

# Castellammare Mesa Summer/Fall Newsletter

September 2021



Castellammare 1926 – Dick Whittington Studio –The Huntington Digital Library

## Successful Late June Brush Clearance

Due to the generous support of Castellammare residents who contributed in excess of \$45,000 during the spring campaign, the Brush Clearance Initiative:

- Successfully removed five diseased and two very large, dead pine trees from the hillside of State parkland that lies between our neighborhood and the Santa Monica Mountains.
- Cleared a huge amount of brush and removed many smaller dead pines from the hillside at the corner of Tramonto and Los Lions.
- Created 100 feet of defensible space between the parkland and several homes on Quadro Vecchio.

This year's brush clearance campaign came in right on the money!

CJ Biomonitoring- Five days of State Parks-mandated biological monitoring (marking locations of nesting birds and wildlife habitats within area to be cleared)	\$ 3,300.00
GreenLeafZone Brush Clearance - Five Days of brush clearance	40,700.00
State Parks Right of Entry Permit	<u>150.00</u>
	<u>\$ 44,150.00</u>

Attached to the email that delivered this newsletter is a PDF of Before/After images of some of the areas cleared.

## Buy a Margarita – Save a Plant

Join your Castellammare neighbors for a margarita fundraising party to maintain the Fire Station 23 Garden Fund and keep the Los Lions entrance to our community beautiful.

Sunday, September 12, 2021 from 3 pm - 5 pm  
17721 Tramonto Drive, Pacific Palisades, CA 90272

Hosted by Mike Lofchie and Kelly Comras  
Questions? Email Kelly: [kcomras@gmail.com](mailto:kcomras@gmail.com)

Minimum donation is \$75 per person

ONLINE DONATIONS: <https://donorbox.org/fs23-garden>

CHECKS: payable to CMHO and put FS 23 on the memo line and

DELIVER TO: Michele Shafroth at 247 Quadro Vecchio Drive or

MAIL TO: CMHO, PO Box 742, Pacific Palisades, CA 90272

## No Parking Zones on Tramonto and Coperto

For many months, vehicles related to several construction projects on Tramonto and Coperto Drives have impeded traffic by creating a continuous circle of vehicles, hood-to-trunk, around a project's perimeter or parking in 'No Parking' zones where the signs have gone missing.

It is easy to see both sides of this dilemma; how the frustration of waiting in line to pass the construction is balanced by how difficult it must be to build in such a confined area on a narrow road across from the Tramonto bulkhead.

The city has now installed or replaced 'No Parking' on the entire west side of Coperto Drive and on both the north and south sides of Tramonto Drive from Quadro Vecchio east to the blind curve above Revello.

Per Brian Epstein, Inspection Supervisor with LADBS, if a street area is marked with official parking restriction signage (not the store bought kind), then there is generally no right for anyone to obstruct or infringe on that public right of way. While short term deliveries (such as a UPS truck) are generally tolerated, anything more than that, even if a flagman is present is technically not allowed.

He did say that this is a frequently misunderstood area that sometimes gets miscommunicated. When a construction plan is approved, there is typically a statement by the builder as to how many workers they expect on site and where they plan to park. While the building inspectors cannot enforce parking violations, they can enforce permit violations or non-compliance with construction approvals. The only time a builder or anyone else can park in these 'No Parking' areas is if they have obtained a permit, paid the required fees and detailed the nature of the temporary parking exception. In other words, if anyone claims this is why they are parking in a restricted area, the builder/developer should have the paperwork that evidences this.

Epstein also said that the 'No Parking' on Tramonto includes all construction vehicles. Contrary to general belief, he confirmed that construction vehicles may ONLY park there temporarily during active loading or unloading and that a flag man is required to direct traffic during that time. LADOT will be enforcing the parking issues in our area. If you see or experience a parking issue in an area where 'No Parking' signs are present, call 818-374-4823.

