



PACIFIC PALISADES COMMUNITY COUNCIL

October 11, 2026

Lisa Webber, AICP, Deputy Director, Project Planning, Los Angeles City Planning
Mindy Nguyen, Senior City Planner/Major Projects, Los Angeles City Planning
Kathleen King, City Planner/Major Projects, Los Angeles City Planning

Via email to all addressees

Re: Posetano & Revello Projects: ENV-2022-1960-EIR (comments on NOP due 10/15/26)

Dear Deputy Director Webber, Ms. Nguyen and Ms. King:

Pacific Palisades Community Council (PPCC) – for 53 years the voice of Pacific Palisades, the community destroyed in the catastrophic Palisades Fire – respectfully requests, via its Executive Committee (acting pursuant to PPCC’s bylaws), that you consider the following information related to the above-referenced Notice of Preparation (NOP).

As we have long emphasized: PPCC supports and respects the right of owners to develop their property in accordance with all applicable laws, but public safety must be paramount. We are committed to allowing full presentations and public discussion about relevant environmental and safety aspects of proposed projects before taking any action on such projects.

PPCC has not had the opportunity to hold a public meeting, as we customarily do, to hear from the property owners and other community members as to their respective positions and facts relevant to the above-referenced projects (the current Projects). As a result, our Board has not yet taken a position on the current Projects, including whether there is a need for further study of possible geotechnical dangers to ensure that public safety will not be compromised.

We note, however, that in 2024, PPCC supported an appeal by the Castellammare Mesa Homeowners Association (CMHA) of the City Planning Commission’s decision to deny a full, independent EIR for projects then-proposed on Tramonto Drive (the Tramonto Dr. projects) in the same general neighborhood as the current Projects – which appeal was granted by the City Council PLUM Committee, requiring a full EIR to be conducted for the Tramonto Dr. projects.

In a nutshell, the Tramonto Dr. projects were proposed to be situated in the active “Tramonto slide” area, where *massive hillside slippage* caused parts of PCH to be completely covered with slide debris, resulting in rerouting of parts of PCH and still ongoing boring tests being conducted by Caltrans in or near the slide area, to determine the level of slope instability and potential remediation measures. The entire “Castellammare” neighborhood in Pacific Palisades (where both the Tramonto Dr. projects and the current Projects are proposed to be sited) is considered by the community to constitute an overall highly unstable hillside area, with a long history of active slides, slope failures and destroyed homes.

Now, in 2026, we have heard informally from the CMHA and nearby residents that they are very concerned that the current Projects present the same geotechnical dangers as are present with the Tramonto Dr. projects – due to their location in or near the Tramonto slide area and in other designated landslide zones within the unstable Castellammare hillside area. At the same time, we have informally heard from representatives of the property

owners, who maintain that geotechnical issues associated with the Tramonto Dr. projects are not present with the current Projects, and that the current Projects will be constructed safely, will not pose a risk to public safety, and will in their opinion strengthen hillside conditions.

Although we have not yet seen the soils report for the current Projects (Soils Report), we understand from comments recently submitted in this matter by the Miramar Homeowners Association that LADBS stated in its review letter on the Soils Report, dated November 7, 2022, that its review could not be completed “because the stability or safety of the proposed development cannot be determined at this time.” We do not know whether LADBS issued a supplemental finding or has now determined the stability and safety of the current Projects. This is a matter of concern that we believe requires further explanation and assessment.

The PPCC Land Use Committee (LUC) will hold a public meeting in mid-November for a presentation on the current Projects (the earliest time when such a meeting could be scheduled). At that time, the property owners, the CMHA, neighbors and any other interested community members will have the ability to publicly present their positions and opinions about the current Projects and appropriate Q&A will take place. Per our custom and practice, any resulting recommendation by the LUC as to the current Projects would then be heard by the PPCC Board at a regularly-scheduled public meeting as soon as possible after the LUC meeting – in this case, due to the intervening holidays, no earlier than January 14, 2027.

We have now learned that on October 9, 2026, Planning responded as follows to an inquiry from James Alexakis (member of the PPCC LUC) about a possible extension of time to submit comments on the NOP related to the current Projects, as well as to another proposed project at 425 Mount Holyoke in Pacific Palisades (as to which we also requested an extension in a separate letter to Planning on October 8, 2026):

“[I]t has been decided that the comment period will not be extended. . . Please be advised that you may submit comments related to the Project at any time. If the comments are related to the substance of the EIR, those will be taken into consideration accordingly; otherwise, there will be additional opportunities to provide testimony on the merits of the Project itself. Note that there will also be an opportunity to comment on the Draft EIR once that is published. All comments received on the Draft EIR will be responded to in the Final EIR.” *Mindy Nguyen, Senior City Planner/Major Projects*

PPCC may submit future comments on the current Projects, after we have held public meetings and heard from all interested parties, as described above. However, given the impending El Niño, PPCC would urge caution by all parties. Since the City, County and Caltrans have all been issuing emergency preparedness recommendations, including for the Palisades Fire burn area and the area in question, it would seem advisable for PPCC as well as City Planning to delay any formal evaluation and/or recommendations until after the rains have stopped. That would ensure that all then-current aspects of the potential effect of El Niño on the current Projects and adjoining areas can be part of the review and decision-making. The potential devastating effect of possible land slippage on the community and the thousands who travel along PCH below the area in question – whether resulting from El Niño or work permitted with incomplete information – should be avoided at all costs.

Thank you for your courtesy and consideration of this information.

Sincerely,

Pacific Palisades Community Council Executive Committee:

President Allison Holdorff Polhill, Treasurer Daphne Gronich, Secretary Caroline Nick,
Chair Emeritus Sue Kohl, Elected Representative (At-large) & LUC Chair Chris Spitz

cc (via email): Hon. Traci Park, Councilwoman, CD 11 cc (via email): Hon. Traci Park, Councilwoman, CD 11