

Communication from Public

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Comments for Public Posting: Please see following attached PDF

May 14, 2024

RE: ENV-2019-5520-MND-1A

Honorable PLUM Committee Members:

I am the elected representative for the Castellammare neighborhood on the Pacific Palisades Community Council (PPCC). On April 28 I sent you a statement expressing my thoughts on the proposed development of four 10,000+ square foot homes on the active Tramonto landslide. Since then you have postponed your meeting till May 21 and the PPCC will hold a special meeting to discuss this issue. PPCC will send you their official statement but I as a 50 year resident of the Castellammare community have some additional thoughts that I want to express to you.

I've spent some time looking through the documents submitted to you by the developer, the homeowners association, the appellants, and members of the public. The volume, level of technical detail, and often conflicting conclusions reached by different "experts" make this material difficult to comprehend, but there are clear facts which should facilitate your decision making:

1. As we speak the Tramonto landslide continues to move, threatening PCH, streets, and homes. I've attached photographs illustrating this. Exhibit 1 shows two views of PCH taken from the same position. Exhibit 2 illustrates large cracks in Castellammare Drive about 200 feet west of the existing slide boundaries. These cracks extend down to Porto Marina and up to Posetano as illustrated in Exhibit 3. Exhibit 4 shows a red tagged house on Posetano damaged by the landslide. It is the first house west of the existing landslide.
2. Caltrans can't restore the northbound lane of PCH until the City stabilizes the **entire** Tramonto landslide. They are considering re-striping the roadway, moving it onto the beach parking lot and walkway, but this is a temporary 'fix'. Unless stabilized the land will continue to move across the roadway.
3. At best the proposed development will only stabilize 1/3rd of the landslide leaving Tramonto and PCH, as well as homes on Posetano and Castellammare near the slide exposed to damage from continued land movement. In fact the construction activity and potential water from 4 large homes with pools and extensive landscaping could exacerbate land movement on the remaining unstabilized land.
4. In 2010 the City and Caltrans jointly funded an analysis of the Tramonto landslide by the URS Corporation. URS outlined a method of stabilizing the entire landslide, restoring Castellammare, Revello, Posetano, and protecting PCH by utilizing horizontal and vertical drainage shafts. This approach minimized the need for grading. The URS approach was similar to the stabilization method recommended in a 1959 report by Moran, Proctor, Meuser, and Rutledge.
5. The proposed development does not specify any drainage shafts. In fact the houses will be built in locations where URS called for horizontal drainage shafts.

The developers and some City staff members have said that doing nothing is not an option and that building these 4 mansions is something that is better than nothing. But earth movement happening right now on the Tramonto landside clearly shows that a partial stabilization attempt will not restore PCH and will not prevent the landslide from damaging nearby homes and infrastructure. In fact, allowing this development is worse than doing nothing because the proposed houses will make it impossible to build the drainage systems specified by URS necessary to truly stabilize the entire landslide.

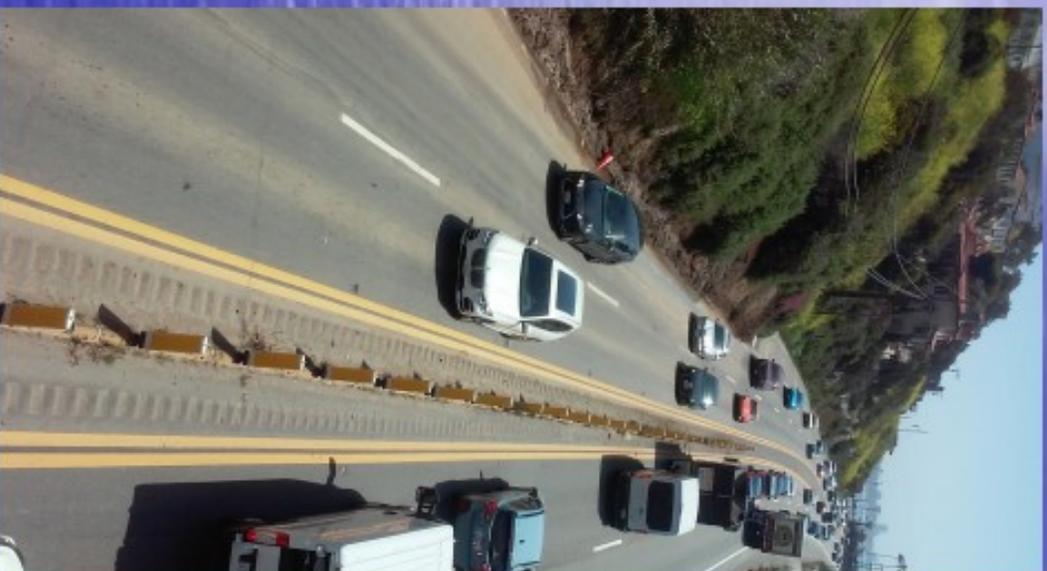
You must reject this proposal and initiate those steps specified in the URS report that will stabilize the entire landslide. The cost will be high; URS estimated \$25 million in 2010 and that has probably doubled by now, but that cost pales in comparison with the liability that would face the City if it allows the development and further land movement destroys existing homes and roadways. Once the landslide is