### Update on Home Sales – Tract 8923

<b>Homes Sold in 2021</b>	<b>Homes Currently for Sale</b>
309 Bellino Dr	357 Bellino Dr
350 Bellino Dr	266 Quadro Vecchio Dr
223 Giardino Wy	
234 Monte Grigio Dr	
257 Monte Grigio Dr	
275 Monte Grigio Dr	
225 Notteargenta Rd	
224 Quadro Vecchio Dr	
17440 Revello Dr	
17496 Tramonto Dr	
17601 Tramonto Dr	
221 Tranquillo Rd	

### NEWS FROM PPCC

For months beach cities have been waging a battle against the proposed housing of the homeless not only in beach parking lots, but local parks and other places designed for recreational use by the public. It appeared that Bonin had won when the L.A. City Council agreed to funding for a feasibility study to determine the best locations for these homeless villages. PPCC was joined by other local organizations waging a battle against homeless encampments in public recreations areas and their perseverance paid off when news arrived that the CAO's office found Will Rogers State Beach parking lot to be infeasible as a site for homeless housing! Huge win for us! Huge THANK YOU to PPCC!!

Redistricting -- PPCC is advocating to the city that they retain the current boundaries for CD11 (there is some concern that the city might realign Brentwood/Palisades with neighborhoods in the San Fernando Valley and east of the 405).

### SB 9 and SB 10 Have Passed

Senate Bills 9 and 10 have passed in the State Legislature (Senate and Assembly), but still have to be signed into law by the Governor. These bills effectively end single-family residential zones throughout the state (allowing lot splits, and additional units by right in residential zones). Neither has an unconditional exemption for the Very High Fire Hazard Severity Zone, and neither addresses affordable housing. There is a very, very, very slim chance that Newsom will veto the bills -- PPCC has written letters requesting that he do so (or at least put in an unconditional exemption for the fire zone).

For more detailed information, please visit the links below.

SB9: an act to amend 66452.6 of, and to add sections 65852.21 and 66411.7 to the Government Code relating to land use: [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202120220SB9](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB9)

SB10: An act to add section 65913.5 to the Government Code, related to land use:

[https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill\\_id=202120220SB10](https://leginfo.legislature.ca.gov/faces/billStatusClient.xhtml?bill_id=202120220SB10)

## Update from the Architectural Committee

2020/2021 Projects Reviewed by the Architectural Committee*	
269 Bellino Dr	Exterior kitchen & trellis
324 Bellino Dr	Solar panel addition
336 Bellino Dr	New home planned
357 Bellino Dr	Solar panel addition
204 Coperto Dr	New home construction
210 Monte Grigio Dr	Deck above garage
228 Monte Grigio Dr	Remodel
243 Notteargenta Rd	Remodel
286 Quadro Vecchio Dr	New home construction
17464 Revello Dr	Site work/planning, single project
17470 Revello Dr	Site work/planning, single project
17537 Tramonto Dr	New home construction
17538, 17544, 17550 Tramonto Dr	Site work/planning, single project
17543 Tramonto Dr	New home construction
17642 Tramonto Dr	New home construction
17708 Tramonto Dr	Addition
17757 Tramonto Dr	Planned remodel
17774 Tramonto Dr	Remodel & roof deck
17800 Tramonto Dr	Remodel**
17901 Tramonto Dr	Awning addition
221 Tranquillo Rd	Trellis
233 Tranquillo Rd	Remodel & roof deck
236 Tranquillo Rd	Balcony extension
242 Tranquillo Rd	Remodel & roof deck
245 Tranquillo Rd	Deck addition & awning
17880 Vicino Wy	Remodel

\* This list is updated infrequently and may contain omissions.

\*\*House was built prior to the incorporation of the CC&Rs thus, does not require AC Review/Approval.

## When Do I Need to Submit Plans for AC Review/Approval?

*Flora Cordic, Chair, Architectural Cttee*

The CC&Rs of the Castellammare Mesa Home Owners Association state a homeowner must submit an Application for Property Alteration/Construction whenever a new project is built outside the existing building envelope of the house structure.

Some typical projects include:

- Exterior additions and new or rebuilt/remodeled structures, for example: a garage, room additions, covered patios, balconies, roof or trellis structures.
- Any hardscape landscaping that will alter the height of the existing grade, for example: garden walls, walkways, stairs, decks, fountains, pools, spas, trash container enclosures, mail boxes.
- Property line fences and structural walls.
- Decks in the front, rear or side yards, and roof decks.
- Permanent fixtures on a balcony, for example: BBQs, counters, furniture.
- Anything added to the roof of the house that will change the roof height or cause view obstruction, for example: solar panel installation, skylights.

