970 and I am hoping to live here peacefully & serenely for the rest of my life! We are in a "Fire Zone" & only have (1) one escape route eg. tramonto Drive. In case of an emergency sewer & water are on our tramonto Drive, & may not be accessible!

The "traffic" for the proposed plan of 2 condominiums, each 3000 square feet and a huge parking structure, would cause immense congestion in case of an emergency, absolutely, Life Threatening! especially the elderly.

After the last earthquake, most of the damage occurred on the slide area side of tramonto / Senseset. That area had already been weakened by the major slide we had 60 yrs ago.

The air quality would suffer greatly with increased traffic & pollution.

As you drive up tramonto Dr. from his homes there are already problems with traffic from heavy equipment being brought to the area for construction of 3 homes next to the condos that are being build. The asphalt is quite turn up & it's a very bumpy drive.

I remember approx 6 yrs ago, when there was a forest fire in Topanga Canyon. I went shopping

→ to the local Post Office in the Palisades.

On my return, I was not allowed to enter Los Hornos or Ramonto Drive, as fire trucks were poised at Sunset, Los Hornos, & up to Ramonto Drive. I was living involuntarily in my car for 3 days & nights as there was no access to my condominium!

I can not even imagine what an escape from the ~~roads~~ with at least 200 or more people & vehicles etc. would be like, on this narrow only escape route we have, in an emergency such as a fire or earthquake or land slide from over building in our area, on Ramonto Drive.

I could fill pages with my concerns regarding future (and even present) conditions on this hill. Please remember to save our investment!

Sincerely,

Allen R. Dreben - Unit 201
Sierra Club member since
1963 - Member ID. # 10092795

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HILDEGARDE HEIDT
WILLIAM IMHOFF
17433 REVELLO DR.
PACIFIC PALISADES, CA 90272
(310) 573-1948

JUNE 10, 2002

MAYA ZAITZEVSKY, PROJECT COORDINATOR
200 NORTH SPRING STREET, ROOM 763
LOS ANGELES, CA 90012

RE: PRE-DRAFT COMMENTS

EAF NO.: ENV-200-2886-EIR

PALISADES LANDMARK CONDOMINIUM PROJECT
17331-17333 TRAMONTO DR.
PACIFIC PALISADES, CA 90272

DEAR Ms. ZAITZEVSKY,

OUR HOME IS LESS THAN TWO HUNDRED FEET FROM THIS PROJECT. THE FOLLOWING COMMENTS OUTLINE A NUMBER OF ENVIRONMENTAL IMPACTS THAT WE BELIEVE NEED TO BE ADDRESSED IN THE ENVIRONMENTAL IMPACT REPORT.

GEOLOGY AND SOILS:

THIS PROPOSED PROJECT IS ON AN ACTIVE SLIDE AREA. EVERYDAY THIS COMMUNITY LIVES WITH PIECEMEAL SCHEMES, WHICH OVER THE YEARS, HAVE FAILED TO STABILIZE THE HILLSIDES, ROADS AND UTILITIES OF CASTELLAMMARE. WE HAVE ALSO SEEN THE SUCCESS OF THE COMPREHENSIVE STABILIZATION PROJECTS THE CITY HAS UNDERTAKEN ALONG OTHER PORTIONS OF THIS MESA. BEFORE THE CITY PERMITS A CONDOMINIUM PROJECT OF THIS SIZE TO BE ADDED TO THE CRAZY QUILT OF HILLSIDE ENGINEERING IN THIS SLIDE AREA, WE NEED A COMPREHENSIVE GEOLOGICAL ANALYSIS OF THIS ENTIRE HILLSIDE SECTION OF THE MESA. THE RESULTING INFORMATION WILL BE CRITICAL FOR THE DEVELOPMENT OF AN ENGINEERED STRATEGY TO SECURE THE HILLSIDE FOR EXISTING STRUCTURES AND FUTURE DEVELOPMENT. CONSEQUENTLY, THE SUITABILITY OF THIS PROJECT SHOULD NOT BE CONSIDERED UNTIL SUCH AN OVERALL HILLSIDE PLAN HAS BEEN DESIGNED AND ADOPTED BY THE CITY OF LOS ANGELES AND IT HAS BEEN DETERMINED THAT THE PALISADES LANDMARK CONDOMINIUMS ARE INTEGRAL WITH THE DEVELOPMENT OF SUCH A PLAN.

