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**WASTEWATER ENG. SERV. DIV
433 S. SPRING ST, 5TH FLOOR
LOS ANGELES, CA 90013-1957**

April 11, 2002

Attention: Leah C. Dierkes, Research Assistant
Christopher A. Joseph & Associates
11849 W. Olympic Boulevard, Suite 101
Los Angeles, CA. 90064

**RE: Palisades Landmark Condominiums Project – Request For Sewer
Service Information, Draft Environmental Impact Report.**

Dear Ms. Dierkes,

Based on a preliminary review by our office, the proposed project located at 17331-17333 Tramonto Drive, Palisades does not pose a significant impact in our existing sewer system. Listed below is our response to the following questions that you have inquired:

1. Can you please describe the size/capacity of existing sewer lines near the project site? Our records show the following: fewer than 9-inches vitrified clay pipe running along Tramonto Drive; 9-15 inch vitrified clay pipe running along Los Lions Drive; and 15-30 inch vitrified clay pipe running along Sunset Boulevard.

The existing 8-inch sewer line along Tramonto Drive has a full pipe capacity of 4.9 cfs. Based on our 1999 flow gauging record, the current depth to Diameter ratio in the existing 21-inch sewer line along Sunset Boulevard is about 29% ($d/D = 6/21$). Our design criteria limit is a $d/D = 50\%$.

2. Do you know if these sewer lines have sufficient remaining capacity to accommodate the future sewage from the proposed project? In other words, can sewer service be provided to the project site from existing sewer mains?

Yes, the existing sewer line has the capacity to handle the proposed additional flow of 20,500 gpd (0.032 cfs).

3. Are there any existing sewer service problems/deficiencies in the project area?

No.

4. Would there be a (temporary) disruption in sewer service in the project area when "hooking-up" the new project?

Yes, if there is no sewer wye lateral available at point of connection.

5. Which Sewage Treatment Plant would receive project sewage?

Hyperion Treatment Plant located at 12000 Vista Del Mar, Playa Del Rey.

6. Do you know the designed treatment capacity and current peak flow of sewage treatment at the sewage treatment plant?

Current average flow is 350 MGD, peak flow is 450 MGD and design capacity is 650 MGD.

7. Do you have any recommendations that might ensure that the proposed project would not result in any significant sewer distribution and/or treatment impacts?

Sewer design should take in consideration ways to mitigate production and release of sewer odors and to eliminate or mitigate discharge of oil, fats and grease into the sewer line.

If you need further assistance, please contact Nelson Sarti of my staff at 213-473-8211.

Sincerely,



Adel H. Hagekhalil, Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

To: Roy Nakamura	From: Esther Tam
Co.	Co.
Dept.	Phone #
Fax #	Fax #

LOS ANGELES
TAL CORRESPONDENCE

17331-17333 Tramonto Dr
DOT Case No. WLA 02-025

Date: May 13, 2002

To: Emily Gabel-Luddy, Associate Zoning Administrator
Department of City Planning

From: Esther Tam, Transportation Engineer
Department of Transportation

Subject: INITIAL TRAFFIC ASSESSMENT FOR THE PROPOSED 82-UNIT
CONDOMINIUM/TOWNHOUSE PALISADES LANDMARK RESIDENTIAL
PROJECT AT 17331-17333 TRAMONTO DRIVE

EAF Case No.

The Department of Transportation (DOT) has completed the traffic assessment for the proposed 82-unit condominium/townhouse development located at 17331-17333 Tramonto Drive. This traffic assessment is based on a traffic study prepared by Crain & Associates received on April 4, 2002. Except as noted, DOT has determined that the traffic study adequately describes the project-related impacts of the proposed development.

DISCUSSION AND FINDINGS

The proposed 82-unit condominium/townhouse development will be constructed on land currently occupied by two apartment buildings with a total of 20 dwelling units. The project will generate 348 net new daily trips, with 26 net new a.m. peak hour trips and 32 net new p.m. peak hour trips. The trip generation estimates are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 6th Edition, 1997.

