



PACIFIC PALISADES COMMUNITY COUNCIL

November 11, 2018

Kenton Trinh, City Planning Associate
Department of City Planning
City Hall, 200 N. Spring Street, #720
Los Angeles, CA 90012

via email: Kenton.trinh@lacity.org

Re: Case Nos. DIR-2017-264, -268, -334, -336, -361, -366, -445 and -449 -CDP-MEL, and CEQA No. ENV-2017-1259-MND (project site 560 through 620 North Marquette St., Pacific Palisades – “the Marquette Project”).

Dear Mr. Trinh:

Pacific Palisades Community Council (PPCC) is the most broad-based community organization and the voice of the Palisades since 1973. On November 8, 2018, the PPCC board considered a motion regarding the Marquette Project that had been postponed from the prior board meeting on October 25. This was the earliest time that the board could meet to vote on the motion (for further explanation please see the PPCC Executive Committee’s (“EC”) letter of October 26, 2018).

As noted in the October 26 EC letter, a robust discussion of the Marquette Project took place at the October 25 board meeting. The developer Cosimo Pizzulli was not present at that time, but he was present on November 8, spoke in support of the Project and answered questions from board members. After further discussion, the PPCC board passed the following motion:

- 1) *The PPCC requests that the City look seriously and carefully at the detailed concerns presented in the "Recommendations Regarding Marquette Street 8-House Development and Sewer Extension" from the projects' neighbors. PPCC also requests that the developer provide all plans to the neighbors and to the community including sewer and sewer ejector plans*
- 2) *The PPCC notes that neighbors have questioned the use of sequential lot line adjustments for this development. We ask that the City consider the neighbors' concerns about the appropriateness of the use of multiple lot line adjustments for the development of eight homes on three Assessor's parcels, including a parcel which appears to have an existing Coastal Commission deed restriction related to future development.*
- 3) *Finally, the PPCC asks that the City determine if Marquette Street has been withdrawn from public use and if so determine the ramifications on this project.*

Notwithstanding that the comment period has expired, we respectfully request that you bring this letter to the immediate attention of the assigned Zoning Administrator.

Thank you for your consideration.

Sincerely,

George Wolfberg, Chair
Pacific Palisades Community Council

cc: Hon. Mike Bonin, Councilmember, CD11
Krista Kline, Planning Director, CD11
Len Nguyen, Planning Deputy, CD11

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