

CITY OF LOS ANGELES
PLANNING DEPARTMENT

MASTER APPEAL FORM

APPEAL TO THE: CITY PLANNING COMMISSION, CITY OF LOS ANGELES

REGARDING CASE NO.: VESTING TENTATIVE TRACT NO 52928
ZA-2000-2697-CDP

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

APPELLANT INFORMATION: PLEASE PRINT CLEARLY

Name CASTELLAMMARE MESA HOME OWNERS

Mailing Address PO BOX 742
PACIFIC PALISADES, CA Zip: 90272

Work Phone: (310) 459-5310 Home Phone (310) 459-5310

- a) Are you or do you represent the original applicant?
(Circle One) YES NO
- b) Are you filing to support the original applicant's position?
(Circle One) YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?
(Circle One) SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type).
CASTELLAMMARE MESA HOME OWNERS (CMHO)

REPRESENTATIVE

Name ANDREW F MARTIN, PRESIDENT CMHO

Mailing Address 17810 SABBADORO WAY
PACIFIC PALISADES
CALIFORNIA Zip 90272

Work Phone: (310) 459-5310 Home Phone: (310) 459-5310

APPEAL INFORMATION

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: OCTOBER 1, 2004

Authorizing Legislation _____

REASONS FOR APPEALING

Are you appealing the entire decision or parts of it?

Entire Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

SEE ATTACHED

ADDITIONAL INFORMATION

- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter is required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- seven copies and the original appeal are required.

I certify that the statements contained in this application are complete and true:

Appellant AM Martin
ANDREW F. MARTIN PRESIDENT CMHO

OFFICIAL USE ONLY

Receipt No. _____ Amount _____ Date _____

Application Received By _____

Application Deemed Complete _____

Copies provided: Determination Receipt (original applicant only)

Determination Authority Notified (if necessary)

**CASTELLMARE MESA HOME OWNERS
PO BOX 742
PACIFIC PALISADES, CA 90272**

**Department of City Planning
Subdivision Unit ,7th Floor (Main Floor Hall)
200 North Spring Street
Los Angeles CA 90012**

April 16, 2004

Attention: Ms .Emily Gabel -Luddy

Dear Ms. Luddy,

Vesting Tentative Tract No. 52928 - 17331-17333 Tramonto Dr.

Reference is made to the subject letter dated March 22,2004 from the Board of Directors of the Castellammare Home Owners (CMHO) expressing the opinions and concerns of the Board regarding the proposed Landmark Project on Tramonto Drive(copy attached).

It is acknowledged that the 3 week time limitation in which to submit comments on the Project from the date of the related hearing on March 17 ,2004 has expired. However ,it has come to the attention of the Board ,subsequent to the expiration date ,the proposed New West Charter Middle School (NWCMS) to be located on the east side of Sunset Boulevard IMMEDIATELY opposite Los Liones Drive.(A copy of a recent related article in the Palisadian -Post and a press release from the New West Charter Middle School sponsors are enclosed).

The proposed location of the school ,from a traffic and safety standpoint , could not be worse in that it lies between blind curves in close proximity both to the north and to the south on the major access road to the Pacific Coast Highway and to the village.

While the traffic impact of the proposed Sunset Charter School on Castellammare residents is at the present time CONTINGENT on the NWCMS obtaining the necessary private financing , the project, should it go forward as proposed, will have a PERMANENT and SIGNIFICANT negative impact that clearly warrants your consideration.

The NWCMS project a student population of 300. Using their own figures of a car pooling discount of 60 % we are confronted with 120 cars arriving at the school location from BOTH the north AND south on Sunset between approximately 7.30 am and 8.00 am in the morning and 3.30 pm onwards in

the afternoon five days a week. Between 7.30am and 8.00 am is , by far. the most traffic -dense time of the day for Mesa residents (both work and school related).

Should the NWCMS project go forward as proposed, its impact on traffic density should make the following obvious:

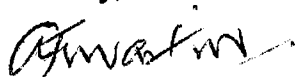
(1) A traffic light at the junction of Los Liones and Sunset becomes MANDATORY to at LEAST alleviate what will become a quite intolerable and unmanageable traffic issue . A related high priority necessity is a SOUTH bound designated left turn lane into the project site for the projected significant number of Palisades resident students. Alternatively ,access to the NWCMS parking lot could be limited to north bound traffic on Sunset.

