

Agenda Meeting April 23, 2024, 12:30 – 1:00 pm

Attending from Council District 11 – City of Los Angeles

Traci Park, Councilwoman Los Angeles City Council 11th District

Michael Amster, Field Deputy, Brentwood/Pacific Palisades/West Los Angeles

Jeff Khau, Planning and Transportation Deputy

Attending from Castellammare Home Owners Association “CMHO”

Kim Feder, Board President, retired Banker

Marcia Vogler, Board Secretary, Musician

Bart Young, Board Member, CEO Falkenberg/Gilliam and Associates

Purpose of Meeting – Discussion of Proposed Revello Dr and Tramonto Dr Residential Project

Objective – To compel the requirement of an EIR be produced before moving any further with this project. The MND is insufficient in identifying and addressing any issue associated with the development project.

Issue #1 – Roads to be used for construction access to development and where the development is planned, Tramonto, Revello are deteriorated and deteriorating. The Bulkhead on Tramonto is identified as needing significant repair in 2010 – URS Study prepared for LA City. This leaves the community with substandard roads in worse shape with prohibited ability for repair by the city

- Tramonto should be 60 ft wide road currently 27 feet at bulkhead
- Revello is one lane and has pinch point currently 13 feet wide
- Roads will be used **as is** for construction
- Suggested changes to Tramonto and Revello by developers make future repair impossible
 - Use of Tramonto PROW granted to Developer for a residential driveway
 - Revello extension with 20-foot wall ending mid Tramonto landslide like a wall or cliff

Issue #2 – Only two outlets for Community resulting in safety hazard for emergency responses and exits

- The developer plans to use both of these outlets as their way to bring in construction vehicles.
- Porto Marina is essentially one lane so many are unable to travel on Porto Marina placing more traffic on Tramonto and the bulkhead
- Our streets are just too narrow and windy for safety on any type of emergency and especially fire.
- 300 homes in the area which includes approximately 3,000 trips a day on both roads combined. Using transportation assessors of 5 RT's or 10 trips a day per home

- Large fire trucks already are unable to travel down Revello with just construction on one modest home in comparison to each home proposed.
- Damage to the Tramonto Dr. bulkhead due to heavy equipment/vehicle traffic on the adjacent proposed haul route, possibly closing Castellammare's main artery, resulting in 300 households' constant use of Porto Marina Dr. which is at all times a single lane.
- On 12-21-23, there was a structure fire at 17840 W. Lecco Lane, a half-block-long off-shoot of Porto Marina Dr. Thanks to the quick action of LAFD, the fire was contained in approximately 50 minutes. The rain helped. However, it should be mentioned that every homeowner on Porto Marina was trapped; unable to evacuate due to the number of emergency and other vehicles parked on Porto Marina. If not for the rain, or if this had happened in the heat of summer, the outcome could have been dramatically different.
- The haul routes are precarious at best, with the Revello Dr. access marred by the 13' wide pinch point and a 12-foot dip and the Tramonto route to be built on fill next to a deteriorating bulkhead
- With the indefinite repair of the PCH landslide which is the toe of the 'Tramonto landslide this traffic is exacerbated with Ways directing traffic onto our streets coming up Tramonto from Los Lions to use Porto Marina as an exit to NO, PCH. I have been stuck in this traffic on Porto Marina taking 30 minutes to get onto PCH. Tramonto and Porto Marina are crowded with constant traffic starting at about 2 pm
- Sunset and PCH are also a nightmare affecting most of the 28,811 population of Pacific Palisades.