Land Use	Size (dwelling units)	Net New Daily Trips	Net New AM Peak Hour Trips			Net New PM Peak Hour Trips		
			Total	In	Out	Total	In	Out
Condominium/ Townhouse	82	348	4	22	26	21	11	32

DOT has determined that the proposed project will not have significant traffic impacts at any of the intersections studied. However, the project will have significant impacts on the following two local streets.

1. Tramonto Drive south of Los Lions
2. Los Lions Drive between Tramonto Drive and Sunset Boulevard

While the project will have significant impacts on the two streets studied based on the analysis that the net project daily trips exceed the significance threshold of local residential street impact, the project would not have a significant impact should the net project daily trips fall below or be limited to 224 trips which would translate to a 61-unit development. It should also be noted that Los Liones Drive between Sunset Boulevard and Tramonto Drive is partially developed with a fire station at the northwest corner and a plant nursery at the southwest corner of Los Liones Drive and Sunset Boulevard, while Los Liones Drive west of Tramonto Drive leads into Topanga State Park. Further, the distance between the project driveway and the intersection of Los Liones Drive and Tramonto Drive is approximately 310 feet and the entire frontage is undeveloped at the present time. Attachment A summarizes the volume-to-capacity(V/C) ratios and levels of service (LOS) at the study intersections. Attachment B summarizes the average daily traffic (ADT) volumes of the streets studied.

In addition, our field investigation revealed the following existing condition:

- 1. Visibility for the inbound left-turn motorists from Tramonto Drive onto the project driveway appears to be inadequate due to the hairpin curve protruding from across the street.

It is noted that the project applicant has not proposed any measures to mitigate the impacts. Unless the development is reduced to 61 units or overriding considerations are given, these two residential street impacts remain unmitigated.

If you have any questions, please feel free to call Vince Giron of my staff or me at (213) 485-1062.

ETT:vbg

C:\Documents and Settings\User\Desktop\WLA-02-023-TIA2.wp4

Attachments

- c: Kristen Montet, Eleventh Council District
- Roy Nakamura, Crain & Associates
- Jay Kim, DOT
- Vince Giron, DOT
- Mo Blorfroshan, DOT
- Robert Takasaki, DOT

**ATTACHMENT A
Palisades Landmark Residential Project**

Summary of Volume to Capacity Ratios (V/C) and Levels of Service (LOS)

No.	Intersection	Peak Hour	Year 2002 Existing		Year 2005 w/o Project		Year 2005 w/ Project		Project Impact
			V/C	LOS	V/C	LOS	V/C	LOS	
1.	Pacific Coast Hwy. & Sunset Bl.	AM	1.178	F	1.234	F	1.236	F	+0.002
		PM	0.849	D	0.904	E	0.906	E	+0.002
2.	Castellammare Dr. & Sunset Bl.	AM	0.225	A	0.245	A	0.249	A	+0.004
		PM	0.293	A	0.320	A	0.322	A	+0.002
3	Los Liones Dr. & Sunset Bl.*	AM	0.299	A	0.336	A	0.345	A	+0.009
		PM	0.285	A	0.329	A	0.343	A	+0.014
4.	Los Liones Dr. & Tramonto Dr.*	AM	0.113	A	0.137	A	0.155	A	+0.018
		PM	0.107	A	0.128	A	0.149	A	+0.021

* Unsignalized intersection.

**ATTACHMENT B
Palisades Landmark Residential Project**

Summary of Average Daily Traffic (ADT) Volume

No.	Study Segment	Year 2002 Existing	Year 2002 w/o Project	Year 2005 w/ Project	Net Project Traffic	Significance Threshold	Project Impact
		ADT	ADT	ADT	Daily		Δ ADT
1.	Tramonto Dr. south of Los Liones Dr.	1,930	2,050	2,398	348	+10.0%	+14.5%*
2.	Los Liones Dr. between Tramonto Dr. and Sunset Bl	2,150	2,710	3,058	348	+8.0%	+11.4%*

*Significant Impact

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DEPARTMENT OF
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200 N. MAIN STREET
ROOM 709
LOS ANGELES, CA 90012

