

PPCC – Glossary of Commonly Used Phrases and Acronyms

ACE

Administrative Citation Enforcement. A program to address low level municipal violations by allowing agencies to issue citations and impose financial penalties. Currently the program is limited to LAPD, Animal Control, Park Rangers and Street Services, but may be expanded.

ADA

Americans with Disabilities Act.

ADU

Accessory Dwelling Unit. Sometimes referred to as a “secondary unit” or “granny flat.” Generally defined as an attached or a detached residential dwelling unit which provides complete independent living facilities. Governed by state law (e.g., AB 2299 and SB 1069). Proposed local regulation of ADUs is in process in Los Angeles (not yet enacted as of July 2019).

AGF

Above Ground Facilities. Term used by the City to describe equipment such as poles, utility cabinets and cell towers located in the PROW (defined below). The “AGF Ordinance” (part of the LAMC; defined below) governs AGF facilities in Los Angeles.

AQMD / AQMP

Air Quality Management District / Plan. The South Coast AQMD implements the AQMP to bring the area in compliance with required clean air standards.

BCC

Brentwood Community Council. PPCC’s counterpart council located in Brentwood. BCC was formed after PPCC was founded using PPCC as a model but with a different organizational structure to fit the needs of the Brentwood community,

BHO / BMO

Baseline Hillside Ordinance / Baseline Mansionization Ordinance. Ordinances setting forth residential development standards in Los Angeles; the former applies to all hillside areas of the Palisades and the latter to non-Coastal “flat” areas (primarily the Alphabet Streets north of Sunset). Amendments were enacted in 2017 providing for standards specific to the various residential zones in Pacific Palisades.

BOE

Bureau of Engineering. A division of LADPW

(defined below). BOE is involved with issuing AGF permits for cell towers.

BROWN ACT

Ralph M. Brown Act. Passed by the CA Legislature in 1953; guaranteed the public’s right to attend and participate in meetings of local legislative bodies. A “Brown-Acted” committee or other body is one that is required to follow the Brown Act in the conduct of its meetings (see CC/NC description below).

BY RIGHT

Development/construction that meets technical Code requirements, requires only an administrative (ministerial) permit such as a building permit, and does not require a “discretionary” permit such as a variance (defined below), an exception or a CDP or CUP (defined below).

CALTRANS

California State Department of Transportation. Caltrans has primary responsibility for freeways and state highways, including especially PCH.

CC / NC

Community Council / Neighborhood Council. PPCC is one of 3 CCs in Los Angeles; the others are BCC and Westwood CC. By choice, CCs are not “certified” and can take action against the City as needed. PPCC is the oldest such council, originating in 1973. The NC system was developed in connection with the City Charter reform effort in the early 2000s. NCs go through a process to become “certified” by the City; in effect they become arms of and cannot take action against the City, and as such are required to follow the Brown Act. Although not required to follow the Brown Act, PPCC does attempt to provide 72-hour advance notice of its public board meetings. PPCC serves the same function as an NC, participates with other CCs and NCs on WRAC (defined below) and receives notice from the City regarding land use and planning matters on the same basis as NCs.

CCC / COASTAL

California Coastal Commission. State agency charged with enforcing the Coastal Act. <http://www.coastal.ca.gov>. Large portions of the Palisades are within the Coastal zone protected by the Coastal Act, including all bluffs areas (exact boundaries vary); all development within the Coastal zone requires a Coastal Development Permit (CDP) or an exemption (if the project is deemed to have insufficient impact).

CCFO

Community Care Facilities Ordinance. The City had been working for 8+ years to draft an ordinance to bring the LAMC (defined below) into conformance with state law relative to group housing for those (a) in alcohol and drug abuse recovery, (b) who are parolees or probationers, or (c) are elderly. As mandated by state law, the proposed CCFO would allow state licensed "group" facilities with six (6) or fewer residents to operate "by right" in any zone including those that permit single family homes (R-1 / low density). The CCFO also proposed to allow state licensed "group" facilities with seven (7) or more residents to operate as public benefits in any zone including single family R-1 with performance standards requirements. Efforts by the City Council to draft an effective ordinance have not progressed in recent years, except that the PLUM Committee (defined below) recently passed a motion directing the City Attorney and Planning (defined below) to report on regulation of group homes.

