



PACIFIC PALISADES COMMUNITY COUNCIL

October 13, 2015

Hon. Mike Bonin, Councilmember, 11th District
200 N. Spring St. #475
Los Angeles, CA 90012
Via email

Department of City Planning/Office of Zoning Administration
200 N. Spring St., 7th Floor
Los Angeles, CA 90012

Re: Case No. ZA-2015-420-CUP-DRB-SPP/15401 W. Sunset Blvd., Pacific Palisades, CA 90272 – Request for Revisions; Opposition to the Current Application as Written

Dear Councilmember Bonin and City Planning Department Officials:

Pacific Palisades Community Council (PPCC) is the most broad-based community organization and voice of the Palisades since 1973.

On March 26 and October 8, 2015, PPCC held public forums on the above-captioned matter. The applicant, Mr. Saeed Kohanoff, and his representatives presented information on his proposed development of a gas station accompanied by a mini-mart with beer and wine sales in place of an existing automotive center. A large number of neighboring residents and property owners, as well as tenants, attended and participated. At the conclusion of the October 8th discussion, the PPCC board overwhelmingly approved the following motion:

"PPCC requests that the owner of the proposed project revise his application and reconsider his development in consultation with affected neighboring residents and businesses."

During both well-attended PPCC meetings, it became clear that certain key elements of the application were problematic for neighbors and raised concerns for members of the community at large. These are:

1. Hours of operation
2. Hours and/or allowance of beer and wine sales
3. The size of the building housing the mini-mart
4. The placement and orientation of the mini-mart
5. Possible adverse effects of the project on traffic flow

PPCC believes it is possible with negotiation and compromise on the above issues that the development could proceed without undue adverse impacts on the community. Accordingly, PPCC

requests that the current application not be approved as written and that the owner revise his application in consultation with the neighboring residents and businesses.

Thank you for your consideration.

Sincerely,

Christina Spitz, President
Pacific Palisades Community Council

cc (via email):

Ms. Lynda J. Smith, City Planner, Department of City Planning
Mr. Saeed Kohanoff, Applicant
Mr. Mel Kimman, Vice-President, Via de la Paz HOA