

Background regarding the Tramonto Project

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Background Summary

On April 13, 2023, the PPCC Board learned about the proposed construction of 4 large homes on Tramonto and Revello Drives in Area One (the Tramonto Project). We also learned that the Castellammare Mesa Home Owners (Castellammare HOA) had filed an appeal with the West LA Area Planning Commission (WLA-APC) of the Planning Director's approval of Coastal Development Permits (CDPs) and a Mitigated Negative Declaration (MND)¹ for the Tramonto Project.

The Board was informed of concerns related to the scale of the Project and the unstable geology of the underlying slide at the foot of the property to be developed. The history of slide activity was familiar to many PPCC members, as was the fact that the entire area is within the Very High Fire Hazard Severity Zone. The topography in the area, which is characterized by bluffs and narrow hillside roads above PCH, was also noted, particularly as related to limited ingress and egress routes making emergency evacuation difficult. The Board passed a motion calling for an Environmental Impact Report (EIR) and urging the City to ensure the preservations of the public's safety throughout construction and mitigating any construction impact on local roadways. See: <https://pacpalicc.org/wp-content/uploads/2023/04/Tremonto.-Pas-Mir-Construction-1.pdf>.

On October 5, 2023, PPCC's Executive Committee submitted a supplemental letter, reiterating its initial position letter, and expanding their call for care to include a mindfulness of our Community Plan guidelines relative to preserving the character of local topography and the preservation of unique attributes in the area. See: <https://pacpalicc.org/wp-content/uploads/2023/10/FIN-Tramonto-Rvello-Dev.-project-letter-2.pdf>.

After a further appeal hearing on November 19, 2023, the WLA-APC adopted an MND for the Tramonto Project and approved CDPs for all proposed homes, with conditions. The Castellammare HOA has appealed the WLA-APC's adoption of an MND (the MND Appeal). See the HOA's arguments at https://clkrep.lacity.org/onlinedocs/2024/24-0339_misc_3-19-24.pdf, and the WLA APC's response at https://clkrep.lacity.org/onlinedocs/2024/24-0339_misc_1_5-02-24.pdf.

On March 28, 2024, Area One Primary Rep., Murray Levy, reported to the PPCC Board that the recent landslide which has occurred a month earlier at the Tramonto Slope (near the area where the Tramonto Project is proposed) has raised urgent and immediate concerns about the planned construction. The landslide deposited massive debris and a portion of the hillside was covering the northbound (and-side) lane of PCH (the 'no. 2' lane). PPCC has since learned that Caltrans (the state agency that oversees PCH) cannot simply clear the debris from the lane as that action would cause further slope destabilization and slippage; the City must first stabilize the slope above before the lane can be restored to use.

The hearing of the MND Appeal is now set to take place before the City Council Planning & Land Use Management Committee (PLUM) on May 21, 2024 (with the possibility of a continuance should the City need more time to assess the current situation); the developer has stated that it is willing to extend the deadline to act (currently 5/24/24) to *July 31, 2024*.

Conclusion

PPCC supports and respects the right of owners to develop their property in accordance with all applicable laws, but public safety must be paramount. Before any further action is taken, PPCC is committed to allowing full presentations and sufficient discussion about the relevant environmental and safety impacts of the Tramonto Project to take place.

¹ An MND is a determination under the California Environmental Quality Act (CEQA) that mitigation measures can be implemented for a particular project to reduce potential impacts to less than significant levels, without requiring an Environmental Impact Report (EIR). For further definitions of terms used in this Summary, see the PPCC Glossary of Phrases & Acronyms: <https://pacpalicc.org/wp-content/uploads/2023/10/Glossary-Phrases-Acronyms-2023.pdf>.