Issue #3 – Development is proposed on two currently active landslides which have been since 1936 or 88 years

- Etco Homes developer of One Coast has been quoted as the only successful development on landslides.
 - There is continuous groundwater leakage and drainage below the property resulting in damages to others at the corner of Sunset and PCH
 - The underground parking of Sunset PCH building rear has become unusable on the North end
 - A vacant lot at bottom has continuous leakage
 - Constant draining from this development onto properties below.
- Tramonto Landslide is very active
 - Currently blocking one Northbound lane on PCH – this toe sliding onto PCH is NOT NEW
 - Some neighbors received notice that this lane will be closed indefinitely.
 - Landslides are becoming more common with climate change as rainy years are much more wet than in prior year
- Jim Medina of Cal Trans indicates the landslide is the responsibility of the City of LA not Caltrans and this landslide is more difficult to solve than Malibu Canyon.
- Jim Medina also assesses that removing soil does not remedy a landslide.
- "It has been determined by geologists that removing will make the issue worse, potentially spreading onto the entire highway and causing a complete shutdown of PCH.

We are working with the city's consultant on this one. This area has been a problem for many years and one where we have kept removing material. This year, it has just been saturated, like many areas along PCH and in Venture County.

Issue #4 – Development is proposed where two earthquake faults exist

- Malibu and Santa Monica faults
- 1994 Northridge earthquake and heavy rains created loss of homes on Porto Marina and Castellammare with combined earthquake and heavy rain.
- Castellammare sunk over 12 feet and had to be rebuilt
- Homes were also lost on hill No of Chautauqua due to earthquake and heavy rain

Issue #5 – Using PROW for development

PROW has been granted to developer illegally. Access for potential repairs to the bulkhead are impossible. Heavy equipment required for repairs could not access the Tramonto bulkhead

Issue #6 - Excavation is not remedial as quoted in the MND- It is excessive

- Developer states that remedial excavation is needed with some additional. It is never stated that excessive excavation is needed.
- However, what is proposed is excessive. They are representing that removing over 30,000 cubic yards of soil is not excessive.
- They propose building a slab which requires that you cut a vertical line through the hill cutting excessively into the hill for the proposed size of residences.
- A geological study has concluded that the supports they are proposing are also insufficient for this type or related work.

Issue #7 – Inadequate drainage in proposed development

- URS Study proposed extensive drainage and pools at the bottom of the slide area.
- The developer proposes to divert groundwater from run-off by creating a slope on Revello that would make the water run into an existing drainpipe that is inadequate for permanent use and cannot sustain the additional volume of drainage created.
- On Tramonto they proposal a flow into the project site from atop the bulkhead on Tramonto Dr. to a location east of the bulkhead, flowing north, down a tight curve on Tramonto Dr. and east to a drain on Revello Dr.
- There are no drains on the Castellammare Mesa streets. If the water is prevented access to the project site, it will create a flow into the properties of nearby homeowners, potentially causing erosion to curbs, driveways, walkways and yards. Evidence of this is occurring now at the corner of Coperto and Tramonto Drs. where run-off flowing from a newly constructed home is destroying the property of the neighbor next door.
- Palos Verdes has a plan for mitigating landslides.... Dewatering is key. Building houses on slides is not.

Issue #7 – Developer indicates that only a portion of the landslide will be stabilized

- Developer is only “stabilizing” for the area where the construction of homes is proposed.
- They say themselves that the rest will not be stabilized.

- This leaves the landslide still not stabilized threatening the homes they have constructed as well as neighboring homes and the Tramonto bulkhead
- Building on a landslide does not stabilize a landslide and puts other homes in the area at risk

Issue #8 – Liability for City as City approved project without EIR.

- According to Jim Medina at Cal Trans the landslide is not the responsibility of Cal Trans. It is the responsibility of the City.
- This slide does not have a date for repair and could be indefinite.

Issue #9 – Wildlife and Native Plant Preservation

- **CMHO has been unable to obtain experts to address the risk to wildlife and native plants due to the fact that upon “ownership:” of the lots the developers completely denuded the landscape, removing any wildlife nesting, and plants relied upon for nesting and food.**
- We have in writing that this is a major factor of not being able to perform a true biological and botanical assessment on the risk to wildlife
- Our area is a migratory wintering ground for the Monarch Butterfly and many native plants on vacant lots support their lively hood and migration.

THANK YOU for reading this and your consideration!!!

CMHO Board