
III. PROJECT DESCRIPTION

A. PROJECT APPLICANT

The project applicant for the proposed Palisades Landmark Condominium Project is Palisades Landmark, LLC, 10600 Santa Monica Boulevard, Los Angeles, CA 90025.

B. PROJECT LOCATION

The project site is located in Los Angeles County, within the Pacific Palisades community of the City of Los Angeles, at 17331-17333 Tramonto Drive (see Section II, Environmental Setting, Figure II-1 and Figure II-2). Two apartment buildings (consisting of a total of 20 dwelling units) known as the Ocean Woods Terrace apartments are present in the central portion of the site. In addition, there is a swimming pool located between the two buildings and a carport area for 32 cars with additional surface parking for approximately 15 cars (Figure III-1, Vesting Tentative Map Tract 52928). The western portion of the project site includes the central portion of the active Revello Landslide. A third building which contained 12 units within the Ocean Woods Terrace apartment complex was destroyed by the landslide in 1965. The properties situated below the project site are developed with apartment and commercial buildings, except the area of the Revello Landslide, which remains vacant. The vacant parcel downslope of the site, which is situated within the lower portion of the Revello Landslide, has been approved for a 21-unit multi-family development (G.H. Palmer Project - MND 97-0248). Properties above and west of the site are developed with single-family residences and a four-story condominium building. As illustrated in Figure II-2 and Figure II-3, the project site is situated approximately 600 feet northwest of Sunset Boulevard and approximately 2,000 feet north of the Pacific Coast Highway. Tramonto Drive provides access to the project site.

C. PROJECT CHARACTERISTICS

The proposed project is a residential development consisting of 82 condominium units on 3.98 net acres of hillside terrain (Figure III-2, Site Plan). The 82 units will be split into six buildings: three buildings are proposed to contain three levels and include 25 three-bedroom townhomes with parking below each unit; and three buildings are proposed to include four stories consisting of 57 three-bedroom flats with parking being provided in a subterranean garage (Figure III-3, Garage Plan). None of the proposed buildings will exceed 45 feet in height, and all will correspond with the existing zoning, which is designated as RD2-1. Figures III-4 thru III-6 Cross Sections, illustrate the cross sections of the proposed project. Figure III-7 consists of an artist's rendering of the proposed townhomes and flats.

Figure III-1 Vesting Tentative Map Tract 52928

Figure III-2 Site Plan

Figure III-3 Garage Plan

Figure III-4 Cross Section A

Figure III-5 Cross Section B

Figure III-6 Cross Section C

Figure III-7 Artist's Rendering of Townhomes and Flats

All existing on-site structures will be removed, including two apartment buildings (consisting of a total of 20 dwelling units) known as the Ocean Woods Terrace apartments, a swimming pool located between the two buildings, and a carport area (Figure III-1, Vesting Tentative Map Tract 52928). Further, thirty-six non-native trees are located on the site. The primary tree species present include Monterey and Aleppo pines followed by Eucalyptus and a few other species. A total of seven trees (trees 5, 6, 18, 25, 26, 35, and 36) would remain on-site and 29 trees (trees 1-4, 7-17, 19-24, and 27-34) would be removed (Figure III-1, Vesting Tentative Map Tract 52928). There are no oak or other indigenous species found on the project site. Refer to Appendix E for a tree survey of the project site.

The grading for the proposed project will require 130,000 cubic yards (cy) of cut and 80,000 cy of fill. Approximately 100,000 cy of the cut material would be exported off-site and approximately 75,000 cy of fill would be imported to the site for landslide repair. The on-site portion of the Revello Landslide would be permanently stabilized and repaired as part of the development for the proposed project (please refer to Section IV.E, Geology and Soils, for a more detailed description of the Revello Landslide).

Primary access to the site would be provided off of Tramonto Drive via an existing private driveway, which will be widened to accommodate the new project (Figure III-1, Vesting Tentative Map Tract 52928 and Figure III-2, Site Plan). The driveway will divide into two separate ramps. The first ramp will lead directly up to the fire lane and townhouse access roadway, providing direct access to the parking area designated for each individual townhome. The second ramp will lead down into the subterranean garage for the parking area designated for the flats. In addition, guest parking will be provided along the southern edge of the fire lane and access roadway. The access roadway ends in a “hammerhead”, which provides a turn around area for the fire department vehicles. Utilities required for the proposed project (e.g. electricity, natural gas, sewer, and water) already exist on-site. Overall, the grading and construction of proposed project is estimated to take approximately three years.

D. PROJECT OBJECTIVES

The primary objective of the proposed project is to develop multi-family housing, specifically 25 townhomes and 57 flats, on 3.98 acres of hillside terrain in the Pacific Palisades. Another objective of the proposed project is to permanently stabilize the on-site portion of the Revello Landslide.

E. DISCRETIONARY ACTIONS

The City of Los Angeles (the City) is the lead agency for the proposed project. In order to construct the proposed project, the applicant is requesting approval for the following discretionary actions from the City:

- Site Plan Review, pursuant to Section 16.05 of the Municipal Code;

- Coastal Development Permit, pursuant to Section 12.20.2 (c) of the Municipal Code;
- Compliance with applicable City of Los Angeles requirements relative to the displacement of residential units and the relocation of residents;
- Grading Permit, pursuant to Section 17.05 (L) of the Municipal Code;
- Subdivision for condominium purposes, pursuant to Section 17.00 ET. SEQ. of the Municipal Code;
- Haul Route Permit; and
- Demolition Permit.

This Draft EIR serves as the environmental document for all discretionary actions associated with development of the proposed project. This EIR is intended to be the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project. This Draft EIR is also intended to cover all federal, state, regional and/or local government discretionary approvals that may be required to develop the proposed project, whether or not they are explicitly listed below. Federal, state and regional agencies that may have jurisdiction over the proposed project include, but are not necessarily limited to:

- California Coastal Commission (site is located in a Dual Permit Area)
- Regional Water Quality Control Board
- South Coast Air Quality Management District