



COMMITTEE FORMATION

Date: April 27, 2017

Submitted by:

Maryam Zar, Chair, Pacific Palisades Community Council (PPCC)

Submitted to:

Howard Robinson, Chair, PPCC Land Use Committee (LUC) & the PPCC Board

Re: Formation of PPCC LUC & Appointment of Members

Purpose

The purpose of the LUC is to help standardize and professionalize the PPCC Board's consideration of zoning and land use related issues by offering thorough, consistent and well-researched analysis and recommendations to the Board.

History

From 2010-2014, previous LUCs appointed by former PPCC Chairs reviewed and made recommendations to the Board on significant land use matters. In late 2014, the PPCC Chair appointed an ad-hoc Village Project Land Use Committee (VPLUC) for the focused task of reviewing the Caruso Village Project proposal. The VPLUC completed its work in 2016.

Pursuant to Article V, Section 4 of the PPCC bylaws, the Chair has authority to establish committees and to appoint committee chairs and members. On August 25, 2016, I appointed Howard Robinson to Chair a new PPCC LUC. I am now appointing eight (8) committee members, who are all versed and vested in local land use. The LUC can now begin committee operations.

Work of the Committee

There are a number of active City-sponsored land use policy initiatives and individual real estate development projects that will significantly affect our community. PPCC desires to effectively advise the City regarding these issues, which require a level of analysis that the full PPCC Board is not able to provide. This the need for the specific expertise of the LUC.

The following pending land use policy initiatives could be reviewed by the LUC:

- Development and adoption of a Coastal Zone Local Coastal Program (LCP), including an updated Land Use Plan and a Local Implementation Plan
- Review and update of the Brentwood/Pacific Palisades Community Plan
- Review and update of the Pacific Palisades Commercial Village and Neighborhood Specific Plan
- ReCode LA (updated City-wide zoning code)

Regarding individual real estate development projects, the LUC's approach should mirror the PPCC's policies. PPCC does not generally get involved in single family dwelling cases, except when variances or other code waivers are being requested. There are exceptions for cases of particular sensitivity or prior PPCC interest, such as the homes around the rim of Potrero Canyon. For commercial projects or larger multi-family residential projects, it is PPCC's policy to review those projects only where variances or other code waivers are requested by the applicant, or when there is substantial community interest in a particular project. The LUC will review and comment on which projects or policies to address. Additional policies for the work of the LUC can be developed by PPCC upon recommendation from the LUC. There are numerous LUCs active in Los Angeles and the LUC can review their relevant policies.

One of the committee's early tasks should be to write out specific policies and procedures in order for stakeholders to clearly understand the role and function of the LUC.

Committee Structure and Guidelines:

- LUC to consist of 8 members, appointed by the PPCC Chair.
- LUC meetings to be held monthly or as needed.
- The LUC will be advisory only to the PPCC Board and would have no independent authority to speak on behalf of PPCC or the Board.
- The LUC's work and recommendations should adhere to the PPCC Guiding Principles, found at Appendix D of the bylaws.
- Individuals eligible to serve on the LUC should include any Pacific Palisades resident, any representative of an organization with a Board seat per PPCC by-laws, or any person deemed by the PPCC Chair to have beneficial experience or knowledge helpful to the work of the LUC.
- The LUC should include members of the PPCC Board as a representative or alternate and should strive to include at least one member who has in the past served on the Pacific Palisades Design Review Board.

Committee Members

The following people have been appointed to serve on the LUC:

- Howard Robinson - Chair
- Chris Spitz
- George Wolfberg
- Sarah Conner
- Rick Mills
- Gil Dembo
- Richard Blumenberg
- Reza Akef

These individuals each have unique and valuable experience in land use and/or real estate development issues and collectively will form a strong committee to advise the PPCC Board on the relevant issues outlined above.

I Congratulate the Chair and members of this fine committee.