

**PPCC Motion regarding the mixed-use project proposed
for 17346 Sunset Blvd. (former Jack-in the-Box site) – “the Project”**

Pacific Palisades Community Council (PPCC) opposes 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) Specific Plan Consideration. 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. 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) Violation of Coastal Act (PRC §30251). 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.” The Project’s mass and scale are clearly out of proportion to all other similarly situated buildings which front the same (south) side of the street as the Project, and its visual impact on pedestrians as well as nearby residences is out of character and will be significant. 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, out of proportion in terms of mass and scale and visually incompatible with all other structures which front Sunset Blvd. in this location; the Project would therefore violate the Coastal Act.

3) Further Violation (PRC §30251). 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, 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 similarly situated buildings in 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) Environmental Impacts. 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. 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 environmental impacts would be significant and cannot be adequately mitigated at the proposed Project height.

PPCC further advises that should the City or Coastal Commission decide to proceed with approval of the 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. 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.

Adopted by PPCC Board August 22, 2019

Submission to relevant public officials to follow