

Dear Neighbors,

Our many appeals to the city and the developer to consider the safety of our neighborhood before excavation begins on the Revello-Tramonto Development have been ignored. When the Tramonto Slide encroached on PCH and Caltrans made it clear they could not safely remove the toe of the slide until the city addressed the head scarp, the city's answer was that its funds are currently dedicated solely to homelessness. In other words, the city will make NO FUNDS available for mitigation of the Tramonto Landslide.

WE ARE NOT ALONE. THIS SITUATION IS HAPPENING IN OTHER PARTS OF THE PALISADES.

It is a known fact the city has been quietly making off-market sales to developers of the substandard Castellammare lots it inherited after the landslides of 1959 and 1993, allowing these builders to restore stability, lot by lot, in whatever fashion they deem prudent.

CMHO has been contacted by other Palisades neighborhoods, specifically Paseo Miramar where grading and clear-cutting without permits have been performed on a long-standing slide area, and residents near 425 Mt. Holyoke Avenue, where a 3-story home with pool and spa is proposed on slide lots overlooking Temescal Canyon Park. Not surprisingly, some of the same bad actors are involved. Residents from both areas want to join forces with CMHO to stop the city of LA from selling landslide properties to developers whose only focus is the return on their investment.

In 2019 Crest Real Estate was charged by the City of Beverly Hills for **illegal lobbying tactics** and **falsification of information** provided on official government projects. Sound familiar? ([See Article here](#))

EVEN IF CMHO WINS AN EIR, IT WILL NOT BE AN INDEPENDENT EVALUATION.

Based on reports by professionals selected by CMHO for their expertise in the fields of geology, hydrology, structural engineering, fire, noise and transportation, an appeal was submitted to the city urging that an EIR (Environmental Impact Report) be performed on the project site prior to final approval of the development. There is a CEQA hearing (date TBD), where a decision will be made either for or against an EIR. If we succeed and the EIR is performed, we discovered that the developer may choose who they hire from a city-approved list of professionals. That's the same city that sold the developers the substandard lots. So, the evaluation is NOT independent and hardly impartial. But it may give us the time we need to ramp up our opposition.

WE NEED VOLUNTEERS TO JOIN OUR EFFORT TO SAVE US FROM BECOMING VICTIMS.

The CMHO Board needs volunteer help from professionals skilled in communications and fundraising to win this battle against the city. If you or someone you know has the skills and time to help, here is what we need, starting now:

- **Newsletter communications** supporting our cause and related causes distributed on a frequent basis.
- **HOA liaison** with other Palisades neighborhoods who are finding themselves in the same situation.
- **Media Relations** - expertise in communicating with all media outlets on a frequent basis.
- **Door-to-door outreach** to help communicate the situation and raise needed funds.
- **Website content creation** and coordination with our website developer.

IF YOU CANNOT AFFORD THE TIME TO HELP, PLEASE SUPPORT OUR LEGAL FUND.

CMHO has filed a formal complaint against the city through our legal counsel Luna & Glushon. We need to raise on average \$1,000 from each Castellammare household starting NOW and over the next 12 months. If you have been saving for an important emergency, this is one which will affect every household in the neighborhood.

DonorBox is a flexible way to give a larger one-time donation or schedule smaller monthly contributions. Please accept the necessary transaction fees when you donate.

\$25 - \$25,000 and everything in between and beyond is greatly appreciated.

<https://donorbox.org/tramonto-slide-legal-fund>

Alternatively, you can mail a check endorsed to:

CMHO, PO Box 742, Pacific Palisades, CA 90272

Please include **“Tramonto Slide Legal Fund”** in the remarks/memo area.

Thank you,



Kim Feder, President CMHO

Email: cmho.pali@gmail.com

SPECIAL THANKS TO THOSE WHO HAVE ALREADY CONTRIBUTED.

We have raised nearly \$60,000 since 2023 with a significant increase in donations in recent weeks.

Martin & Jane Alpert	Hossein Hashemi	Hugh & Coral Rugge
Berton Averde	Doug & Shoshana Himmel	Mo & Shoreh Sahebi
Lisa Caughren	Sirilak Krailadsiri & Rudy Hirschmann	Shaun Bryant & Vicky Schiff
Bernie & Margaret Churchill	Rosalie and Dan Huntington	Michele Shafroth
Kimberly Clary	Derek Hydon	Julie Silver
Mike Lofchie & Kelly Comras	Muriel Janes	Joanna Spak
Chuck & Mary Dembo	Ken & Carmen Kallberg	Aric & Mary Streit
DEKK & Associates	Peter Knotz	Neil Sullivan
Glenn Dicterow	Jim Long	Reuel & Susan Sutton
Ray & Serene Dillman	Lisa Lozano	Peter & Tommi Tilden
Kim Feder	Karen Marrs	Stuart Tobisman
Sally Field	Doug & Kristen McCormick	Tramonto Investors
Roger B. Fox	Richard & Vicky Miller	Marcia Dickstein & Fred Vogler
Simon & Zoe Gallagher	Robert Mueller	Cort & Kimberly Wagner
Ken Gootnick	Allen Pack	Sam & Dolores Wilson
Daniel Groen & Pani Assadi	Marilyn Pecsok	Mark Yoshitake
Shirley Haggstrom	Randy & Cheryl Pokomo	Bart & Cindi Young
Scott Harrington	Pauline Robins	Alexander & Julie Zaks
		Rosanne Ziering

Please put the afternoon of September 8 on your calendar for a neighborhood gathering at the Villa Leone. We will have a champagne reception and concert to celebrate the unification of our community on an issue that will undoubtedly affect us all.

