

Nineteen Pacific Palisades parcels proposed for surplus declaration — Council File 25-0600-S86

Submitted by the PPCC Land Use Committee (LUC); compiled by Kathrin Werner, Miramar HOA, Cindi Young, PPCC Area One Representative, Chris Spitz, LUC Chair and James Alexakis, LUC member — September 2026. Columns C, D, F and G are taken verbatim or near-verbatim from GSD's Revised Attachment B (May 28, 2026). Column E is per the California Coastal Commission's Coastal Zone Boundary layer and/or ZIMAS. Column H is community information, not City data.

#	Address	APN	Sq ft	Coastal Zone	City's "developable" code (basis)	How the City got it / condition noted in the file	History / status
PASEO MIRAMAR AND N LUCERO PLACE — 4 parcels, within the Paseo Miramar landslide							
1	418 N Paseo Miramar	4416-007-904	13998	Yes	Developable, 2 residences combined with the other three (basis: 2026 appraisal)	4/21/26: this property should be sold together with the other three for a total of 2 residences. Acquired through a settlement resulting from an inverse condemnation claim. Okay to declare Surplus. CAO note: review site to develop single-family home; geotech or other analysis may be required.	Active landslide roughly 100 ft deep, still moving; documented movement from at least 1959, 1974 setback line; 1977 Coastal permit P-9-21-77-1903 barred siting on the slide portion of an adjoining lot; open space deed restriction recorded 1978 (inst. 78-154533). 1998 LADBS letter (Log 24441) records the slide as active with groundwater at 7 ft. 1999 Coastal Commission: the restriction existed to prevent development on unstable property or sale to an unwitting third party. Acquired through inverse condemnation settlements totalling roughly \$20 million. Council motion of July 31, 2018 directed an MRCA open space easement over all four APNs; MRCA board recommended acceptance at no cost with no liability on Dec 4, 2019; no ordinance adopted, no easement recorded. See the linked Paseo Miramar chronology.
2	418 N Paseo Miramar	4416-007-903	3084	Yes	Developable, 2 residences combined with the other three (basis: 2026 appraisal)	4/21/26: this property should be sold together with the other three for a total of 2 residences. Acquired through a settlement resulting from an inverse condemnation claim. Okay to declare Surplus. CAO note: review site to develop single-family home; geotech or other analysis may be required.	As above. Note the City's list gives 418 N Paseo Miramar twice and never lists 556 N Lucero Place.
3	412 Paseo Miramar	4416-007-905	16523	Yes	Developable, 2 residences combined with the other three (basis: 2026 appraisal)	4/21/26: this property should be sold together with the other three for a total of 2 residences. Acquired through a settlement resulting from an inverse condemnation claim. Okay to declare Surplus. CAO note: review site to develop single-family home; geotech or other analysis may be required.	As above. Street access off Paseo Miramar. The only one of the four on GSD's original March 26, 2026 list. Subject of Council File 15-1048 (2015), in which Council directed the City Engineer and General Services to prepare an ordinance for a hydrauger dewatering easement over this parcel; the committee report states the City lot carries a significant amount of water and associated weight which may lead to further land slippage, and that the City seeks to one day sell the parcel. No ordinance was executed and no drains installed.
4	500 N Lucero Pl	4416-007-902	18974	Yes	Developable, 2 residences combined with the other three (basis: 2026 appraisal)	4/21/26: this property should be sold together with the other three for a total of 2 residences. Acquired through a settlement resulting from an inverse condemnation claim. Okay to declare Surplus. CAO note: review site to develop single-family home; geotech or other analysis may be required.	As above. Fronts a paper street; there is no built road. Zoned RE15-1-H.
CASTELLAMMARE, PORTO MARINA, REVELLO AND STRETTO — 13 parcels, Castellammare Mesa and the Tramonto slide area							
5	17904 (aka 17908) W Castellammare Dr	4416-015-900	9138	Yes	Developable, one residence (no basis stated)	5/6/26: Okay to declare Surplus. Vacant lot, street access to Castellammare Dr. CAO note: geotech or other analysis may be required.	Following the 1993 slide the City took control of this parcel through GSD. Contemporaneous account: 17908 Castellammare Drive evacuated with severe slide damage, condemnation proceedings begun. Part of the group inverse condemnation settlement.
6	17919 Porto Marina Way	4416-015-906	4897	Yes	Developable, one residence (no basis stated)	Demolished single-family home lot. Street access to Porto Marina Way. CAO note: geotech or other analysis may be required.	Following the 1993 slide the City took control through GSD. Contemporaneous account: threatened by sliding from above, residents ordered to evacuate, condemnation begun; broken bulkhead, broken guardrail and extensive slide damage to the road in front of 17909 and 17919. Part of the group inverse condemnation settlement. Council deed acceptance December 2, 1994.

