

CASTELLAMMARE MESA HOME OWNERS



UPDATE ON BRUSH CLEARANCE 2020



Thanks to the generous donations from residents from all over our hill, a second round of brush clearance on the State Parkland adjacent to our community was launched just before red flag days went into effect. Two more dead pine trees and a clump of eucalyptus trees were removed as well as two truck loads' full of ladder fuel, regrowth from the spring rains. Greenleaf Zone, which once again discounted its fee, their foreman Abel and his crew, and biological monitor Courtney McCammon worked diligently up and down the hillside to successfully clear the most severely impacted fire-prone areas.



Also, the City-owned lots that run between Castellammare Drive and Porto Marina Way have been cleared and the overgrowth of plants along Porto Marina have been weed whacked by LAFD. A request has been made to the City for a black trash bin to be placed on Castellammare Drive and emptied weekly.



When you live in a Very High Fire Hazard Severity Zone as we do, the clearing of brush in and around our community is a constant work in progress. Contributions to replenish the Brush Clearance Fund are appreciated at all times of the year. Donations by check may be sent to: CMHO, PO Box 742, Pacific Palisades, CA 90272.

Online donations: : <https://donorbox.org/brush-clearance>

Thank you, for your continued support.





LA PLANNING COMMISSION APPROVE PROJECT AT JACK-IN-THE-BOX LOCATION

On Thursday, August 27, planning assistant Nick Vasuthasawat, presented the five-story project located at 17346 W. Sunset Blvd. It includes 39 dwelling units (four of which are set aside for very low-income housing), 49 parking spaces and approximately 3,000 square feet of commercial space.

Members of the public were invited to attend the meeting the ZOOM, where individuals made it clear that residents were firmly against the project, naming traffic density, inadequate environmental analysis, inconsistency with the Pacific Palisades Specific Plan and Coastal Act, and incompatibility with the neighborhood as major issues. Other local entities that opposed the project include the Pacific Palisades Residents Association, Land Use Committee and Design Review Board.

“Although not popularly supported by the community, the applicant has provided materials reviewed by ... staff to be in compliance with CEQA and the applicable findings necessary for the required entitlements,” Vasuthasawat said. The Commission unanimously approved the project.

SUMMER IN PALI EXTENDED FOR TWO OFFICERS

Thanks to LAPD West Division Commanding Officer, Captain Jonathan Tom, the Beach Patrol doubled its ranks on June 15 with the addition of Tyler Yi and Adam Margin.

Will Rogers Beach is only one of the many locations they patrol in Pali. Both Tyler and Adam joined regulars Rusty Redican and Jimmy Soliman in searching the hillsides for homeless encampments, focusing on potential fire hazards, cleaning up the areas, keeping tabs on the occupants and sending updates to Sharon Kilbride, Co-President of PPTFH and Chair of Law Enforcement Coordination.

They must be doing a great job because their tour of duty has been extended through September 30th.



L-R: Jimmy Soliman, Rusty Redican, Tyler Yi and Adam Margin

CMHO END OF SUMMER PICNIC CANCELLED FOR 2020



Last year's OKTOBERFEST neighborhood potluck picnic was fun and a huge success. While we were looking forward to an encore, current restrictions against large gatherings make it impossible to have this event in 2020. Looking on the bright side, this will give the committee lots of time to organize a neighborhood event equally spectacular for 2021.

SILENCE OF THE CAMS

The statistic that indicates 75% of all accidents happen within three miles of your home just received one more incident to support it. While taking a routine power walk on Castellammare Drive, a hillside resident was negotiating his way around one of those large metal storage boxes that takes up half the street and narrowly escaped being hit by a small car that was also veering around the structure. The problem? It was an electric vehicle and the walker didn't hear it coming.

The streets of Castellammare (at least those that are still traversable) were purposely built to emulate the slim, winding roads of Castellammare di Stabia on the Amalfi Coast: lush foliage, no sidewalks and in our case, lots and lots of construction paraphernalia. Pedestrians and pets who travel our sometimes traffic-less hillside enjoy the freedom one can only find in the middle of the road. If you have one of those wonderfully silent electric vehicles, you may want to consider using the fake engine sound – or the horn – when driving in Castellammare to ensure that you are both seen and heard.