CD11

Council District 11. Our City Council District (elected City Councilmember Mike Bonin). <http://www.11thdistrict.com>. PPCC works closely with CD11 staff, including Palisades Field Deputy Lisa Cahill (contact information at www.pacpalicc.org / Resources/Government/Other Contacts).

CDP / CEX

Coastal Development Permit / Coastal Exemption.

CE

Categorical Exemption. These are projects excluded from CEQA review (defined below) because they are deemed to have no impact on the environment.

CEQA

California Environmental Quality Act. Important California statute passed in 1970 to institute a statewide policy of environmental protection. <http://resources.ca.gov/ceqa/>. A typical CEQA process will include preparation of an EIR (defined below) for a proposed project; a period for public comment; a hearing and possible adoption of an FEIR.

COMMUNITY PLAN

Brentwood-Pacific Palisades Community Plan. <http://planning.lacity.org/complan/pdf/btwcptxt.pdf>. Comprehensive plan setting goals for land use and development in Pacific Palisades. Developed by an advisory board of community members appointed by the City Council, the Community Plan was enacted into law in 1998, was last amended in 2001 and is expected to be comprehensively revised

in 2021-2023 as part of the City's update of all Community Plans.

C-PAB

West Los Angeles Community-Police Advisory Board. Advisory group formed to give community members an opportunity to provide information and advice to their respective areas and to take information from the police department back to the community.

CUP / CUB

Conditional Use Permit / Conditional Use Beverage Permit. Discretionary permits issued by Planning, required to operate many businesses. A CUP ensures that the use is compatible with all plans and surrounding land uses.

DESIGN GUIDELINES

Document to be developed by the PP-DRB (defined below) to "implement" the provisions of the Specific Plan in regard to the design of commercial development in the Palisades; may include illustrations, interpretations, standards or policies and may address color, materials and other design features. Design Guidelines for the Palisades' commercial areas have not yet been developed or adopted.

DONE

Dept. of Neighborhood Empowerment. City agency that oversees certified Neighborhood Councils.

DS-104

Distributing Station 104. A proposed new electrical distributing station to be installed by LADWP (defined below). LADWP has stated that the proposed DS-104 is a critical project needed to improve power reliability because our power load is being distributed by the only existing distributing station in the Palisades (DS-29; located in Area 5) and on circuits that are far away from DS-29. DS-29 has no space to build more capacity and has had at least one notable explosion. For decades, LADWP has owned and noticed vacant land adjacent to Marquez Charter Elementary as the site for this new electrical distribution station. In 2012, as a result of community opposition a "Task Force" was appointed by then-Councilmember Bill Rosendahl, LADWP and LAUSD to evaluate potential sites. That "Task Force" identified 16 other potential locations for DS-104 in Areas 1 and 3. The next likely step would be formal environmental evaluation of the most feasible sites under CEQA. However, LADWP has not initiated such a review and it is unclear if or when it will do so. Pending DS104 installation, LADWP has installed

“temporary” PTDS facilities (defined below) and may install more.

EA

Environmental Assessment. A concise public document prepared under federal environmental protection law (National Environmental Policy Act - NEPA) that provides evidence and analysis for determining whether a detailed environmental impact statement should be required.

EIR

Environmental Impact Report (DEIR is a draft EIR; FEIR is a final EIR). Detailed report required under CEQA for projects with significant environmental impacts; a typical EIR will include studies of impacts on the natural environment, traffic and public safety considerations, some of which may be incorporated in conditions imposed on the project. The federal equivalent is an Environmental Impact Statement (EIS) under NEPA.

