



PACIFIC PALISADES COMMUNITY COUNCIL

VIA EMAIL: apcwestla@lacity.org; juliet.oh@lacity.org

West Los Angeles Area Planning Commission
200 N. Spring St.
Los Angeles, California 90012

Re: DIR-2019-[6352, 5584, 5571, 5524]- CDP-MEL
ZA-2019-[5585, 5574, 5525]-ZAD
17538, 17544, 17550 Tramonto Drive; 17532, 17540, 17523, 17529, 17533, 17537,
17541, 17547 Revello Drive

Honorable Commissioners:

Pacific Palisades Community Council (PPCC) has been the voice of the community for more than forty years. PPCC recognizes and respects property rights and the ability of property owners to use and develop their property in accordance with the law. However, the safety and security of the community must remain a priority and when impacted, be addressed.

PPCC has always insisted, as a matter of principal, that all laws be scrupulously applied to development projects. We specifically ask that excavation and construction practices be specifically monitored in hillside streets located in the Very High Fire Hazard Severity Zones (VHFHSZs), of which Pacific Palisades is a part.

As such, considering the impact of the proposed largescale excavation and development project located on the site of an existing active landslide with possible impacts on public safety resulting from blockages of narrow hillside roads for extended periods of time, and perhaps even lanes of PCH impacted with closures* on the entire hillside neighborhood of Castellammare (located in Los Angeles between the Pacific Ocean and the SM Mountain Range), the PPCC Board has voted *unanimously* to:

- a) Request an EIR for this project and,
- b) Urge the City to ensure that all necessary steps are taken to protect the community and enforce all regulations that may impact at least two narrow public hillside roads (and by extension, Pacific Coast Highway) from the adverse impacts of this enormous excavation.
- c) We further ask that time limits on excavation be scrupulously enforced by LADBS.

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With warm regards,
Maryam Zar
PPCC President

* In order to build these four large homes, the developers propose excavating 33,794 cubic yards of earth from an active landslide that extends from this hillside neighborhood to PCH. Over 3,000 dump truck trips will be required to move the material. Questions linger with respect to the haul routes, proposed methods of stabilizing the landslide during excavation, and regarding the long-term stability of the site after construction is completed. Any failure of the slope could cause Revello and Tramonto Drives to collapse as both rest on an enduringly unstable bulkhead, made all the more vulnerable by recent rains*. Serious slope failure could entirely block all four lanes of PCH. Should this happen, hundreds of homes will be dangerously isolated.

* In 2005, severe rains triggered the entire landslide zone from the bulkhead at Tramonto Drive to PCH. Overnight the entire slope dropped approximately 15 feet, buckling some of the historic concrete stairways in the neighborhood and resulting in the red and yellow tagging of several surrounding homes.