(2) A SIGNIFICANT reduction in the number of Landmark Project units from the proposed 82 units to an absolute MAXIMUM of 50 ,as the CMHO Board of Directors are on record as willing to support BEFORE the issue of a Charter School on Sunset ever arose.

It should be patently obvious to the City of Los Angeles Planning Department that a 82 unit Landmark project AND a 300 student NWCMS project ,as they affect traffic at the junction of Los Liones and Sunset ,are totally incompatible .Given the understandable support for an additional Charter School in the community (which the Board endorses In PRINCIPLE although NOT as to location) the need for a significant reduction in the number of Landmark Project units becomes all the more pressing.

We ,therefore ,respectfully request that you give full consideration to the potential negative impact of a 300 student school on Sunset Boulevard on traffic for Castellammare residents in your Administrative Determination Letter on the Tramonto Landmark Project.

Sincerely,



Andrew F .Martin
President CMHO

(310) 459-5310

CC Debbie Dyner
Kevin Keller
Margaret Churchill ,Secretary CMHO

VESTING TENTATIVE TRACT NO : 52928

CASE : ZA- 2000- 2697- CDP

Attachment to subject Master Appeal Form- REASONS FOR APPEALING.

The Castellammare Mesa Home Owners Board of Directors is appealing the FINDINGS on behalf of Tract 8923 homeowners insofar as it relates to TWO issues which affect the great majority of the 200+ Tract homeowners ie PROJECT DENSITY and TRAFFIC.

Individual homeowners or groups of homeowners more directly affected by the decision will submit an appeal on other unmitigated impacts such as noise and visual effects.

DENSITY:

Under paragraph 1.8, STATEMENT OF OVERRIDING CONSIDERATIONS, are listed FOUR Project Benefits (Page 50 of the Decision). The second, third and fourth would apply equally to the alternative Projects of 61 and 50 units outlined in paragraph 1.7 on Page 48.

The first Project Benefit cited is the addition of 82 new for-sale houses in “ a part of the City in need of new housing supply” without identifying the part of the City or quantifying how much the supply would be enhanced. What significant impact could an additional 82 units rather than 50 units possibly have on the overall supply in the “unidentified part of the City”?

NOWHERE in the Findings is there any economic or other justification for a project as large as 82 Units and the APPLICANT has NOT produced any evidence or indeed argued that the project would not be economically viable for a lesser number of units.

Indeed, the negative impacts of the Project(building density ,traffic increase and the time to complete the project) would all be REDUCED if the Project were reduced to 61 units, or to 50 units as we are on record as supporting and continue to RECOMMEND.

TRAFFIC

The MAJOR negative impact on homeowners using Tramonto Drive is the additional traffic accessing Sunset Boulevard. This SIGNIFICANT IMPACT is acknowledged on Page 47 under Paragraph C. Traffic Impacts- Residential Streets.

The Findings (on Page 48) allude to a potential development at 321 Los Liones without quantifying its impact. The Findings ,however, do NOT address the much more significant negative impact on overall Los Liones-Sunset traffic of the proposed New West Charter Middle School (NWCMS) to be located on the east side of Sunset Boulevard immediately opposite Los Liones .The NWCMS project a student population of 300 involving 120 car pool vehicles arriving at the location on Sunset from BOTH the north AND the south between approximately 7.30 am and 8.00 am in the morning and departing from 3.30 pm onwards in the afternoon five days a week.

This VERY SIGNIFICANT potential development was brought to the attention of the Department of City Planning on April 16,2004 (copy attached.) who chose NOT to include it in the Findings.

These two potential developments would significantly exacerbate the acknowledged negative traffic impact of the 82 unit Project.

AT THE VERY LEAST the Findings should mandate significantly improved traffic control at the junction of Los Liones and Sunset, including a traffic light and a dedicated south bound left turn traffic lane for the school.

AND ,FINALLY,IT IS DIFFICULT TO UNDERSTAND OR ACCEPT CITY PLANNING DEPARTMENT PHILOSOPHY THAT IT IS MORE IMPORTANT TO MAXIMIZE AN INDIVIDUAL DEVELOPER'S PROFIT THAN TO REACH A COMPROMISE SOLUTION IN THE INTERESTS OF PRESERVING THE RIGHT OF 200+ HOMEOWNERS TO CONTINUED QUIET ENJOYMENT OF THEIR PROPERTY.