

## **Update on 17000 Sunset project from the PPRA**

Significant Issues with 16990-17000 Project Cited by West LA Area Planning Commission (Findings Attached)

Geology – designated landslide area, expert geologists (Dale Glenn and Don Kowalewski) provided detailed concerns with Applicant’s reports and project design. Planning Commission concerned with risks to Malibu Village, which sits on uncompacted fill directly below this site.

Hydrology – drainage issues on project site - former canyon with significant groundwater. Expert reports detailed concerns with the Applicant’s hydrology studies and project drainage design.

Traffic – project site near “deadman’s curve” – area on Sunset of high speeds and many accidents. Planning Commission found that “the project will have a significant adverse effect individually and cumulatively on safety and traffic flow on Sunset Boulevard, a designated scenic highway in the coastal zone.”

Cumulative Impact and Precedential Value – Planning Commission concerned that this out-of-scale project would set an improper precedent, since there is evidence that there may be future developments near this site.

City Zoning Violations – Planning Commission found many violations of Brentwood-Pacific Palisades Community Plan.

Coastal Act and Regional Interpretive Guidelines – Planning Commission found many violations of both the Coastal Act and the Guidelines.

Easements – Planning Commission found that there was a significant issue as to whether or not the Applicant could utilize the sewage and drainage easements required for the proposed project.

Hydrogen Sulfide Gas – Planning Commission found that the hydrogen sulfide gas risks may not have been adequately assessed and mitigated.

### 16990-17000 Sunset – M&A Gabae Project History

**January 18, 2012: Coastal Development Permit application filed.**

April 23, 2012: First Mitigated Negative Declaration (MND) issued - numerous comment letters submitted by community. **See PPCC April 10, 2012 letter.**

December 20, 2012: Applicant responded to those comments with consultant reports. PPCC and other community members responded in detail to these reports. **See PPCC February 23, 2013 letter.**

June 17, 2013: Second MND issued – numerous detailed comment letters submitted by community. **See PPCC June 17, 2013 letter.**

**July 16, 2013: Zoning Administrator hearing** – 3 expert geologists and many community members spoke in opposition to the proposed project.

George Wolfberg appeared on behalf of PPCC to request a focused EIR.

ZA asked Applicant to work with community to address issues.

August 13, 2013 – Applicant emailed PPCC and community members promising to address concerns and to provide them with copies of all future submissions to City Planning.

August 19, 2013 – Applicant mailed new reports and slightly revised plans to City Planning asking for permit approval, but did NOT copy PPCC or community members as promised.

February 2014 – John Glasgow checked City file and found the new reports had been submitted by Applicant in August 2013.

April 14, 2014 – Applicant representative called an appellant and stated that the Applicant was preparing a focused EIR and other studies requested by community, but NONE of these were ever produced.

**October 2, 2014: CDP approval letter issued by Zoning Administrator.**

October 2014: 12 appeals filed by community members. **See PPCC January 6, 2015 letter.**

January 8, 2015 and November, 30, 2015: Applicant and several appellants met at Councilmember Bonin's office, but Applicant was not able to adequately address community concerns regarding geology, hydrology, traffic, easements and compliance with law.

January 21, 2015; March 4, 2015; June 3, 2015; September 2, 2012 – Applicant requested and was granted postponements of WLAAPC hearing of community appeals.

December 2014 to December 2015 – Save the Bluffs generated over 2,700 petition signatures and 867 Facebook supporters showing widespread Palisadian opposition to this project.

**December 2, 2015: WLAAPC hearing** (Applicant asked for another postponement on date of hearing, but it was not granted). **WLAAPC UNANIMOUSLY votes to deny MND and overturn CDP approval.**

July 17, 2016: ZA finally issues Determination Letter for December 2 decision, but it did not reflect the Commission's findings as reflected in the hearing transcript.

July 20, 2016 and August 17, 2016: Community members attend WLAAPC hearings and request accurate Determination Letter. **See PPCC August 11, 2016 Letter.**

**August 25, 2016: WLAAPC issued a restated Determination Letter** issued that accurately reflects Commission's findings (**FINDINGS ATTACHED**).

August 29, 2016: Applicant appealed WLAAPC decision to Coastal Commission.

October 6, 2016: Coastal Commission hearing in Ukiah, CA to determine if Applicant's appeal raises a substantial issue regarding compliance with the Coastal Act.