AIR BNB/SHORT-TERM RENTALS NOT ALLOWED

Some homeowners in the CMHO tract who have had enough of short-term renters partying near or next to their property have submitted evidence to the HOA of neighbors' homes advertised on Airbnb and other short-term rental websites. While short-term rentals are allowed in Lower Castellammare, renting your home or part of your home in Castellammare Mesa is a violation of the CC&Rs (Article I, Section 1. Business Prohibited; Article II, Section 1. Single Family Residences, which states, in part, "no residence shall ever be used for any purpose other than exclusively for private, single family, residential occupancy and use.") The standard minimum term for a rental is 6-12 months for these reasons:

- Short-term rentals create security issues due to their high turn-over;
- Short-term renters tend to violate rules more often than owners;
- Renters & landlords are less inclined to invest in the upkeep of their properties;
- Absent owners are less likely to contribute toward community initiatives;
- A high percentage of renters depresses property values;
- Lenders recognize the problems associated with renters and are less inclined to loan or will lend at a higher interest rate in communities with a high percentage of renters.

Violators will be notified and asked to remove their ads from all short term-rental sites. A copy of the violation letter will be sent to the City and the websites advertising neighborhood properties as short-term rentals.

COMMUNITY REAL ESTATE ACTIVITY

For Lease:	223 Giardino Way	\$ 8,500/mo
	17480 Revello Drive	\$50,000/mo
	17501 Tramonto Drive	\$12,500/mo
	227 Tranquillo Road	\$ 8,000/mo
Leased:	241 Quadro Vecchio Drive	\$ 8,950/mo
For Sale:	222 Coperto Drive	\$8,495,000
	251 Monte Grigio Drive	\$2,499,000
	257 Monte Grigio Drive	\$2,595,000
	17496 Tramonto Drive	\$3,650,000
Sold:	17475 Tramonto Drive	\$2,235,000
Under Construction:	336 Bellino Drive	
	204 Coperto Drive	
	228 Monte Grigio Drive	
	17543 Tramonto Drive	
	17642 Tramonto Drive	
	17757 Tramonto Drive	
	17774 Tramonto Drive	
	17925 Tramonto Drive	
	17880 Vicino Way	

NEWS FROM THE PACIFIC PALISADES COMMUNITY COUNCIL

HOUSING DENSITY -- SB 1120 FAILED

We are pleased to report that **SB 1120** (the bill by Senate President pro Tempore Toni Atkins) **died in the CA legislature** this week. This is the bill that would have overridden local zoning and allowed for lot splits and construction of multiple dwelling units (duplexes or fourplexes, *plus* ADUs) on almost all single-family lots statewide, eliminating single-family zoning in California and creating increased density (more people, more cars) in our residential neighborhoods, which in turn would have threatened lives and property in the Very High Fire Hazard Severity Zone (all of the Palisades) during wildfires and other emergency evacuations. The bill was opposed by Councilmember Bonin and numerous other City and State officials.



PPCC ELECTIONS

Voting for PPCC Area and At-large Representatives is open until 5pm on September 18.

How to vote? Visit the [PPCC website](#) and click on the **VOTE HERE!** button.

Who is eligible to vote?

- Anyone 18 or older as of September 4 may vote.
- Resident may vote for the Area Representative running in their PPCC Area
- Residents, property owners or business operations in any area of the Palisades may vote for the At-large Representative.

Links to information about the candidates and areas may be accessed in the ballot OR on the website. Other questions? Contact Election Committee Chair David Kaplan at dkaplan6@gmail.com.

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Marcia Vogler, GVCRC Rep.	noteink@gmail.com	310-365-5763
LAPD		
Sr. Lead Officer Michael Moore	27995@lapd.online	310-444-0737
Lead Officer Brian Espin	37430@lapd.online	
Non-Emergency Service	LAPDonline.org	877-275-5273
Officer Rusty Redican, Beach Patrol	36245@lapd.online	310-995-1069
Officer Jimmy Soliman, Beach Patrol	39370@lapd.online	
Officer Adam Margin, Beach Patrol	43224@lapd.online	
Officer Tyler Yi, Beach Patrol	43476@lapd.online	

LAFD		
Fire		911
Station 23	https://www.lafd.org/fire-stations/station-23	310-575-8523
Brush Clearance https://www.lafd.org/fire-prevention/brush	lafdbush@lacity.org	800-994-4444
LOS ANGELES CITY SERVICES		
Report: Dumping or trash collection issues Potholes, graffiti, streetlight problems Request: Bulky item pick-up Parking Enforcement Animal Services	https://www.lacity.org/myla311	311 or 213-473-3231
CITY OF LOS ANGELES DISTRICT 11		
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