ENTITLEMENT

Legal method of obtaining land use approvals for the right to develop property for a certain use.

FAR

Floor Area Ratio. Reference to the ratio of a building's total floor area (Gross Floor Area) to the size of the piece of land upon which it is built. The terms can also refer to limits imposed on such a ratio.

GUIDING PRINCIPLES

PPCC policy statement regarding land use regulations and variances/exceptions. (see PPCC Bylaws, Appendix D, www.pacpalicc.org / Documents/Bylaws).

LADBS

Los Angeles Department of Building & Safety. Building permits (i.e., non-discretionary permits) are the responsibility of LADBS, which conducts inspections, reviews plans and takes measures to ensure that construction/ development complies with all applicable codes.

LADOT

Los Angeles Department of Transportation.

LADPW / BPW

Los Angeles Department of Public Works/Board of Public Works. The BPW hears appeals related to (among other things) the issuance of AGF permits (cell towers and other AGF facilities in the PROW, defined below).

LADWP

Los Angeles Department of Water & Power.

LAMC

Los Angeles Municipal Code.

LOW DENSITY ZONE

Term used to refer to a residential zone area; R-1 (single-family) is the lowest density residential zone.

LUC

Land Use Committee. Ad hoc committee appointed at the PPCC Chair's discretion to review, provide input and make recommendations to the board on proposed development projects and ordinances involving land use matters. For information about the current LUC see www.pacpalicc.org / Leadership/Committees.

MRCA

Mountains Recreation and Conservation Authority. A local government public entity which acts in partnership with the Santa Monica Mountains Conservancy and other park groups to preserve and manage local open space, parklands, trails and wildlife habitat.

ND / MND

Negative Declaration / Mitigated Negative Declaration. Determinations under CEQA that a project either has no significant impacts (ND) or that mitigation measures can be implemented to reduce potential impacts to less than significant levels (MND), without requiring an EIR.

PCCAC

Potrero Canyon Community Advisory Committee. Brown-Acted advisory committee (currently inactive) appointed by the Los Angeles City Council in 2005 to provide development recommendations to the City for Potrero Canyon Park. City officials have stated that development will not be final and the park will not open until approximately 2020 (date subject to change depending on conditions).

PCH TASK FORCE

A working group consisting of representatives from state and local governments, public safety officials and residents from Santa Monica, Los Angeles, Topanga and Malibu. Its mission is to arrive at "a comprehensive understanding of all concerns surrounding PCH, from traffic and safety to geological integrity to aesthetic and neighborhood character" (Sheila Kuehl).

PLANCHECKNCLA

Volunteer organization that works with Planning (defined below) to provide information and resources to NCs/CCs and other community organizations Citywide about planning and land use matters.

PLANNING / DCP

Los Angeles Department of City Planning. Zoning / land use approvals are the responsibility of Planning (DCP), including issuing discretionary permits such as CDPs, CUPs, exceptions and variances (defined below) – a process often referred to as the “entitlement” (defined above) process. Planning (DCP) is also the agency responsible for planning & land use policy, including drafting ordinances and making recommendations for revision of current Zoning Code provisions.

PLUM

Los Angeles City Council Planning & Land Use Management Committee.

PP-DRB

Pacific Palisades Design Review Board. Brown-Acted City entity with seven community members appointed by our Councilmember. The PP-DRB is responsible for reviewing the design of proposed commercial projects to ensure compliance with the Specific Plan (defined below) and making recommendations to the Director of Planning.

PP-PAB

Pacific Palisades Park Advisory Board. Brown-Acted City entity comprised of volunteers appointed by the Recreation Center's Park Director for the purpose of advising the City of community input relative to the Recreation Center and hosting 2 community events each year (Halloween Spooktacular and Spring Festival). Jurisdiction does not include any other local city parkland. The Rustic Canyon PAB is the counterpart to the PP-PAB at Rustic Canyon Recreation Center.