(213) 485-5671
FAX - (213) 617-0439

MAUREEN TAMURI
ASSISTANT GENERAL MANAGER

May 24, 2002

Ms. Leah C. Dierkes, Research Assistant
Christopher A. Joseph & Associates
11849 W. Olympic Boulevard, Suite 101
Los Angeles, CA 90064

Dear Ms. Dierkes:

**DRAFT ENVIRONMENTAL IMPACT REPORT, PALISADES LANDMARK
CONDOMINIUMS PROJECT**

The following information has been prepared in response to your request for Parks and Recreation Information relative to the Draft Environmental Impact Report, Palisades Landmark Condominiums Project.

1. Does the City have any plans to develop new parks or expand existing parks in the project area?

The Department of Recreation and Parks does not plan to develop new parks or expand existing parks in the project area. There are two Los Angeles City parks, Pacific Palisades/Asilomar and Pacific Palisades Park and Recreation Center, within the area of the Project. Pacific Palisades Park and Recreation Center has a Recreation Center at the far end of the park but is located approximately 2.5 miles away from the Project. The service radius of a neighborhood recreational site is approximately one-half mile and there is not a neighborhood park with recreational facilities to service the existing and future residents within a two mile radius. The facility is not easily accessible by pedestrians to walk to or easily accessed from the Project area. Children, youths, and senior citizens, would have to cross a Major Highway Class II road, Sunset Boulevard, to reach the facility. Many of the children may require an adult to drive them to participate in programs and use the facilities. The impact of additional residents will affect already heavily used park facilities. The Recreation and Parks Department's 1999 Community Needs Assessment Survey indicated strong preferences from residents of the Brentwood-Pacific Palisades Community Plan Area for Youth Team Sports programs, which would require recreational facilities such as a pool, gymnasium, and sportfields.

Ms. Leah C. Dierkes, Research Assistant
May 24, 2002
Page Two

2. Would payment of the required Quimby fees alone be sufficient to offset the proposed project's impact on City Parks and Recreation services?

The area does not have adequate Neighborhood/Community park facilities. The standard ratio of Neighborhood/Community parks to population is four acres per 1,000 people. Quimby fees are of great assistance to alleviate impacts on existing parks, however, there is still a serious lack of park facilities for the future residents of the project. Adding to or developing additional park facility improvements to existing nearby parks would be an option.

3. Do you have any recommendations that might ensure that the proposed project would not result in any "significant" parks and recreation impacts?

Assistance with the improvement of existing facilities around the project area where the residents would most likely use the improvements/facilities and to upgrade existing facilities would reduce the impact of the new residents on existing park land and facilities.

Thank you for the opportunity to review this document. If you have any questions or comments regarding this information, please contact Camille Didier, Planning Officer, at (213) 485-8168.

Sincerely,

MARJORIE MATTHEWS
Acting General Manager



MAUREEN TAMURI
Assistant General Manager

MM/MT/CD/ND:ct

cc: Maureen Tamuri, Assistant General Manager
Anthony Coroalles, Assistant General Manager, Region Operations
Gat Lum, Superintendent, Pacific Region

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 6, 2002

TO: Christopher A. Joseph & Associates
Attn: Leah C. Kierkes

FROM: Fire Department

**SUBJECT: PALISADES LANDMARK CONDOMINIUMS PROJECT
REQUEST FOR FIRE SERVICE INFORMATION**

PROJECT LOCATION

Christopher A. Joseph & Associates is preparing a Draft Environmental Impact Report (DEIR) for the Proposed Palisades Landmark Condominiums Project. The proposed project is a residential hillside development and is located in the Pacific Palisades, within the City of Los Angeles, at 17331-17333 Tramonto Drive (See attached Regional and Vicinity Maps). The project will consist of 82 condominium units, with a gross area of 200,000 square feet, on 3.98 net acres (See attached Tract Map). The 82 units will be split into six buildings: three buildings are three levels and include 25 three-bedroom townhomes (3,000 sf each); and three buildings are four stories consisting of 57 three-bedroom flats (2,400 sf each). The proposed project site is currently zones RD2-1, and the proposed zoning would be RD2-1. Please see below for additional information that may help in the project location:

- Vesting Tentative Tract Map #52928
- District Map No. 126 80117
- Census Tract No. 2626.02
- APN's: 4416-003-014, -024, -029, -039, -041, -046, -061

PROJECT DESCRIPTION

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 4,000 G.P.M. from 4 fire hydrants flowing simultaneously.

