



PACIFIC PALISADES COMMUNITY COUNCIL

September 29, 2016

VIA EMAIL: marlene.alvarado@coastal.ca.gov

CALIFORNIA COASTAL COMMISSION
Attn: Marlene Alvarado, South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Re: Commission Appeal No. A-5-PPL-16-0079
16990-17000 W. Sunset Boulevard, Pacific Palisades
Opposition to Appeal

Dear Ms. Alvarado:

Pacific Palisades Community Council (PPCC), the most broad-based community organization and voice of the Palisades since 1973, has been following the progress of the above referenced project since its inception. The public record will reflect that beginning in April of 2012 and on five additional occasions since then, most recently in November of 2015 and August of 2016, we have made our position known on various aspects of this project.

We have held numerous public discussions about this project, most recently on September 22nd, when we revisited the issue at our public Board meeting with a report from one of our Board members on the project's history, the hearings and current status of the appeal filed by this developer to your Commission. The overwhelming sentiment expressed by community members as well as PPCC Board members in attendance was dismay at the decision of the developer to snub the input of the City and the community, and continue unabated in his objective to build the proposed multi-family residential development on this piece of unsteady, geologically unsound ocean-front bluff.

Our first letter on this matter, dated April 12, 2012, called for a focused EIR. We continued to request a focused EIR in letters dated February 23, 2013, June 17, 2013, and November 15, 2015. That EIR, though promised to concerned residents, was never produced. The West Los Angeles Area Planning Commission (WLAAPC) considered expert reports regarding the geology and hydrology of the site and determined that neither has been adequately addressed to ensure stability and safety. The unanimous decision to deny both the Coastal Development Permit and the environmental clearance for

the above referenced project was made after a lengthy hearing before the WLAAPC on December 2, 2105. Now we learn that the developer has filed an appeal of the decision by the WLAAPC.

While the PPCC Board has not had an opportunity to review the Staff Report recommendation or to take a formal position on the pending appeal, we believe, based on our prior position letters and the overwhelming community opposition to this project as expressed at public hearings and meetings on numerous occasions since 2012, that it is the community's wish to stem the wanton thrust of this developer's determination to build as he wishes, without regard to laws, regulations and the applicability of studied findings and measured safeguards to his proposed development. On this basis, we urge you to uphold the findings of the WLAAPC, and vote in favor of the Staff Report recommendation that the current appeal by the developer raises no substantial issue as to conformity with Chapter 3 of the Coastal Act.

Thank you for your consideration.

Sincerely,

Maryam Zar
PPCC Chair

cc: Council Member Mike Bonin (via mike.bonin@lacity.org)
Harold Arrivilaga, West LA Area Planning Commission (via harold.arrivillaga@lacity.org)
Amy Lundberg, PPRA (via amy.lundberg2@gmail.com)