PPTFH

Pacific Palisades Task Force on Homelessness. Originally formed in 2014 as a PPCC committee, the PPTFH has become a highly respected independent 501(c)(3) organization, whose mission includes providing leadership and resources to manage and eliminate the destructive consequences of homelessness in the Palisades. <https://www.pptfh.org>.

PROP K

30-year bond attached to property tax to provide funding for Parks for Kids.

PROW

Public Right of Way (sidewalks, alleys, parkways, streets); City-owned and/or maintained (public realm), as distinguished from private property.

PTDS

Pole Top Distributing Station. “Temporary” facilities

installed or in process of installation by LADWP, consisting of equipment mounted on utility poles in the PROW; claimed by LADWP to be a short-term measure intended to ensure adequate power to the Palisades until completion of a permanent distributing station (DS-104).

RAP

Los Angeles Department of Recreation and Parks.

RECODELA

Five+-year comprehensive Planning project to rewrite/streamline the entire Zoning Code (defined below). <http://recode.la>. Written in 1946, the original Zoning Code was over 1000 pages long, complex and unwieldy. PPCC has monitored the Recode process (soon-to-be completed) with a particular concern for any changes that might weaken protections for open space and low density/single-family residential and Specific Plan zones (defined below).

RVNOC

Regional Volunteer Neighborhood Oversight Committee. Administers Prop K funds. CD 11 is part of the Central Los Angeles RVNOC.

SPECIFIC PLAN

Pacific Palisades Commercial Village and Neighborhoods Specific Plan. <https://planning.lacity.org/complan/specplan/pdf/PACPALSP.PDF>. Plan governing development in our four commercial areas: the Village, Marquez, Santa Monica Canyon and Sunset/PCH commercial areas. A version of the Specific Plan was first enacted into law in 1985 and amended in subsequent years; last revised in 2016 in connection with the Caruso Village project.

STR

Short-term rental. Sometimes referred to as “home-sharing.” Generally defined as a rental of a residential dwelling unit for periods of less than 31 consecutive days. Regulation of STRs / home-sharing in effect in Los Angeles as of July 1, 2019. See PPCC’s positions at www.pacpalicc.org / Documents / Motions & Positions.

VARIANCE

Exception to Code requirements. Findings are required for approval of a variance from the Zoning Code (defined below):

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.
2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and

5. that the granting of the variance will not adversely affect any element of the General Plan.

WLA-APC / WLAPC

West Los Angeles Area Planning Commission.

Local (regional) governmental body that hears appeals of decisions of the ZA (defined below) in our area. Note: "CPC" refers to the City Planning Commission, which is based downtown and hears matters such as ordinances related to planning & zoning and significant Los Angeles projects requiring multiple approvals.

WRAC

Westside Regional Alliance of Councils. An alliance of all 14 NCs and CCs on the Westside of Los Angeles; PPCC is a member. The leadership of WRAC member-councils meets once a month to discuss matters of common interest, to hear presentations by public officials and other leaders, and to recommend motions to the member-councils. <http://westsidecouncils.com>.

WRAC-LUPC

WRAC Land Use & Planning Committee. The group considers regional land use issues of concern to the Westside of Los Angeles and recommends action or positions to WRAC leadership; PPCC is a member.

ZA

Zoning Administrator. Planning Dept. hearing officer who rules on applications for variances and other exceptions and on certain discretionary permits such as CDPs and CUPs.

ZI BULLETIN

Zoning Information Bulletin. Document promulgated by Planning (DCP); the ZI Bulletin for Potrero Canyon sets forth guidelines for development on the Canyon rim (grading, landscaping and retaining walls), intended to protect the view shed from canyon trails.

ZIMAS

Online information system maintained by Planning containing zoning history and information applicable to all property addresses in LA. <http://zimas.lacity.org>.

ZONING CODE

Portion of the LAMC dealing with land use and zoning.

*Revised as of July 2019
PPCC Executive Committee*