You do not need to submit an application if your project is a replacement of similar structures, for example: remodeling inside the existing footprint of a home, fences, rebuilding an existing deck, new roofs (as long as the existing roof height stays the same), exterior surface materials, soft landscaping.

Please note that nothing over one story in height is allowed in this tract. This means adding a second story inside the current layout of a home is not permitted, even if the height permits it.

## Structures Not Allowed per the CC&R's

- Second Story Additions
- Additional Dwelling Units (ADUs)

One of the main goals of an AC review is to preserve as much as possible the beautiful, existing view corridors that we, as residents, share together.

The AC is here to assist you to complete your desired new project. We understand every project is unique in size and scale. We would be happy to guide you through what is needed to get your project application submitted for a timely approval.

If you have questions or are unsure whether you need to submit an application, please contact the AC with any questions. As per the CC&Rs, we offer a preliminary review at no charge, and when possible, can minimize the submittal requirements for small projects.

When you're ready, contact Flora Cordic (AC Chair) or, Kim Bantle (Plans Coordinator) at [cmho.ac@gmail.com](mailto:cmho.ac@gmail.com) and add your street address on the subject line with all AC correspondence.

Also, check the Castellammare website at [www.castellammaremesa.com](http://www.castellammaremesa.com). Here you will find the CMHO CC&Rs, CMHO Architectural Guidelines, Application for Property Alteration/Construction form, Plan Submittal Checklist and Review Process, Fee Schedule, and more.

