

# **APPENDIX A**

NOTICE OF PREPARATION (NOP)

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1247

# CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN  
MAYOR

## EXECUTIVE OFFICES 5<sup>TH</sup> FLOOR

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(213) 978-1270

May 16, 2002

### PRE-DRAFT REQUEST FOR COMMENTS

EAF NO.: ENV-2000-2696-EIR

PROJECT NAME: Palisades Landmark Condominium Project

PROJECT DESCRIPTION: Vesting Tentative Tract Map Number 52928, Coastal Development Permit, and Site Plan Review to permit the demolition of 20 apartment units in two buildings, and the construction of 25 three level townhouses (3,000 square feet each), and 57 four level, three-bedroom condominiums (2,400 square feet each) with 205 parking spaces. The project site is approximately 3.98 acres of hillside terrain in the RD2-1 zone. The project will require approximately 100,000 cubic yards of soil export and the import of 75,000 cubic yards of soil for the repair of the Revello Landslide. Twenty-nine non-native trees are proposed to be removed. This project will be subject to the Mello Act Interim Ordinance, pursuant to the Mello Act, Government Code (65590 and 65590.1).

PROJECT LOCATION/ADDRESS: 17331-17333 Tramonto Drive

PLANNING AREA: Brentwood-Pacific Palisades

COUNCIL DISTRICT: 11

DUE DATE: June 18, 2002

AREAS OF POSSIBLE ENVIRONMENTAL IMPACT: Aesthetics, Air Quality, Geology and Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities/Energy Conservation.

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared for this project by this office. We welcome all comments on the possible environmental

impacts of the proposed project so that we can take them into consideration in the preparation of the EIR. All comments should be in writing and must be submitted to this office by **June 18, 2002**.

Please direct your responses to:

Maya Zaitzevsky, Project Coordinator  
200 North Spring Street, Room 763  
Los Angeles, CA 90012 (213) 978-1355

Con Howe  
Director of Planning

*Maya E. Zaitzevsky*

Maya E. Zaitzevsky  
City Planning Associate  
Environmental Review Section

Enclosures

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF PREPARATION**

(Article VI, Section 2 - City CEQA Guidelines)

<b>TO:</b>	RESPONSIBLE OR TRUSTEE AGENCY <b>State Clearinghouse</b>	<b>FROM:</b>	LEAD CITY AGENCY <b>Los Angeles Department of City Planning</b>
	ADDRESS (Street, City, Zip) <b>Office of Planning &amp; Research Attn: Glen Stober 1400 Tenth Street, Room 121 Sacramento, CA 95814</b>		ADDRESS (Street, City, Zip) <b>City Planning 200 North Spring Street, Room 763 Los Angeles, CA 90012</b>
<b>SUBJECT:</b> Notice Of Preparation of a Draft Environmental Impact Report			
<b>PROJECT TITLE</b> <b>Palisades Landmark Condominium Project</b>		<b>CASE NO.</b> <b>ENW-2000-2696-EIR</b>	
<b>PROJECT APPLICANT, IF ANY</b> <b>Palisades Landmark, LLC</b>			
<p>The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.</p> <p>The project description, location and the probable environmental effects are contained in the attached materials.</p> <p><input type="checkbox"/> A copy of the Initial Study is attached.</p> <p><input checked="" type="checkbox"/> A copy of the Initial Study is not attached.</p> <p>Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.</p> <p>Please send your response to <u>Maya Zaitzevsky</u> at the address of the Lead City Agency as shown above. We will need the name of a contact person in your agency.</p> <p>Note: If the Responsible or trustee agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Sacramento, California 95814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondences regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.</p>			
<b>SIGNATURE</b>	<b>TITLE</b>	<b>TELEPHONE NUMBER</b>	<b>DATE</b>
<i>Maya E. Zaitzowsky</i>	CITY PLANNING ASSOCIATE	(213) 978-1355	5/16/02

