



## PACIFIC PALISADES COMMUNITY COUNCIL

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March 15, 2021

Hon. Ben Allen, Senator, SD 26  
Hon. Henry Stern, Senator, SD 27

*Via email*

**Re: Suggested Amendments to SB 55 (Stern & Allen)**

Dear Senators Allen and Stern:

As you know, since 1973 Pacific Palisades Community Council (PPCC) has been the voice of Pacific Palisades – a community of about 25,000 that is located entirely within the Very High Fire Hazard Severity Zone (VHFHSZ). We very much appreciate your support and advocacy for the safety of all constituents who live and work in the VHFHSZ, both in your past legislative actions and as broadly expressed in SB 55.

We understand that you have been considering amendments to SB 55 to allow property owners in the VHFHSZ to rebuild on a 1:1 basis due to catastrophes or for any other reasons they may choose to rebuild. Sen. Stern's Legislative Aide Megan Mekelburg has also reached out and encouraged us to submit suggestions for further amendments no later than March 16. Based on discussions with PPCC board members and opinions offered at our public board meeting on March 11, 2021, we suggest the following amendments:

- Amend to make clear that legal structures on residentially-zoned and commercially-zoned property, built prior to the effective date of the legislation, can later be rebuilt or replaced at any time on a 1:1 basis, in accordance with all applicable then-current zoning code regulations and development standards.
- Amend to make clear that vacant residentially-zoned and commercially-zoned property, purchased prior to the effective date of the legislation, can later be developed at any time in accordance with all applicable then-current zoning code regulations and development standards.
- Amend to make clear that Accessory Dwelling Units and Junior Accessory Dwelling Units that were not built on a residentially-zoned parcel purchased prior to the effective date of the legislation, can later be built at any time on the same parcel, in accordance with all applicable then-current zoning code regulations and development standards.

It is our overall intent to preserve our single-family residential neighborhoods and to prevent increased residential density in the VHFHSZ, while preserving the right of owners to replace, build or improve structures consistent with existing low-density standards.

We respectfully urge you to incorporate these amendments. Thank you for your consideration.

Sincerely,

PPCC Executive Committee  
David Card, Chair  
David Kaplan, Vice Chair  
Richard Cohen, Treasurer  
Christina Spitz, Secretary

Maryam Zar, Chair Emeritus  
John Padden, Organization Representative (PRIDE)  
Joanna Spak, Area Representative (Area 1,  
Castellammare, Paseo Miramar)

cc:

Jeffrey Wolf, District Director, Sen. Stern  
Megan Mekelburg, Legislative Aide, Sen. Stern  
Samuel Liu, Chief of Staff, Sen. Allen  
Zachary Castillo-Krings, Ch. Legislative Consultant, Sen. Allen  
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