

PPCC Land Use Committee Report on 8/23/18 Meeting

The Land Use Committee (LUC) met on Thursday evening, August 23. Committee members present were: Rick Mills, Reza Akef, Richard Blumenberg, Chris Spitz and Howard Robinson. The only item of business discussed was the mixed-use project at 17346 Sunset Blvd (former Jack in the Box site).

Applicant representative Michael Gonzales, of Gonzales Law Group, presented the project and provided some extra information to add to his prior presentation at the June 26 LUC meeting. Committee members and audience members asked questions and made comments about the project. Most, if not all, comments from committee members and the public expressed varying levels of concern about the project, focusing mostly on the overall size and scale, and the architectural design of the project.

Speakers generally felt the project was too large (double the Specific Plan limits of 1:1 FAR and 30' height), too tall at 60 feet and 5 stories, did not step back at the upper levels, and didn't seem to fit the immediate area with 1-story buildings on either side of it. It was also acknowledged, however, that there were other 5-9 story buildings nearby, particularly the Edgewater Towers behind the site, and the 5-story Rockwell mixed-use building across Sunset Blvd.

There was also discussion about the City's review process. As a Density Bonus case, the project goes directly to City Planning Commission, rather than to an initial hearing before a Planning Dept. hearing officer, with potential appeal to the West L.A. Area Planning Commission. The LUC Chair mentioned that the City Planning Commission generally looks favorably at Density Bonus cases. If the project is approved by the City, an appeal could be filed with the Coastal Commission.

The Committee unanimously passed the following motion: "Applicant is requested to meet with representatives of neighboring residents, particularly the Edgewater Towers Condominium HOA and Castellammare area residents. Applicant is then requested to come back to the Land Use Committee for a final presentation. The final presentation should be scheduled well in advance of any scheduled City public hearing in order to allow sufficient time for the LUC to make its recommendation to the full PPCC Board and then to allow the PPCC Board time to make its recommendation to City staff and decision-makers."

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Howard Robinson, Chair
Pacific Palisades Community Council Land Use Committee