



PACIFIC PALISADES COMMUNITY COUNCIL

March 14, 2016

Deputy Advisory Agency and
Hearing Officer for the City Planning Commission
Griselda Gonzalez, Hearing Officer
Michelle Levy, City Planner
Lakisha Hull, City Planning Associate
Department of City Planning
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Re: LETTER IN SUPPORT OF APPROVAL OF CPC-2015-2714-VZC-SP-DRB-SPP and AA-2015-3312-PMLA; 1029-1049 N. Swarthmore Ave.; 1012-1032 N. Swarthmore Ave.; 1023-1055 N. Monument St.; and 15229-15281 W. Sunset Blvd. (collectively, the “Palisades Village Project”); related case: ENV-2015-2715 MND.

To: Deputy Advisory Agency; Ms. Gonzalez, Hearing Officer for the City Planning Commission; and Ms. Levy and Ms. Hull, City Planning Department

Pacific Palisades Community Council (“PPCC”) is the most broad-based community organization and the voice of the Palisades since 1973. On February 29, 2016, PPCC submitted its letter supporting approval of the MND for the Palisades Village Project (the “February 29th Letter”; ENV-2015-2715-MND). As described in the February 29th Letter, PPCC has held several well-attended public meetings focusing on the Palisades Village Project and encompassing the cases referenced above. At a fourth public meeting on March 10, 2016, PPCC’s board engaged in further consideration of two motions as to which the vote had previously been postponed for procedural reasons. After additional discussion, the board voted overwhelmingly (17-1) in favor of the following motions:

Support for Requested Land Use Entitlements (Motion 1) – CPC-2015-2714-VZC-SP-DRB-SPP:

“Pacific Palisades Community Council (PPCC) recognizes that community opinion is generally supportive of the Palisades Village Project, as reflected by public comments at PPCC and other community meetings and input from constituents received by Council District 11 and PPCC Board members. PPCC therefore recommends that the City Planning Commission approve the following land use entitlements as requested by the applicant:

- 1) Specific Plan Amendments to the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, as proposed by the applicant and which establish new North Swarthmore Subarea Regulations.*
- 2) A Vesting Zone Change from C2-1VL and R3P-1VL to C2-1VL, for the existing surface parking lot areas.”*

Support for Parcel Map Approval (Motion 3) – AA-2015-3312-PMLA:

“The applicant has requested that the City approve a request for a parcel map to vacate public land to the applicant consisting of a 20-foot-wide alley extending north from Sunset Boulevard to the existing alley located

behind the existing Mobil Station, the 20-foot-wide alley between Swarthmore Avenue and Monument Street and a lane of Sunset Boulevard, where it widens in front of the existing Mobil Station. Pacific Palisades Community Council (PPCC) recommends approval of the parcel map, in reliance upon the applicant's commitment to contribute to funding of off-site harmonizing streetscape improvements in conjunction with community entities such as PRIDE, the Village Green Committee, Palisades Beautiful, the Pacific Palisades Garden Club and the Palisades Business Improvement District (BID). To this end, the use of the fund shall include, but not be limited to, installation of compatible off-site streetscape improvements. Possible unifying items could include street furniture, street signs, exterior lighting and lampposts, sidewalk and crosswalk treatments, and plant materials. At a minimum, off-site improvements should extend to both sides of Sunset from La Cruz to Via de la Paz, around the perimeter of the Village Green, and on Swarthmore on the first block south of Sunset."

As explained in the February 29th Letter, Councilmember Mike Bonin and PPCC's Executive Committee have received overwhelming expressions of community support for the Palisades Village Project. The positions expressed in this letter as well as in the February 29th Letter reflect the consensus of the Palisades community. We urge approval of the requested land use entitlements and parcel map so that the community can experience "a thoughtfully and responsibly managed shopping, restaurant and theater district that will be approved and enjoyed by the vast majority of residents."¹

Sincerely,

Christina Spitz
President
Pacific Palisades Community Council

cc:
Hon. Mike Bonin, Councilmember, CD11

via email: mike.bonin@lacity.org

¹ PPCC Village Project Land Use Committee Supplemental Report, attached as Exhibit 1 to the February 29th Letter; see also <http://pacpalicc.org/wp-content/uploads/2016/02/VPLUC-Supp-Report1-Feb.-2016.pdf> and <http://pacpalicc.org/wp-content/uploads/2016/02/vpluc.pdf>.