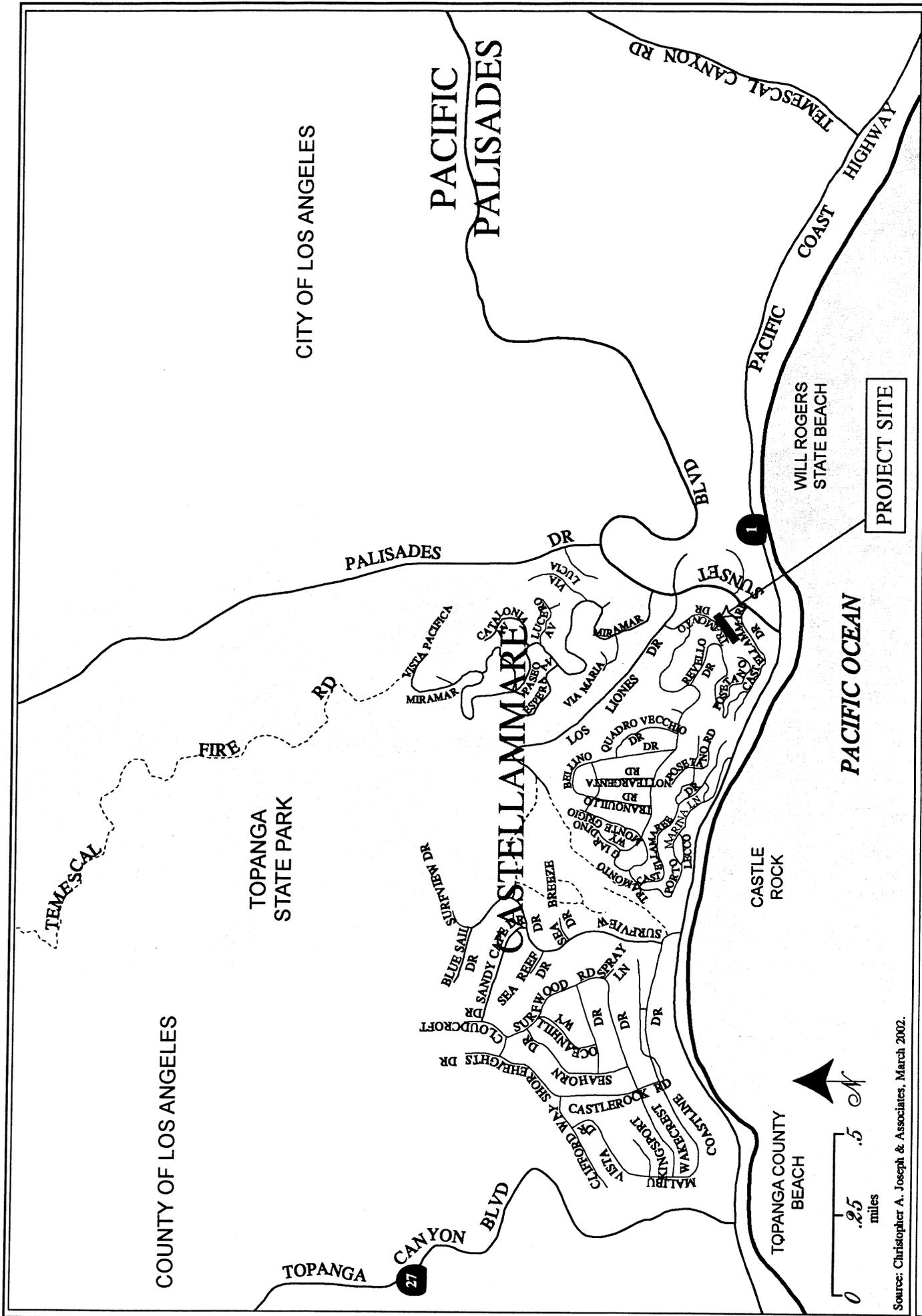


Figure II-2  
 Community Map

Source: Christopher A. Joseph & Associates, March 2002.

Christopher A. Joseph & Associates  
 environmental planning and research



