



PACIFIC PALISADES COMMUNITY COUNCIL

January 6, 2015

West Los Angeles Planning Commission
200 North Spring Street, Room 272
Los Angeles, CA 90012

Re: ZA-2012-130- CDP-MEL-1A
Project @ 16990-17000 Sunset Blvd., Pacific Palisades, CA 90272
Hearing Date: January 21, 2015

Honorable Commissioners:

Pacific Palisades Community Council (PPCC) has been the voice of the community for more than forty years. The public record will evidence that, on April 10, 2013, February 23, 2013, and June 17, 2013, PPCC submitted comments and concerns upon which the council based its request for the City of Los Angeles to require that a **Focused Environmental Impact Report (EIR)** be prepared for this proposed multi-family residential development. Copies of PPCC's letters of February 23 and June 17, 2013, are enclosed for convenience.

As stated in its February 23 letter, "PPCC recognizes and respects property rights and the ability of property owners to use and develop their property in accordance with the law, however, the safety and security of the community must first be addressed." PPCC's "Guiding Principles" further provide: "PPCC maintains that planning and zoning regulations, building codes, rules, restrictions and ordinances have been established for the good of the community. They should be applied, upheld and enforced by the Zoning Administrator, Building and Safety, and other governing bodies with jurisdiction over the approval, execution and enforcement processes." A copy of p. 22 of the PPCC Bylaws, setting forth the "Guiding Principles," is attached for convenience. The complete PPCC Bylaws can be accessed at: <http://www.pp90272.org/BylawsJuly2014.pdf>.

PPCC reiterates its request that prior to issuance of a Coastal Development Permit, a **Focused EIR** be required for this proposed project regarding soils, hydrology, haul routes, traffic and storm-drain/sewer access. PPCC has not considered and therefore takes no position on other legal or factual issues raised in this matter, except that consistent with its "Guiding Principles" PPCC requests that the West Los Angeles Planning Commission apply, uphold and enforce all applicable City zoning regulations and provisions of the Coastal Act.

Thank you for your consideration.

Sincerely,

Christina Spitz, President
Pacific Palisades Community Council

Encls. (PPCC letters dated February 23 and June 17, 2013; p. 22 of PPCC Bylaws)

cc (via email):

Councilmember Mike Bonin (CD11)
Debbie Dyner-Harris, District Director, CD11
Norman Kulla, Senior Counsel, CD11
Tricia Keane, Planning Director, CD11
Chris Robertson, Planning Deputy, CD11