



PACIFIC PALISADES COMMUNITY COUNCIL

December 19, 2014

Mr. Rick Caruso
Caruso Affiliated
101 The Grove Drive
Los Angeles, CA 90026

Via email to: rcaruso@carusoaffiliated.com

Re: Caruso Affiliated Palisades Village Project (Village Project)

Dear Mr. Caruso:

Pacific Palisades Community Council (PPCC), an all-volunteer non-profit organization, has been the eyes, ears and voice of the Pacific Palisades community for over 40 years. PPCC is closely following developments related to the Village Project and appreciates your extensive outreach to the community. Recently, an ad hoc PPCC committee was formed – the Village Project Land Use Committee (VPLUC) – to review all proposals relative to the Village Project and report back to the PPCC Board, with an eye towards maximizing the benefits to the community and minimizing its impact on the surrounding neighborhoods, particularly during the remediation phase and build-out. I emphasize that the purpose of the VPLUC is to provide input and recommendations when warranted to the PPCC Board and/or Executive Committee, as allowed pursuant to the PPCC bylaws; the VPLUC will not make decisions for or otherwise supplant the judgment and authority of the Board.

It is our understanding that a haul route hearing relative to the remediation phase is expected to be scheduled in the near future (PPCC has not yet received official notice and understands that the hearing date is currently uncertain). Pending receipt and review of the relevant documents, and based on initial VPLUC recommendations and subsequent approval of the PPCC Executive Committee, I write on behalf of PPCC to convey the following suggested conditions for the haul route relative to the remediation phase:

1. Haul route egress to be from the site to Swarthmore Ave. south to Sunset Blvd. west to Temescal Canyon south to PCH; haul route ingress to be from Sunset Blvd. to Monument St. west to the site.
2. Hours of hauling and loading to be set after consultation by Caruso Affiliated with Village area schools, including Palisades Elementary Charter School, Village School, Seven Arrows Elementary School, Corpus Christi School and Palisades Charter High School, to assure minimal disruption of school drop-off and pick-up.
3. Additional concerns/suggestions: monitors and traffic flaggers to be in place at the site; regulation of idling engines at the site; hosing of truck undercarriages and dust control as

needed, depending on the type of trucks used (it is understood that tanker-type trucks will be used which will alleviate much of the dust); a 24/7 hotline to be put in place to deal with issues as they arise.

PPCC requests that you forward all relevant documents, including the haul route application and any and all reports/comments received from government agencies, as soon as possible for review by the VPLUC.

The VPLUC also recommends that issues involving the use of the site for parking and the ongoing status of the Farmers Market during build-out should be addressed by Caruso Affiliated in the near future to gain clarity for the community. VPLUC Chair David Kaplan and I invite you and/or your representatives to attend the VPLUC meeting scheduled for February 10, 2015, from 3-5pm in the Palisades Branch Library to discuss these and other issues as may arise at that time. Of course, you and your team are also welcome at our Board meetings, which take place on the 2nd and 4th Thursdays of each month from 7-9pm at the Palisades branch library (except for one meeting on the 2nd Thursday in July, August, November and December).

PPCC looks forward to an ongoing constructive relationship with Caruso Affiliated as the Village project progresses.

Thank you so much.

Best regards,

Christina Spitz
President, Pacific Palisades Community Council
pacpalicc.org
facebook.com/pacpalicc

cc (via email):

Councilmember Mike Bonin, CD11
Norman Kulla, Senior Counsel to Councilmember Bonin
Matt Middlebrook, EVP, Development, Caruso Affiliated
Rick Lemmo, SVP, Community Relations, Caruso Affiliated
Michael Gazzano, Manager, Development, Caruso Affiliated
David Kaplan, Chair, PPCC Village Project Land Use Committee