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7	17550-17552 W Revello Dr	4416-011-900	3743	Yes	Developable (basis: map recorded May 6, 1925)	5/6/26: Okay to declare Surplus. Demolished single family home; street access to unbuilt portion of Revello Dr.	Historically vacant public hillside lot with a role in both the slide area and street circulation. Fronts an unbuilt portion of Revello Drive. Developability rests on a 1925 recorded map.
8	17547 Castellammare Dr / Stretto Way	4416-010-900	3710	Yes	Developable, one residence (no basis stated)	5/6/26: Okay to declare Surplus. Demolished single family home; street access to unbuilt portion of Castellammare Dr.	Empty City-owned hillside parcel at the Castellammare Drive intersection; the single-family home was demolished. Sits directly below the steep bluffs of the Tramonto tier and has been impacted by post-fire cascading debris. Provides street access to an unbuilt portion of Castellammare Drive.
9	17857 Porto Marina Way	4416-015-910	3685	Yes	Developable, one residence (no basis stated)	Demolished single-family home lot. Street access to Porto Marina Way. CAO note: geotech or other analysis may be required.	Home demolished after the 1993 slide and title transferred to the City. Part of the group inverse condemnation settlement. City notes flag geotechnical concerns. Title processing completed on the same settlement track. Council deed acceptance July 10, 1995.
10	17549-17553 Castellammare Dr	4416-010-902	3676	Yes	Developable, one residence (no basis stated)	5/6/26: Okay to declare Surplus. Slope failure order to comply on file dated 1999. Demolished single family home; street access to unbuilt portion of Castellammare Dr.	Structures fractured and deemed an immediate hazard, then demolished; lot acquired by the City. City record shows a slope failure order to comply dated 1999. Reviewed by municipal engineering inspectors after the fire and subsequent storms.
11	17637 W Castellammare Dr	4416-012-900	3665	Yes	Developable, one residence (no basis stated)	5/6/26: Okay to declare Surplus. Sloping vacant hillside lot; street access to Castellammare Dr.	Single-family home lost during cascading slide movements; parcel absorbed into the City's portfolio and classified Surplus-Undeclared.
12	17916 Castellammare Dr	4416-015-902	7351	Yes	Developable, one residence (no basis stated)	5/6/26: Okay to declare Surplus. Acquired through a settlement following a landslide. 4/29/26 LAHD comment: potential Small Lot Big Impact site.	Home demolished after the 1993 slide; the downhill mass slid toward Porto Marina Way, undercutting the structure. Now raw open terrain functioning as part of the bluff protection system. Per Castellammare HOA: the City passed a formal Ordinance granting a revocable easement permitting the adjacent private estate to use portions of this City parcel for structural support (Council File CF 14-0418, granted to the Anne G. Bastendorf trust, permitting deep-slope retaining walls and subterranean support on the City parcel). Council deed acceptance September 22, 1994.
13	17924 W Porto Marina Way	4416-015-907	5575	Yes	Developable, one residence (no basis stated)	5/6/26: one of ten acquired through inverse condemnation / settlement due to claims of hillside properties severely damaged in a large landslide in the Castellammare Mesa area. Okay to declare Surplus. CAO note: geotech or other analysis may be required.	Home demolished after the 1993 slide; the downhill mass slid toward Porto Marina Way, undercutting the structure. Now raw open terrain functioning as part of the bluff protection system. Per Castellammare HOA: the City passed a formal Ordinance granting a revocable easement permitting the adjacent private estate to use portions of this City parcel for structural support (referred to by the HOA as the Bastendorf Ordinance). Council deed acceptance September 22, 1994.
14	17910 W Porto Marina Way	4416-015-909	5421	Yes	Developable, one residence (no basis stated)	5/6/26: one of ten acquired through inverse condemnation / settlement due to claims of hillside properties severely damaged in a large landslide in the Castellammare Mesa area. Okay to declare Surplus. CAO note: geotech or other analysis may be required.	Acquired by the City following the 1993 Castellammare slide, after group inverse condemnation litigation by owners along this cluster. Home demolished; land absorbed into the City's inventory as Surplus-Undeclared. Per Castellammare HOA.
15	17916 W Porto Marina Way	4416-015-908	5247	Yes	Developable, one residence (no basis stated)	5/6/26: one of ten acquired through inverse condemnation / settlement due to claims of hillside properties severely damaged in a large landslide in the Castellammare Mesa area. Okay to declare Surplus. CAO note: geotech or other analysis may be required.	Not demolished in the 1993 slide. The hillside behind the property fell into the carport area but the house stood. The property was turned over to the City and the elderly owner was permitted to remain in residence until they died. The vacant house was subsequently a site of homeless encampment and burned down in the Palisades Fire. Part of the same 1993 group inverse condemnation settlement cluster. Per Castellammare HOA and Area One residents.