stabilized sale of City owned lots on Castellammare and Revello could recoup some of the cost incurred and development would be possible on many lots along the restored streets that are now unbuildable. Stabilizing the entire landslide is a win-win choice for the residents of Castellammare, the motorists who utilize PCH, and all the citizens of Los Angeles. It is the right decision and the decision that I hope you will make.

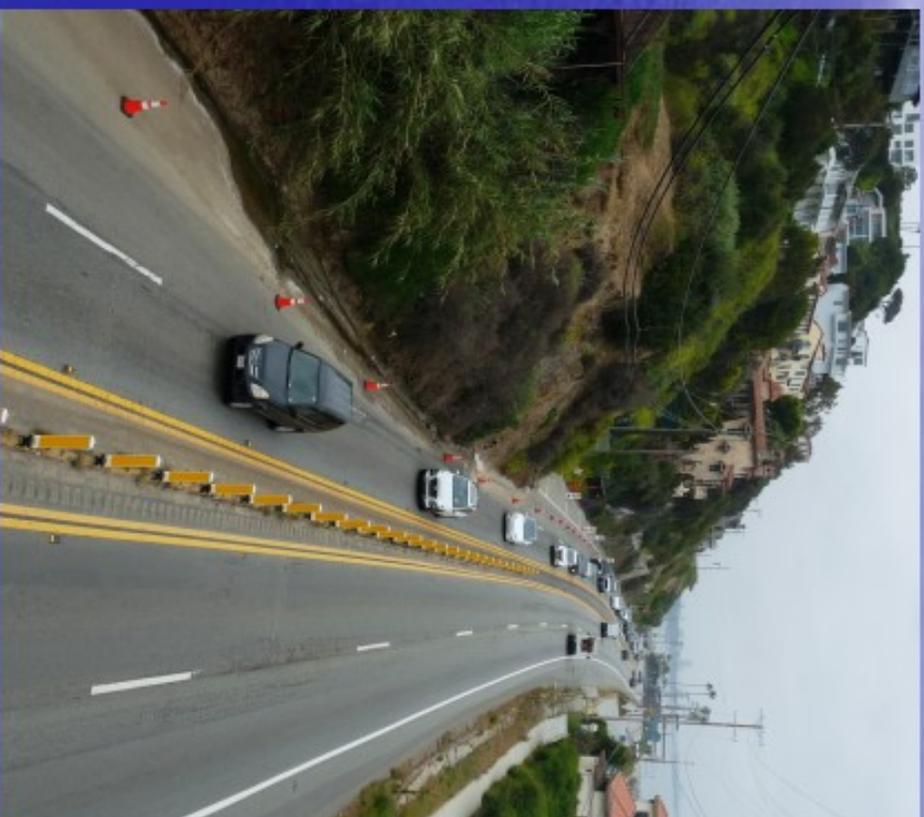
Respectively,
Murray Levy
17740 Castellammare Drive
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Exhibit 1

PCH Before and After This Winter's Rains



November 2023



May 9 2024

The entire hill has move toward the ocean

Exhibit 2 Cracks in Castellammare Dr

These cracks are 3 inches wide and expanding. They demonstrate significant land movement



Cracks and land movement extends downhill
from Castellammare toward Porto Marina

Exhibit 3

Cracks in Posetano Dr

These cracks are extensions of the cracks downhill on Castellammare Dr.



