

PPCC Positions on Projects/Land Use Matters: 2001-2019¹

1. Coastal Projects²

17300 Palisades Dr. (Calvary Christian School)

- 2019
- Proposed: new theater building & other physical improvements; increase in student enrollment & reduction of overall required parking.
- Concerns: possible concurrent use of school & church facilities in light of request for reduced parking.
- PPCC position: supported issuance of requested Coastal Development Permit (CDP) and modifications to existing Conditional Use Permit (CUP), contingent on the applicant's submission and the City's adoption of an agreed-upon Condition of Approval regarding concurrent uses at the site.

17346 Sunset Blvd. (former Jack-in-the-Box site)

- 2019
- Proposed: mixed-use project in C-1 and Specific Plan zone (subject to density bonus laws).
- Concerns: height, density, mass & scale, visual incompatibility with surrounding area, environmental impact on nearby residents from use of upper level deck at proposed height.
- PPCC position: opposed issuance of a CDP at the proposed height and density; proposed alternative project height and configuration as condition of CDP issuance.

560-620 Marquette St.

- 2018
- Proposed: eight single-family residences; approved by the Pacific Palisades Civic League.
- Concerns: geology/hydrology, sewer connection, public safety, building sizes, lot line adjustments.
- PPCC position: requested that 1) the City look seriously at the detailed concerns of project neighbors and that the developer provide all plans to the community, including sewer and sewer ejector plans; 2) the City consider neighbors' concerns about the appropriateness of the use of lot line adjustments in lieu of a subdivision process, and 3) the City determine if Marquette St. has been removed from public use and if so determine ramifications on the project.

1525 Palisades Dr.

- 2017
- Proposed: eldercare facility in C-1 zone.
- Concerns: height, safety, access, noise, disruption and proximity to zoned open space.
- PPCC position: found that the proposed use is appropriate while noting community concerns and developer's assurances about driveway exit and outdoor light.

17000 Sunset Blvd.

- 2012-2016
- Proposed: Gabay apartment building.
- Concerns: traffic impacts, geology/hydrology and easements.
- PPCC position: supported a focused EIR before issuance of any CDP (multiple letters written to City officials reiterating this position, including in connection with stakeholder appeal of CDP issuance to the

¹Source: PPCC board meeting minutes & online motions/positions, 2001-2019 (www.pacpalicc.org, Documents tab/minutes; motions & positions). This summary includes *only positions taken on proposed Palisades development projects* and related permits as reflected in PPCC's minutes & online documents for that time period; it does *not* include: 1) positions taken on cell towers, signs, park development/use, YMCA/Temescal Canyon property, public works, infrastructure or right of way projects (e.g., signal lights, driveways or street furniture), or laws involving land use; 2) projects that were considered only and/or where *no position was taken* (typically CUBs or liquor license applications); or 3) the final disposition of any projects.

²Projects subject to the Coastal Act (Public Resources Code, §30000, *et seq.*). PPCC minutes do not reflect discussion of the Coastal Commission Regional Interpretive Guidelines from 2001-2019 (brief references only during public comments or committee reports on 1/8/15, 9/22/16, 3/22/18 and 10/25/18).

West Los Angeles Planning Commission - WLAAPC); supported opposition to developer's appeal to Coastal Commission of the WLAAPC decision granting stakeholder appeal (requested that the WLAAPC's findings be upheld).

- 2008
- Proposed: Chabad school site.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported issuance of CDP with conditions: traffic study, compliance with a traffic plan, measures to mitigate geologic impacts.³

17130 Sunset Blvd.

- 2011
- Proposed: Coaloa apartment building.
- Concerns: traffic impacts and geology.
- PPCC position: supported a focused EIR before issuance of any CDP, supported appeal on these grounds.

515 Mt. Holyoke

- 2006
- Proposed: single-family residence; approved by the Civic League.
- No variances sought; Councilmember Bill Rosendahl requested that PPCC issue a positive statement to assist in gaining approval of a CDP.
- PPCC position: made statement of no objection to seemingly "by right" (Code-compliant) project.

17331 Tramonto

- 2002-2006
- Proposed: Landmark condominium project.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City's approval of the project (specifically on absence of a temporary shoring plan).

17325 Castellammare

- 2002
- Proposed: Palmer condominium project.
- Concerns: traffic impacts and geology.
- PPCC position: supported an EIR before issuance of any CDP.

