

PPCC Positions on Projects/Land Use Matters: 2001-2016¹

1. Coastal Projects²

17000 Sunset Blvd.

- 2012-2015
- Proposed: Gabay apartment building.
- Concerns: traffic impacts, geology/hydrology and easements.
- PPCC position: supported a focused EIR before issuance of any Coastal Development Permit (CDP) (multiple letters written to City officials reiterating this position, including in connection with stakeholder appeal to the West Los Angeles Planning Commission).
- 2008
- Proposed: Chabad school site.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported issuance of CDP with conditions: traffic study, compliance with a traffic plan, measures to mitigate geologic impacts.³

17130 Sunset Blvd.

- 2011
- Proposed: Coaloa apartment building.
- Concerns: traffic impacts and geology.
- PPCC position: supported a focused EIR before issuance of any CDP, supported appeal on these grounds.

515 Mt. Holyoke

- 2006
- Proposed: single-family residence; construction approved by the Civic League.
- No variances sought.
- Councilmember Bill Rosendahl requested that PPCC issue a positive statement to assist in gaining approval of a CDP.
- PPCC position: made statement of no objection to seemingly “by right” project.

17331 Tramonto

- 2002-2006
- Proposed: Landmark condominium project.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City’s approval of the project (specifically on absence of a temporary shoring plan).

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¹Source: PPCC board meeting minutes, 2001-2016 (www.pacpalicc.org, Documents tab/minutes). This summary includes *only positions taken on proposed Palisades development projects* and related permits as reflected in PPCC’s online minutes for that time period; it does *not* include: 1) positions taken on cell towers, signs, park development/use, YMCA/Temescal Canyon property, public works, infrastructure or right of way projects (*e.g.*, signal lights, driveways, streets or street furniture), or laws involving land use; 2) projects that were considered *only and/or where no position was taken* (typically liquor license applications); or 3) the final disposition of any projects.

²The minutes do not reflect discussion of or reference to the Coastal Commission Interpretive Guidelines at any time from 2001-2014 (one reference only during public comment on 1/8/15 and none to date in 2016).

³A motion to oppose issuance of a CDP based on “unmitigatable safety issues” failed for lack of a second.

- 2002
- Proposed: Palmer condominium project.
- Concerns: traffic impacts and geology.
- PPCC position: supported an EIR before issuance of any CDP.

649 Resolano

- 2002
- Proposed: single-family residence.
- Concerns: City’s procedures regarding a development plan for the project (expressed by HOA).
- PPCC position: supported HOA appeal based on procedural aspects of the matter.

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- 2001-2002
- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City’s approval of the project.

222 Coperto

- 2001
- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City’s approval of the project.

2. Variances/Exceptions

Opposition

- From 2002-2009, PPCC opposed a total of 7 variance requests (1 in 2002, 6 in 2005-2009) involving residential projects (specifically variances from set-back, height, parking space and swimming pool requirements).⁴
- From 2005 forward, PPCC opposed certain requested variances based on the **PPCC Guiding Principles**,⁵ which provide that PPCC supports strict scrutiny of and adherence to laws governing land use, but may support variance requests on a case-by-case basis if in the interests of health and safety or the best interest of the community.

Support

- From 2005 forward, PPCC supported 3 requests for variances/exceptions (below).
- **Caruso Affiliated/Village Project**
 - 2016
 - Request for Specific Plan amendments to create new subarea regulations and for a zone change for existing surface parking lot areas.
 - PPCC position: supported singular and unique nature of the project application with acknowledgement of widespread community input and support.
- **Westside Waldorf School**
 - 2012

⁴ In one instance (909 Greentree), PPCC supported enforcement of a Court of Appeal order requiring the City to revoke previously issued permits where set-back requirements had been violated; PPCC opposed a subsequent variance request by the property owners (2006-09).

⁵ See PPCC Bylaws, Appendix D, p. 22, www.pacpalicc.org, Documents tab/Council Bylaws.

- Request for exception to requirement of final public hearing prior to issuance of Conditional Use Permit (CUP).
 - PPCC position: supported request on community interest grounds (school had addressed all PPCC concerns, including traffic signal and traffic remediation measures).
- **816 Haverford**
 - 2005
 - Request for variance to legalize a senior citizen apartment.
 - PPCC position: supported request on community interest grounds (need for senior housing).

3. Other Land Use Matters

Starbucks Palisades Village/Sunset Blvd.

- 2016
- Proposed: CUB to allow onsite beer and wine sales/consumption.
- PPCC position: supported application provided that hours be limited to 4pm-close daily.

Starbucks Highlands Plaza/Palisades Dr.

- 2013
- Proposed: deviation from Commercial Corner Development requirements re operating hours.
- Concerns: noise and traffic impacts.
- PPCC position: opposed CUP application based on proposed operating hours and issuance of CUP on this ground; alternative operating hours suggested.

Shell Station/15401 Sunset Blvd.

- 2007
 - Proposed: automated car wash.
 - Concerns: noise and traffic impacts, inaccuracies/misrepresentations in the CUP application and Specific Plan prohibition of the proposed use.
 - PPCC position: opposed application based on these grounds; supported an EIR regarding noise and traffic impacts.
- 2015
 - Proposed: CUP/CUB for 24-hour mini mart with beer and wine sales.
 - Concerns: noise and traffic impacts, hours, alcohol sales, location and size of building.
 - PPCC position: opposed application as written; requested the applicant revise the application in consultation with neighboring residents and businesses.

Gladstones

- 2002-2003
- Proposed: restaurant sought approval of Coastal Commission (CC) for use of public parking lot, viewing deck and signage.
- PPCC position: supported proposed use with CC staff recommendations re monitoring and public use of the lot, removal of unpermitted sign.

Getty Villa Central Plant

- 2002
- Proposed: construction of central plant for the Getty Villa.
- Concerns: size of fuel storage facilities.
- PPCC position: supported an EIR for the project.

Chris Spitz, PPCC President, March 2016