

**PPCC Land Use Committee (LUC) recommendation to the PPCC Board:
re the mixed-use project proposed for 17346 Sunset Blvd.
(former Jack-in the-Box site) – “the Project”**

The LUC recommends that the PPCC Board oppose issuance of a Coastal Development Permit (CDP) for the Project as proposed at 5 stories and 60 ft., 9 in. in height, with no upper level set-backs along Sunset Blvd. and with a floor area ratio (FAR) of 2.15:1, on the following grounds:

1) At the proposed height and density, the Project is more than twice the size otherwise allowed under the applicable Pacific Palisades Commercial Village and Neighborhoods Specific Plan (SP) -- a maximum of 2 stories, 30 ft. in height and FAR of 1:1. [According to the Mitigated Negative Declaration (MND) for the Project, the Project complies in all other respects with the SP.] Because the Project as proposed would provide 4 affordable housing units among its 40 dwelling units, state “density bonus” law permits the proposed Project height and density notwithstanding the SP limitations. However, because the Project is also within the Coastal Zone, a CDP is required and the provisions of the California Coastal Act (Public Resources Code, Sec. 30000, *et seq.*) therefore must apply.

2) In the opinion of the LUC, the Project at the proposed height and density does not comply with the relevant provisions of Public Resources Code Sec. 30251, which requires that development in the Coastal Zone be “visually compatible with the character of surrounding areas.” While there are 6 and 9 story buildings to the south and north (on the slope to the rear and across the street from the Project), **all adjacent or similarly-situated buildings fronting the south side of Sunset Blvd. are no higher than one story in height** (including Vons Market and the Palisades Electric building to the west and a strip mall to the east). The proposed 5 story Project building situated in the midst of 1 story structures along the south side of Sunset Blvd. would be strikingly inconsistent and visually incompatible with all other structures which front Sunset Blvd. in this location and would therefore violate the Coastal Act.

3) Because the Project does not include upper level set-backs (as does the 6 story mixed-use building across the street on the north side of Sunset Blvd.) and the plan does not appear to include any provision for trees fronting the building, in the opinion of the LUC the Project building would present a bleak streetscape and an imposing, monolithic façade along the south side of Sunset Blvd. which is inconsistent with the across-the-street building façade and is not visually compatible with the surrounding area. In addition to upper level set-backs, at a minimum, at least two 15’ x 15’ x 15’ tree wells with appropriately sized trees should be required and included in the plan.

4) The Project will provide required open space for residents by way of a roof top deck. As can be seen in Project renderings, at 5 stories in height the top story of the Project building (or a substantial portion thereof), including the roof top deck, will rise above open space areas of the residential tower immediately to the south and will be clearly visible to residents at the same or nearby levels of the residential tower. In the opinion of the LUC the use of the roof top deck at this height and in this location will potentially negatively impact nearby residents in terms of noise, reduction of privacy and quality of

life. Such impacts would be significant and cannot be adequately mitigated at the proposed Project height. The LUC recommends that the PPCC Board oppose the MND on these grounds.

5) The LUC also recommends that the PPCC Board support that the Project should have more parking as follows:

- one parking space for every one-bedroom unit
- two parking spaces for the two-bedroom unit
- one handicap parking space
- two guest parking spaces
- all commercial parking shall remain the same as proposed

In addition to the above, the LUC also recommends that the PPCC Board advise the City or Coastal Commission that should it decide to proceed with approval of this project despite the above, the following modifications be considered as part of a conditioned CDP: a **lowered Project building height**, either 4 stories with upper level set-backs along Sunset Blvd., or alternatively 3 stories with no upper level set-backs, with a reduction in the number of dwelling units if necessary to accommodate the lowered height. In either scenario, at least two tree wells with appropriately sized trees as described above should be required and included in the plan. In the opinion of the LUC the Project at such an alternative height and configuration would more closely comply with the Coastal Act requirement of visual compatibility with the surrounding areas and would mitigate negative impacts from the roof deck.

June 27, 2019