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1979 COASTAL COMMISSION FINDING. The reason these areas were never excluded is stated in E-79-8 itself. The Commission found that lower Castellammare retained a substantial percentage of vacant lots because of steep slopes, unstable geology and road and slope failures in 1965 and 1968-9; that the Army Corps of Engineers landslide study MF-471 showed 14 landslides in lower Castellammare, 10 in historic time, a count that expressly did NOT include the Paseo Miramar area; and that Commission files showed 8 denials in lower Castellammare with findings that the site was unsafe. Staff therefore recommended that bluff and canyon lots in lower Castellammare and adjacent areas may not be excluded, since a potential exists for significant adverse effect on coastal resources under Section 30253. The order also excludes developments within 100 feet of a State Park boundary (7.c.6), projects involving new or additional right-of-way (7.c.4), and any public works projects (7.c.5).							
18 parcels are recommended for Surplus Land declaration, all in Pacific Palisades. 545 N Bienvenida sits in the separate Exempt Surplus recommendation. Estimated General Fund proceeds from the CD11 properties: approximately \$5.85 million.							
GSD's May 28, 2026 report states at p.4 that most properties in CD 11 were acquired as a result of legal settlements due to land movement issues.							
The revised list contains a Not Developable priority band, several of whose entries carry a CAO recommendation to transfer the parcel to MRCA. None of the nineteen above is in it.							
Source: GSD report and Revised Attachment B, May 28, 2026, transmitted to Council June 4, 2026 under CF 25-0600-S86. Longer documentary briefings are available as appendices.							
EARLIER RECORD. Caltrans records two landslides in the Castellammare area first reported in 1936, and began soil sampling in February 2026 at nine locations, six on Castellammare Drive, Posetano Road and Revello Drive. In March 1958 Public Works closed Posetano Road after it dropped roughly nine feet in under three months. The 1979 Coastal Commission findings for CATEx E-79-8 cite Army Corps study MF-471 showing 14 landslides in lower Castellammare, 10 in historic time, and 8 Commission denials on grounds the sites were unsafe.							
BULKHEADS, CURRENT. As of late August 2026 the damaged bulkheads in the Castellammare area, including Tramonto Drive and Porto Marina, were in design and bidding, with bids expected to close in September. The City is designing and bidding repairs on the same streets where it proposes to sell parcels.							
PER CASTELLAMMARE HOA. Group inverse condemnation settlements followed the January and February 1993 earth flows, alleging a dangerous condition of public property; because separating which part of the slide destroyed which foundation was not possible, losses were treated collectively. Building and Safety issued group demolition orders and the titles moved to the City as Surplus-Undeclared under CF 18-0856. A regional dewatering network of hydraugers and sub-surface tiebacks is said to run beneath the cluster, with stabilisation of the Castellammare Drive tier requiring anchors extending under adjoining parcels, so that movement on one parcel legally implicates the others.							
PER CASTELLAMMARE HOA. Early property records for Tract No. 9300, which governs the Porto Marina Way bluff cuts, contain explicit view-protection restrictions from the 1920s limiting the height of any structure on the uphill side of the street. Note that Tract 9300 is also the tract named in the assessor's legal description for the parcel adjoining Marinette Rd / Oracle Pl.							
See a chronology of the Tramonto-Revello Landslides, which impact all listed properties in the area (prepared by Bart Young).							
See a chronology of the Paseo Miramar Landslide, covering the street, the geologic and regulatory record, and the City's acquisition of the four parcels (prepared by Kathrin Werner).							