LAND USE AND PLANNING:

ACCORDING TO THE OBJECTIVES OUTLINED IN THE BRENTWOOD / PACIFIC PALISADES COMMUNITY PLAN, ONE WOULD EXPECT A PROJECT ON THIS SITE TO PROVIDE A TRANSITION BETWEEN THE COMMERCIAL ZONE ALONG SUNSET BLVD. AND PCH AND THE R1 ZONE ALONG REVELLO DR.. INSTEAD, IT DOES THE CONTRARY, FIRST BY BACKING UP THREE STORY TOWNHOUSES AS CLOSE AS PERMITTED TO ITS PROPERTY LINE ADJACENT TO ITS R1 ZONED NEIGHBORS AND SECOND IT

GROSSLY IMPACTS THE VIEWSHED BOTH FROM THE STATE BEACH AND PCH BY REMOVING TWENTY-NINE TREES, WHILE COVERING MOST OF ITS ENTIRE PARCEL WITH STRUCTURES RISING MORE THAN 70 FEET IN ELEVATION AND 760 FEET IN LENGTH. ON TOP OF THE EXISTING COMMERCIAL DEVELOPMENT THE VISUAL EFFECT AS SEEN FROM STATE BEACH OR PCH AT SUNSET BLVD. (NEAR SEA LEVEL) WILL BE A SOLID WALL OF DEVELOPMENT FROM PCH TO NEARLY THE CREST OF THE HILLSIDE (OVER 230 FEET ABOVE SEA LEVEL). THIS PROJECT HAS BEEN DESIGNED FOR MAXIMUM DENSITY AND HAS MADE NO EFFORT TO CREATE A TRANSITIONAL BUFFER BY INCORPORATING OPEN SPACE OR LANDSCAPED TERRACED SETBACKS IN A LOWER DENSITY ARCHITECTURAL PLAN.

THE LACK OF AN ADEQUATE CIRCULATION PLAN FOR THIS PROJECT WILL CREATE SAFETY AND TRAFFIC PROBLEMS FOR THE MAJORITY OF THE 240 CASTELLEMARE FAMILIES WHO USE TRAMONTO DR. AS THEIR PRIMARY PEDESTRIAN AND VEHICULAR ACCESS TO THEIR HOMES. THIS PROJECT PROPOSES TO REPLACE 20 APARTMENT UNITS WITH 82 CONDOS AND TOWNHOUSES AND 205 PARKING SPACES WHILE PROVIDING ONLY ONE OUTLET RATHER THAN TWO OR THREE. THIS PROPOSED SINGLE OUTLET IS TANGENT WITH A PARKING OUTLET FOR THE 36 UNIT OCEAN WOODS CONDOMINIUMS. AT THIS POINT OF ACCESS, THE TRUCKING OF 170,000 CU. YDS. OF DIRT, THE UNDETERMINED NUMBER OF CONCRETE DELIVERIES, (WHICH USUALLY SPILL FROM TRANSIT TRUCKS ONTO TRAMONTO DR. DUE TO ITS STEEP GRADE) THE CONTINUOUS DELIVERIES OF BUILDING MATERIALS, AND THE COMING AND GOING OF CONSTRUCTION WORKERS WILL ALL BE INTERSECTING WITH THE TRAFFIC FLOW FROM 240 HOUSEHOLDS ON A STEEP, DIFFICULT TO NEGOTIATE HAIRPIN TURN. ONCE CONSTRUCTION IS COMPLETED, TRAFFIC FROM THE 82 ADDITIONAL NEW RESIDENCES WILL CONVERGE ON THIS SAME POINT. I CANNOT OVER-EMPHASIZE THE RISK THIS PLAN POSES TO OUR COMMUNITY.

AIR QUALITY AND NOISE:

AIR QUALITY WILL CERTAINLY BE ADVERSLY AFFECTED. THE 170,000 CUBIC YARDS OF DIRT THIS PROJECT PROPOSES TO TRUCK IN AND OUT OF THE AREA WILL SEND AN INESTIMABLE AMOUNT OF DUST OVER OUR NEIGHBORHOOD CARRIED BY AN ALMOST CONSTANT OFF SHORE BREEZE. EARTH MOVING, CAISSONE DRILLING AND SOIL COMPACTION WILL SEND SHOCKWAVES THROUGH OUR HOMES. THESE AND OTHER DAILY DEGRADATIONS OF OUR QUALITY OF LIFE DURING CONSTRUCTION CANNOT BE MITIGATED. NOISE AND AIR POLLUTION FROM THE COMPLETED PROJECT CAN ONLY BE GUESSED FROM THE PRELIMINARY MATERIAL WE HAVE RECEIVED AT THIS TIME.

