
II. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

This section provides a brief overview of the project site's regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in this EIR are included in the environmental setting discussions contained within Sections IV.A through IV.J. Also provided below is a list of related projects, which is used as the basis for the discussion of cumulative impacts in Section IV (Environmental Impact Analysis).

Regional Setting

The Palisades Landmark project site is located in Los Angeles County, within the Pacific Palisades community of the City of Los Angeles (Figure II-1). As illustrated in Figure II-2 and Figure II-3, the project site is situated approximately 600 feet northwest from Sunset Boulevard and approximately 2,000 feet north of the Pacific Coast Highway.

Local Setting

The Palisades Landmark project site is located at 17331-17333 Tramonto Drive. The site is a southeast-facing slope south of Tramonto Drive and consists of an irregularly shaped parcel of land containing approximately 3.98 acres of hillside terrain (Figure II-3). As seen in Figure II-2, Tramonto Drive, which is a Limited Hillside Street¹, intersects Los Liones Drive, which provides access to Sunset Boulevard. Sunset Boulevard connects to Pacific Coast Highway, which is designated as a Scenic Highway², just southeast of the project site.

The project site is situated on a hillside ranging in elevations from approximately 85 feet to 200 feet (Figure II-4). Approximately 20 percent of the site contains slopes less than 10 percent, 15 percent of the site consists of a 10 to 15 percent slope and 65 percent of the site consists of slopes over 15 percent.³ The project site contains a portion of the Revello Landslide. The landslide occurred in 1965, to the west and southwest of the existing on-site apartment buildings. The landslide demolished twelve apartment units formerly on the western portion of the project site. This landslide occupies an area of

¹ A street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering.

² Source: The City of Los Angeles Transportation Element of the General Plan, Adopted September 8, 1999.

³ The reader is referred to Section IV.E, Geology and Soils, for a detailed description of the site's topographic and geologic setting.

Figure II-1 Regional Map

Figure II-2 Vicinity Map

Figure II-3 Aerial Map

Figure II-4 Topographic Map

approximately five acres and extends generally from Revello Drive to the north and to Castellammare Drive to the south, which includes the project site situated directly below the proposed project that has been approved by the City for 21 condominiums (G.H. Palmer Project).

The vegetation on the site consists of a moderately thick assemblage of cultured trees, chaparral, shrubs, and grasses (Figure II-3). Specifically, thirty-six non-native trees are located on the site. The primary tree species present include Monterey and Aleppo pines followed by Eucalyptus and a few other species. There are no oak or other indigenous species found on the project site. Refer to Appendix E for a tree survey of the project site.

The proposed project site is located within the Brentwood-Pacific Palisades Community Plan area. The land use designation for the project site is “Multiple Family, Low Medium II Density” to reflect the site’s underlying zoning, which is RD2-1 (Multiple Family).⁴ The project site was rezoned in 1998 from [Q]R3-1 to RD2-1 pursuant to the Pacific Palisades Specific Plan.

On-Site Land Uses

Two apartment buildings (consisting of a total of 20 occupied dwelling units) known as the Ocean Woods Terrace apartments are present in the central portion of the site (Figure II-5). In addition, there is a swimming pool located between the two buildings, a carport area for 32 cars, and surface parking for additional cars. The existing apartments are accessed from Tramonto Drive via a private driveway (Figure II-6). Carports for the apartments are located at the same elevation as the private drive (Figure II-5). The pool and deck extend over the slope between the two buildings with a view of the coastline, the Pacific Ocean and the commercial area below the site near Sunset Boulevard and Pacific Coast Highway (Figure II-7). The existing apartment buildings were built in 1962 and 1965. The western portion of the project site includes the central portion of the active Revello landslide. A third building within the Ocean Woods Terrace apartment complex was destroyed by the slide in 1965.

Surrounding Land Uses

The properties situated below the project site are developed with apartment and commercial buildings, except the area of the Revello Landslide, which remains vacant. Properties above and west of the site are developed with single-family residences and condominium buildings. Specifically, the adjoining development to the northwest is situated upslope from the project site and contains both single-family dwellings in a R1-1 zone and condominiums in a RD2-1 zone (Figure II-8). There are vacant

⁴ The reader is referred to Section IV.G (Land Use) for a detailed description of the project site’s land use designation and zoning.

properties to the north which are zoned RE9-1 and a plant nursery which is zoned [Q] R3-1 (Figure II-9). Properties to the southeast are situated downslope from the project site and front Sunset Boulevard. These include offices and commercial uses in the C2-1XL zone (Figure II-10). Properties directly south of the site, which front Castellammare Drive, consist of the vacant landslide area and multi-family dwelling units in the [Q]RD2-1 zone (Figure II-11). The vacant parcel downslope of the site has been approved for 21 condominium units via the Tract Map process (G.H. Palmer Project), and is also located within the lower portion of the Revello Landslide.

Figure II-5

Figure II-6

Figure II-7

Figure II-8

Figure II-9

Figure II-10

Figure II-11

B. RELATED PROJECTS

Sections 15126 and 15130 of the State CEQA Guidelines provide that EIRs consider the significant environmental effects of a proposed project as well as “cumulative impacts.” “Cumulative Impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts [CEQA Guidelines Section 15130 (b)(1)(A)].

All proposed (those projects with pending applications), recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed project are included in the EIR. For an analysis of the cumulative impacts associated with these related projects and the proposed project, the reader is referred to the cumulative impact discussions under each individual impact category in Section IV (Environmental Impact Analysis).

The list of related projects consists of all approved, proposed or potential projects located in the City of Los Angeles within an approximate one-mile radius of the project site. As shown in Table II-1, the list includes 11 projects of various land uses, including single- and multi-family residential uses, a museum and a private country beach club. Related project locations are shown in Figure II-12. Sources for the list include the City of Los Angeles Planning Department and the Los Angeles Department of Transportation. Finally, field surveys of the related projects were conducted to verify if any of the related projects have been built and are operational.

Table II-1
Related Projects List

<i>Map No.</i>	<i>Project Type</i>	<i>Address</i>	<i>Size (DU)</i>	<i>Status</i>
1	Getty Villa Museum	17985 Pacific Coast Highway	235,000	Under Construction
2	Country Beach Club	16800 Pacific Coast Highway	38,666	Under Construction
3	Condominiums	321 Los Liones Drive	16-Units	Not Built
4	Condominiums (G.H. Palmer Project)	17325 Castellammare Drive	21-Units	Not Built
5	Single-Family Residence	500 Muskingum Place	1 DU	Not Built
6	Single-Family Residence	572 Las Casas Avenue	1 DU	Under Construction
7	Single-Family Residence	501 Paseo Miramar	1 DU	Under Construction
8	Single-Family Residence	17470 Tramonto Drive	1 DU	Under Construction
9	Single-Family Residence	17476 Tramonto Drive	1 DU	Under Construction
10	Single-Family Residence	17468 Tramonto Drive	1 DU	Graded
11	Single-Family Residence	17633 Castellammare Drive	1 DU	Not Built

Source: The City of Los Angeles Planning Department, LADOT and Christopher A. Joseph & Associates, March 2002.

Figure II-12 Related Projects Map