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LA CITY PLANNING COMMISSION UNANIMOUSLY APPROVES PALISADES LANDMARK'S 82-UNIT TRAMONTO PROJECT

LOS ANGELES—The Los Angeles City Planning Commission approved Palisades Landmark's *Tramonto* project in an 8-0 vote on November 4. *Tramonto* is a residential development consisting of 82 homes, split into eight low-rise buildings on a four-acre parcel overlooking the Santa Monica Bay in the Pacific Palisades.

The project will replace outdated apartment buildings from the 1960s with attractive new buildings with European architecture, enhancing public views of the hillside from Pacific Coast Highway and Sunset Boulevard. Palisades Landmark also worked with architects and engineers to ensure that the existing sight lines from neighboring condominiums and homes will be protected.

Half of the *Tramonto* buildings will be three levels in height and include a combination of 11 townhomes and 15 flats. The other four buildings will be four stories, consisting of 56 flats with parking in a subterranean garage. The units will range in size from 2,000 to 3,000 square feet.

"This is a solid project and the entire community will benefit," remarked Ken Kahan, president of California Landmark, and principal manager of Palisades Landmark. "While we are bringing new homes to the area, we are also stabilizing a hillside that has been a hazard for more than 40 years, and at the same time improving the public views of the hillside."

The commission also agreed with Landmark's request to build additional low income housing off site.

Seven residents of the adjacent Ocean Woods Terrace Condominium attended the Planning Commission meeting in support of the *Tramonto* project. Their attorney, Robert Glushon, testified on the local residents' behalf. "In my 22-year career of representing homeowners in land use issues, I have not met anyone as willing as Landmark to accommodate the specific needs of the residents in such a fair and meaningful manner," Glushon said.

As part of the Palisades Landmark project, long-overdue street improvements will be made to Tramonto Drive in the surrounding area. Existing trees and bushes will be removed within the right-of-way between the roadway edge and the property line along the curve of Tramonto Drive, and replaced with a permanent surface that will prevent the growth of vegetation within this right-of-way. Eliminating the vegetation will increase visibility for drivers and improve safety.

Landmark anticipates construction commencing in the early 2006.

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