THE PRESENT THE LEVEL OF CONCERN AND OPPOSTION TO THIS PROJECT IS VERY HIGH IN OUR COMMUNITY. OUR EXPECTATION IS THAT WE SHALL SEE OPPOSITION GROW AS MORE RESIDENTS BECOME AWARE OF THE SCALE OF THIS PROPOSED DEVELOPMENT.

WE WOULD APPRECIATE IT IF YOU OR YOUR OFFICE WILL KEEP US APPRAISED OF THE ON GOING STATUS OF THIS PROJECT AND INFORM US WHEN ANY ADDITIONAL INFORMATION REGARDING ITS DESIGN BECOMES AVAILABLE.

SINCERELY YOURS,



CC; COUNCILWOMAN CINDY MISCIKOWSKY

June 9, 2002

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

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Dear Ms. Zaitzevsky,

My wife and I have been residents of Ocean Woods Terrace Condominiums at 17337 Tramonto Drive, Pacific Palisades, California 90272 since 1984. We initially became aware of the proposed "Palisades Landmark Condominium Project" when we received a proposed mitigated negative declaration (Case No. T. T. 529228, ZA 2000-2697) issued by the City of Los Angeles Director of Planning, Mr. Con Howe, in October 2000. We at that time felt very strongly that the information contained in the document filed by Palisades Landmark, LLC was for the most part absolutely untrue and wrote a letter outlining our objections and demanding that a full Environmental Impact Report be completed before any further consideration could be given to the project. Most recently, May 16, 2002, we have received from you a pre-draft request for comments. We and an overwhelming majority of the inhabitants of the entire Castellemare area of the Pacific Palisades remain steadfastly opposed to this project for the following reasons.

- This area has had seismic activity that has resulted in severe damage on several occasions in the past. The undertaking of a project of this size affecting 3.98 acres of already unstable hillside terrain and requiring 100,000 cubic yards of soil removal would cause significant short and long-term risks to the residents of our condominium and the surrounding area and also to the commercial buildings located on the hill directly below the proposed construction site.
- The project proposes 205 parking places. The noise and noxious fumes/exhaust that will be emitted from this large volume of cars directly into the twelve units of 17337 Tramonto that face the proposed project would be unacceptable and create an unhealthful condition.
- Access to the proposed project must be through Tramonto Drive which is a narrow, curvy road. The significant increase in traffic that will result will further exacerbate the marginally acceptable level of access to Sunset Blvd. at present with the impact of the recent approval of the Getty Museum Expansion on traffic flow yet to be determined. Irreversible gridlock at peak weekday morning and late afternoon times and weekends will undoubtedly be the resultant scenario.
- The construction of a multi-story 82 condominium development as proposed will significantly alter and further congest the already crowded natural terrain and permanently alter the aesthetics of this entire area of the Palisades. The developer's estimate that the project would involve the removal of only 29 'non-native' trees is grossly inaccurate and any neutral observer would immediately realize that hundreds of trees indigenous to this locale would be lost.

- There would be enormous negative consequences to the immediate neighbors of the project and the entire area as far as noise, air pollution, traffic congestion caused during the construction phase itself which as previously explained would not abate to acceptable levels at completion. Soil erosion, problems with water runoff and damage to the natural vegetation will occur in the short-term and the long term effect of destabilizing this already proven seismically unstable area could be catastrophic.
- This proposed project would cause in addition to significant environmental effects as described also substantial adverse effects to the owners/ human beings who live in the twelve condominiums that face the construction site. These units were specifically purchased for their ocean views and the loss of which would be irreversible and result in the decrease of property value by hundreds of thousands of dollars per unit.

In summary the proposed Palisades Landmark Condominium Project would have negative, unacceptable consequences as for as Aesthetics, Air Quality, Geology and soils, Hydrology/Water quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic and Utilities/Energy Conservation. We remain adamantly opposed to this project and feel that the short and long-term environmental and human impact would irreversibly damage this entire area of the Palisades and its acceptance would potentially set a dangerous precedent for similar problems to occur in other hillside adjacent locations of the Palisades

Sincerely,



Dr. and Mrs. Jack Purdy
17337 Tramonto Drive #210
Pacific Palisades, California 90272

216 Monte Grigio Drive
Pacific Palisades, CA 90272

June 10, 2002

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

RECEIVED
CITY OF LOS ANGELES

JUN 11 2002

ENVIRONMENTAL
UNIT

RE: the Condo Project at 17331-17333 Tramonto Drive

Dear Ms. Zaitzevsky:

I would very much appreciate it if the City would consider the enormity of the above project and the history of the land it would be built on. I personally hope that the City would consider a much smaller project (as I know from having lived here over 30 years that they will allow some building no matter what).