B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 23
17281 Sunset Boulevard
Pacific Palisades, CA 90272
Paramedic Engine Company
Staff – 4
Miles – 03

Fire Station No. 69
15045 Sunset Boulevard
Pacific Palisades, CA 90272
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Staff – 12
Miles – 2.3

Fire Station No. 19
12229 Sunset Boulevard
Los Angeles, CA 90049
Single Engine Company
Paramedic Rescue Ambulance
Staff – 6
Miles – 6.2

The above distances were computed to 17331 Tromonto Drive.

Based on these criteria (response distance from existing fire stations), fire protection would be considered adequate.

C. Firefighting Access, Apparatus, and Personnel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Submit plot plans indicating access road and turning area for Fire Department approval.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

Standard cut-corners will be used on all turns.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Adequate public and private fire hydrants shall be required.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Joseph Jackson of the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Fire Chief



Alfred B. Hernandez, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

ABH:JFJ:gm
c:Palisades Condo Proj



A  Semptra Energy company

The Southern California Gas Company
Pacific Region - Technical Services
701 N. Bullis Road, Compton, CA 90221-2253
P.O. Box 9099, SC9521, Compton, CA 90224-9099

July 31, 2002

Christopher A. Joseph & Associates
11849 W.Olympic Blvd. (suite #101)
Los Angeles, Ca.90064

Attention : Leah C.Dierkes (Research Assistant)

Subject : **Title: Palisades Landmark Condominiums Project**
 Location: 17331-17333 Tramonto Drive.(Pacific Palisades)
 Job No.: Vesting Tentative Tract Map#52928 / Dist.Map #12680117

The Gas Company, Pacific Region's, Plan file No. 01-
Please refer to the above Plan File number in all future correspondence.

Enclosed is a copy of our Atlas Sheet with the approximate locations of our gas mains for you to post to your proposed project plans. There also may be service laterals coming from these mains that are not identified on this plan. The dimensions and locations of these mains are believed to be reasonably correct but are not guaranteed.

The depths of our facilities vary and can only be confirmed by pot holing, or some other acceptable method of taking elevations.

It is extremely important that you furnish us with "**signed**" **final plans**, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.

Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified 48 hours prior to commencing work. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

If no action is taken on this project within 24 months, plans will be discarded.

Please call Dale Graboyes at (310) 687-2013, for further assistance.

Sincerely,

cc: file: PF # 01-
enclosure: ATLAS /LA 2613-1
c/fran/1atlas.doc

Franchise Coordinator
David McKibben
Lead Planning Associate
office - 310-687-2032
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Christopher A. Joseph & Associates
11849 W. Olympic Blvd. (suite # 101)
Los Angeles, Ca. 90064

Attention: Leah C. Dierkes (Research Assistant)

RE: Palisades Landmark Condominiums Project / Vesting Tentative Tract # 52928 /

Dear, Leah C. Dierkes

This letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an informational service. It's intent is to notify you that The Gas Company has facilities in the area where the above named project is proposed. Gas service to the project could be provided without any significant impact on the environment. The service would be in accordance with the California Public Utilities Commission at the time contractual agreements are made.

The availability of natural gas service, as set forth in this letter is based upon present conditions of gas supply and regulatory policies. As a public utility, The Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply, or the condition under which service is available, gas service will be provided in accordance with revised conditions.

We have developed several programs which are available to provide assistance in selecting the most effective applications of gas energy for a particular project. If you desire further information on any of our programs and services, please contact our New Business Project Manager, Bernie Brock, for assistance at (310) 264-4619

Sincerely,

Harlan Zane
Technical Service Department
(310) 605-7928
Fax (310) 605-7988

cc: Bernard Brock