



D R A F T PPCC Minutes

Special Meeting – October 1, 2024

Voting Members in Attendance: Sue Kohl, Beth Holden-Garland, Chris Spitz, Lorie Cudzil, Sharon Kilbride, Haldis Toppel,* Karen Ridgley,* JoAnna Rodriguez,* Janet Anderson, James Alexakis, Barbara Kohn, Hagop Tchakarian (**arrived after roll call*)

Non-voting Members and Advisors: David Card, Ella Nozar

1. **Call to Order and Reading of Community Council’s Mission.** The meeting was called to order at 5:34 p.m. Joanna Spak read the Mission Statement.
2. **Introductions / Roll Call.** The President called the roll of Board members in attendance.
3. **Certification of Quorum.** The President stated that we did not have quorum but would proceed with the meeting as Councilwoman Park and many attendees were present and no actions would be taken. She noted that some members may have been unable to attend because it is Back to School night at many schools and the Vice-Presidential debate was taking place at the same time. (*Quorum was achieved when additional members arrived after roll call.*)
4. **Approval of Minutes.** Deferred.
5. **Consideration of Agenda & Upcoming Meetings.** The agenda was as distributed. The President described the upcoming meetings: October 10, 2024 (meeting to be held in hybrid format, via Zoom and in-person at the Ronald Reagan American Legion Post 283); October 24, 2024 (via Zoom).
6. **Treasurer’s Report.** Deferred.
7. **General Public Comment.** Deferred.
8. **Reports, Announcements and Concerns.** Deferred.
9. **Reports from PPCC Committees.** Deferred.
10. **Old Business.** Deferred.
11. **New Business.**
 - 11.1. Tramonto slide and related development project: presentation by Councilwoman Traci Park. The President introduced and welcomed Councilwoman Park. It was explained that the Councilwoman had requested the meeting to update the community on the status of the slide and development project. Councilwoman Park remarked that she was pleased to be able to speak with the community

and to hear our comments and concerns, noting that the following members of the CD 11 team were also present with her: Jeff Khau, Sr. Planning Deputy; Juan Fregoso, District Director; and Michael Amster, Palisades Field Deputy. She stressed that this was an informational meeting to lay out the facts as they are currently known and for her to hear community feedback.

The Councilwoman explained the process applicable to the proposed development project: The current appeals by residents of the City's issuance of a Mitigated Negative Declaration (MND) -- rather than a full EIR for the project -- will be heard in the City Council Planning & Land Use Management (PLUM) Committee (date TBA). She explained (showing a PowerPoint on screen) three possible outcomes: 1) denial of the project; 2) granting the appeals (although not denying the project) and requiring a full EIR (either a "Housing Element EIR" or a "project-specific EIR") to replace the MND; 3) denying the appeals and approving the MND. In the latter two cases, if approved at the City stage the project would still be required to go before the California Coastal Commission (CCC) for final approval. Councilwoman Park noted that residents in that case would have an opportunity to present their concerns and arguments to the CCC, who are experts in coastal matters.

The Councilwoman also stressed that Caltrans has made clear that the upper portion of the Tramonto slide must first be stabilized before Caltrans (which has jurisdiction over PCH and the bottom or "toe" of the slide) can work on remediating the lower portion (so-called "top-down stabilization"). However, as she explained, the upper portion consists of privately-owned properties, which the City itself cannot enter to remediate (nor will the City bring an eminent domain proceeding to acquire these properties).

In the case of the proposed residential project (single-family homes on Tramonto and Revello Drives, above the slide), the City Planning Dept. has imposed conditions of approval and required certain public benefits and infrastructure improvements, some of which are intended to stabilize that portion of land above the slide.

Residents conveyed concerns about the potential negative impacts of the development, the unstable geologic conditions and ongoing slide activity. Several meeting attendees/residents expressed doubt that the conditions imposed on the project would stabilize the slope or that the project developer would abide by the conditions. It was also mentioned that Tramonto Drive is too narrow for a proposed sidewalk along the rim and that the driveway of one of the proposed homes is not wide enough for a proposed turnaround. Residents expressed concern with ingress and egress in emergencies and not being able to vacate their area. Others voiced concerns of wanting a more robust and fully independent EIR.

Joon Kang (Assistant Division Chief, Caltrans District 7) introduced himself and confirmed that Caltrans supports "top-down" stabilization of the slope, but acknowledged that the City is unable to remediate the top portion since the land is privately owned. He stressed that Caltrans believes that stabilizing only one portion is insufficient, that the entire top portion (which includes several privately owned properties) must be stabilized, that this could have a huge financial impact, and that an update of a prior 2010 study of the area is needed with new data and information to determine what can be done

to achieve remediation under the circumstances. He stated that an environmental review is still appropriate. It was noted that Caltrans' position will be conveyed to City Council. He also stressed that Caltrans is very concerned about the possibility of additional slide activity onto PCH, which may result in closure of the entire highway at that point. Attendees discussed the fact that this would have major citywide and regional impacts due to the number of vehicles that travel on PCH not only from the Palisades but from other, farther away destinations. Daphne Gronich (former Area Four 2nd Alternate) commented that the City is obligated to provide safe and easy passage for all commuters from the wider area, not just for those from the Palisades.

Councilwoman Park acknowledged that "doing nothing" is probably not a good option in this case, and that all these relevant factors and concerns must be considered. She concluded by stating that she would convey the comments and positions expressed at tonight's meeting to the PLUM Committee (she is not a member).

The President thanked Councilwoman Park and all the meeting attendees.

12. **Adjournment.** The meeting was adjourned at 6:49 p.m.