We have notoriously old plumbing under our streets up here and every new addition or change wreaks havoc on the rest of us. We have only one old narrow road leading us out to Sunset. I can only imagine what we'd experience trying to leave the area if a fire rolled through again with a project this size. (I've lived through 3 since we moved here.) It would seem that this little corner of the world is enormously popular lately but please let good common sense prevail.

Please allow us to keep a small bit of the quality of life we would like to have for however long that might be. Please don't let the developers be so greedy.

Thank you,



Coral L. Ruge

* Re: Proposed Town Houses at 17351-17353
Tramonto Dr, Pacific Palisades

NO. 067 P. 30/34

RECEIVED
CITY OF LOS ANGELES

JUN 12 2002

ENVIRONMENTAL
UNIT

May 23, 2002

Sll

Dear Maya Zaitzovsky,

Every^{one} secretly loves a disaster, and I suppose that's why I haven't protested the tear down and rebuilding of the condominiums on Tramonto drive in the Palisades. I had the (evil!) pleasure of watching the buildings on their other side slip inexorably down the cliff during our last big flood and, I confess, I enjoyed it immensely.

My daughter and son-in-law lived a few blocks over, on Castelman, and when the houses at the end of that block dropped one by one on to PCH, that was fun - something out of the ordinary. My son-in-law commissioned an independent geological survey, and moved as soon as he could.

I suppose my left-over, half-baked

Carolyne See
17359 Tramonto #303
Pacific Palisades, California 90272

values as a former "hippie-chick" made --
me look forward to the deactivation, the razing,
the new buildings, and the inevitable lawsuits
(which, again, I've already seen with my
own eyes.) I imagine, in a dim sort of way,
I even looked forward to the least break and
the law suits. But!

★ the people who want to build this new
project are gambling: that they can get the
Town houses in, get them sold, and then get
out with the cash before the next disaster.
Some or reasonable people would never think
of building there!

There's nothing wrong -- as Michael Douglas
so famously remarked in that film -- with
a certain amount of greed, but this is greed
run amok -- with Tens and recriminations
sure to follow. Please don't let them do
this!

Sincerely,
Cavalryn See

City of Los Angeles
Inter-Departmental Correspondence

Date: June 13, 2002

To: Maya Zaitzevsky, Project Coordinator
Department of City Planning

From: 
Adel Hagekhalil, Division Manager
Wastewater Engineering Division
Bureau of Sanitation

RECEIVED
CITY OF LOS ANGELES

JUN 18 2002

ENVIRONMENTAL
UNIT

Subject: **Palisades Landmark Condominium Project**

This is in response to your May 16, 2002 Pre-Draft request for comment on environmental impact report of the proposed project. The Bureau of Sanitation's Wastewater Engineering Services Division, have reviewed the proposed project and conducted a preliminary evaluation of potential impacts on the wastewater services for the proposed site.

Preliminary review of the projected flow, the corresponding flow generation factor, wye-maps showing existing sewer lines to the proposed site, and sewer capacities indicates the following:

- The City of Los Angeles provides sewer conveyance infrastructure and wastewater treatment services to the proposed project site. The Bureau of Engineering designs and constructs new wastewater facilities. The operational and maintenance elements of the wastewater system are the responsibility of the Bureau of Sanitation, which operates all wastewater collection, treatment and disposal facilities.
- The City's wastewater services area consists of two district drainage areas: the Hyperion Service Area and the Terminal Island Service Area (TISA). HYP service area covers approximately 515 square miles and services the majority of the Los Angeles population. In addition, the service area includes several non-City agencies that contract with the City for wastewater service. The TISA is approximately 20 square miles and services the Los Angeles Harbor area.
- The sewer infrastructure in the vicinity of the proposed project includes existing eight-inch, ten-inch and 21-inch size lines. Most of these sewer pipes feed into an existing 24-inch sewer pipe that flows south in Pacific Cost Highway. All these pipes are located within the boundary of the proposed project. Ultimately, this sewage flow will be conveyed to the HTP.

The necessary permit application and process will still be required when this development gets underway which is processed through the Bureau of Engineering. This office may then conduct a sewer availability study to thoroughly evaluate the additional flow impact to the system concurrent with the Bureau of Engineering permit process and plan check of your proposal. This may necessitate re-gauging of the flow and calculating the capacities of the sewer line of the area, at that time. It would only be then, that a definite answer to your question of adequate sewer capacity could be answered.

If you have any questions, please call Belal Tamimi of my staff at (213) 473-8217.