649 Resolano

- 2002
- Proposed: single-family residence.
- Concerns: City's procedures regarding a development plan for the project (expressed by HOA).
- PPCC position: supported HOA appeal based on procedural aspects of the matter.

17633 Castellammare

- 2001-2002
- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City's approval of the project.

222 Coperto

- 2001

³A motion to oppose issuance of a CDP based on "unmitigable safety issues" failed for lack of a second.

- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City’s approval of the project.

2. Variances/Exceptions

Opposition

- From 2002-2009, PPCC opposed a total of 7 variance requests (1 in 2002, 6 in 2005-2009) involving residential projects (specifically variances from set-back, height, parking space and swimming pool requirements).⁴
- From 2005 forward, PPCC opposed certain requested variances based on the **PPCC Guiding Principles**,⁵ which provide that PPCC supports strict scrutiny of and adherence to laws governing land use, but may support variance requests on a case-by-case basis if in the interests of health and safety or the best interest of the community.

Support

- From 2005 forward, PPCC supported 3 requests for variances/exceptions (below).
- **Caruso Village Project (now Palisades Village)**
 - 2016
 - Request for Specific Plan amendments to create new subarea regulations and for a zone change for existing surface parking lot areas.
 - PPCC position: supported singular and unique nature of the project application with acknowledgement of widespread community input and support.
- **Westside Waldorf School**
 - 2012
 - Request for exception to requirement of final public hearing prior to issuance of Conditional Use Permit (CUP).
 - PPCC position: supported request on community interest grounds (school had addressed all PPCC concerns, including traffic signal and traffic remediation measures).
- **816 Haverford**
 - 2005
 - Request for variance to legalize a senior citizen apartment.
 - PPCC position: supported request on community interest grounds (need for senior housing).

3. Other Land Use Matters

Sam’s Restaurant/Channel Rd.

- 2017
- Proposed: Conditional Use Permit – Beverage (CUB) to extend operating hours and allow bar within restaurant.
- PPCC position: no objection to application based on the restaurant’s track record of being responsibly run.

Moku Sushi Highlands Plaza/Palisades Dr.

- 2017
- Proposed: CUB to allow onsite sales/consumption of full line of alcoholic beverages.
- PPCC position: supported application based on the restaurant’s track record of being responsibly run.

⁴ In one instance (909 Greentree), PPCC supported enforcement of a Court of Appeal order requiring the City to revoke previously issued permits where set-back requirements had been violated; PPCC opposed a subsequent variance request by the property owners (2006-09).

⁵ See PPCC Bylaws, Appendix D, www.pacpalicc.org, Documents tab/Council Bylaws.

KaynDave's/Sunset Blvd.

- 2017
- Proposed: CUB to allow onsite sales/consumption of full line of alcoholic beverages.
- PPCC position: supported application based on the restaurant's track record of being responsibly run.

Starbucks Palisades Village/Sunset Blvd.

- 2016
- Proposed: CUB to allow onsite beer and wine sales/consumption.
- PPCC position: supported application provided that hours be limited to 4pm-close daily.

Starbucks Highlands Plaza/Palisades Dr.

- 2013
- Proposed: deviation from Commercial Corner Development requirements re operating hours.
- Concerns: noise and traffic impacts.
- PPCC position: opposed Conditional Use Permit (CUP) application based on proposed operating hours and issuance of CUP on this ground; alternative operating hours suggested.

Shell Station/15401 Sunset Blvd.

- 2007
- Proposed: automated car wash.
- Concerns: noise and traffic impacts, inaccuracies/misrepresentations in the CUP application and Specific Plan prohibition of the proposed use.
- PPCC position: opposed application based on these grounds; supported an EIR regarding noise and traffic impacts.
- 2015-2017
- Proposed: CUP/CUB for 24-hour mini mart with beer and wine sales.
- Concerns: noise and traffic impacts, hours, alcohol sales, location and size of building.
- PPCC position: 2015 – opposed application as written; requested the applicant revise the application in consultation with neighboring residents and businesses. 2017 – no position taken on revised application.

Gladstones

- 2002-2003
- Proposed: restaurant sought approval of Coastal Commission (CC) for use of public parking lot, viewing deck and signage.
- PPCC position: supported proposed use with CC staff recommendations re monitoring and public use of the lot, removal of unpermitted sign.

Getty Villa Central Plant

- 2002
- Proposed: construction of central plant for the Getty Villa.
- Concerns: size of fuel storage facilities.
- PPCC position: supported an EIR for the project.

*Chris Spitz, PPCC Secretary & past Chair
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