### CMHO CONTACT SHEET - 2021

<b>CMHO BOARD OF DIRECTORS</b>	<b>EMAIL</b>	<b>PHONE</b>
Cindi Young, President	<a href="mailto:cyoung@youngcompany.com">cyoung@youngcompany.com</a>	310-502-5373
Fred Vogler, Vice President	<a href="mailto:fredvogler@aol.com">fredvogler@aol.com</a>	310-701-7022
Michele Shafroth, Treasurer	<a href="mailto:mmshafroth@gmail.com">mmshafroth@gmail.com</a>	310-230-3096
Rikki Gordon	<a href="mailto:rikkigordonphD@aol.com">rikkigordonphD@aol.com</a>	310-502-6466
Dan Groen	<a href="mailto:dgroen@hotmail.com">dgroen@hotmail.com</a>	310-733-7759
Carmen Kallberg	<a href="mailto:ckallberg@aol.com">ckallberg@aol.com</a>	310-720-5702
Allen Pack	<a href="mailto:allentpack@gmail.com">allentpack@gmail.com</a>	310-260-9190
<b>CMHO ADVISORY COMMITTEE</b>	<b>EMAIL</b>	<b>PHONE</b>
Pamela Fluor	<a href="mailto:pamelafluor@gmail.com">pamelafluor@gmail.com</a>	310-922-8397
Muriel Janes	<a href="mailto:murieljanes68@gmail.com">murieljanes68@gmail.com</a>	310-459-4616
Carmen Kallberg	<a href="mailto:ckallberg@aol.com">ckallberg@aol.com</a>	310-720-5702
Rikki Gordon	<a href="mailto:rikkigordonphD@aol.com">rikkigordonphD@aol.com</a>	310-502-6466
Cindi Young	<a href="mailto:cyoung@youngcompany.com">cyoung@youngcompany.com</a>	310-502-5373
<b>CMHO ARCHITECTURAL CTTE</b>	<b>EMAIL</b>	<b>PHONE</b>
Flora Cordic, Chair	<a href="mailto:flora@rjcbuilders.com">flora@rjcbuilders.com</a>	323-687-3487
Margaret Churchill, Vice-Chair	<a href="mailto:bermarg@roadrunner.com">bermarg@roadrunner.com</a>	310-673-1713
Rosalie Huntington, Secretary	<a href="mailto:rosaliehuntington100@gmail.com">rosaliehuntington100@gmail.com</a>	213-706-1302
Chuck Dembo	<a href="mailto:chuck@demborealty.com">chuck@demborealty.com</a>	310-278-4747
Greg Lovett, Alternate	<a href="mailto:greglovett7@gmail.com">greglovett7@gmail.com</a>	213-675-2222
Reuel Sutton, Alternate	<a href="mailto:reuel.sutton@yahoo.com">reuel.sutton@yahoo.com</a>	310-459-1286
Cindi Young, Board President	<a href="mailto:cyoung@youngcompany.com">cyoung@youngcompany.com</a>	310-502-5373
Kim Bantle, Plan Coordinator	<a href="mailto:ksbantle@gmail.com">ksbantle@gmail.com</a>	310-418-5758
AC General G-Mail Box	<a href="mailto:cmho.ac@gmail.com">cmho.ac@gmail.com</a>	
<b>CMHO WELCOME COMMITTEE</b>	<b>EMAIL</b>	<b>PHONE</b>
Pamela Fluor	<a href="mailto:pamelafluor@gmail.com">pamelafluor@gmail.com</a>	310-922-8397
Rikki Gordon	<a href="mailto:rikkigordonphD@aol.com">rikkigordonphD@aol.com</a>	310-502-6466
Carmen Kallberg	<a href="mailto:ckallberg@aol.com">ckallberg@aol.com</a>	310-720-5702
<b>GETTY VILLA COMMUNITY RELATIONS</b>	<b>EMAIL</b>	<b>PHONE</b>
Maya Zutler, Getty Community Relations	<a href="mailto:mzutler@getty.edu">mzutler@getty.edu</a>	310-440-7533
Kelly Comras, GVCRC Rep.	<a href="mailto:kcomras@gmail.com">kcomras@gmail.com</a>	310-459-5661
Marcia Vogler, GVCRC Rep.	<a href="mailto:noteink@gmail.com">noteink@gmail.com</a>	310-365-5763
<b>LAPD</b>	<b>EMAIL / URL</b>	<b>PHONE</b>
Sr. Lead Officer Brian Espin	<a href="mailto:37430@lapd.online">37430@lapd.online</a>	
Non-Emergency Service	<a href="http://LAPDonline.org">LAPDonline.org</a>	877-275-5273
Officer Rusty Redican, Beach Patrol	<a href="mailto:36245@lapd.online">36245@lapd.online</a>	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	
Officer Edward Acedillo, Beach Patrol	41485@lapd.online	
Officer Victor Fletes, Beach Patrol	41710@lapd.online	
<b>LAFD</b>	<b>EMAIL / URL</b>	<b>PHONE</b>
Fire		911
Station 23	<a href="https://www.lafd.org/fire-stations/station-23">https://www.lafd.org/fire-stations/station-23</a>	310-575-8523
Brush Clearance	lafdbush@lacity.org <a href="https://www.lafd.org/fire-prevention/brush">https://www.lafd.org/fire-prevention/brush</a>	800-994-4444
<b>LOS ANGELES CITY SERVICES</b>	<b>EMAIL / URL</b>	<b>PHONE</b>
Report: Dumping or trash collection issues Potholes, graffiti, streetlight problems Request: Bulky item pick-up, Parking Enforcement, Animal Services	<a href="https://www.lacity.org/myla311">https://www.lacity.org/myla311</a>	311 or 213-473-3231
<b>CITY OF L.A. DISTRICT 11</b>	<b>EMAIL / URL</b>	<b>PHONE</b>
Mike Bonin, Councilman 200 N. Spring St, Rm. 415 Los Angeles, CA 90012	councilmember.bonin@lacity.org	213-473-7011
Noah Fleishman Field Deputy 1645 Corinth, Rm. 201 West Los Angeles, CA 90025	noah.fleishman@lacity.org	310-575-8461
Zachary Alamillo Constituent Advocate 11 <sup>th</sup> District	zachary.alamillo@lacity.org <a href="http://www.11thDistrict.com">www.11thDistrict.com</a>	213-444-3508
<b>PACIFIC PALISADES COMMUNITY COUNCIL</b>	<b>EMAIL</b>	<b>PHONE</b>
Joanna Spak, Area One Rep.	jlspak@yahoo.com	
Kelly Comras, Area One Alternate	kcomras@gmail.com	310-459-5661
		Rev. 8-04-21