



PACIFIC PALISADES COMMUNITY COUNCIL

August 11, 2016

Thomas M. Donovan, Esq.
President
West Los Angeles Area Planning Commission
Mail Stop 395, Room 532
200 N Spring Street
Los Angeles, CA 90012-2601

**RE: Case No. ZA 2012 130, ENV 2012 131 MND,
Project @ 16990-17000 Sunset Blvd., Pacific Palisades, CA 90272**

Dear President Donovan and Honorable Commissioners:

The Pacific Palisades Community Council Guiding Principles state, in part, that:
“The PPCC maintains that planning and zoning regulations, building codes, rules, restrictions, and ordinances have been established for the good of the community. They should be applied, upheld and enforced by the Zoning Administrator, Building and Safety, and other governing bodies with jurisdiction over the approval, execution, and enforcement processes.”

We are advised that “New Findings” of the Associate Zoning Administrator attached to your July 27, 2016 Letter of Determination fail, in material and important respects, to accurately reflect the determinations made by your Commission on December 2, 2015, as set forth in the transcript of the December 2, 2015 hearing.

We are further advised that your Commission made considered and detailed findings in its December 2 hearing that provide valuable clarification and precedent for the planning and zoning regulations that apply to the dual-jurisdiction areas of Pacific Palisades. Therefore, I am writing to respectfully request that your Commission use all means available to it to correct all errors, misstatements and omissions in the New Findings, so that the Commission’s Letter of Determination accurately reflects the Commission’s findings as set forth in the hearing transcript.

Respectfully yours,

Maryam Zar
Chair, Pacific Palisades Community Council

cc: Council Member Mike Bonin (via mike.bonin@lacity.org)
Planning Director Vince Bertoni (via vince.bertoni@lacity.org)
Tricia Keane, Esq. (via tricia.keane@lacity.org)