



PACIFIC PALISADES COMMUNITY COUNCIL

May 2, 2019

Debbie Lawrence, Senior City Planner
720 City Hall, 200 N. Spring St.
Los Angeles, CA 90012

Via email Debbie.lawrence@lacity.org

Re: DIR-2019-938-CDP, Amendment to ZA-2000-3281-CDP; ENV-2019-939-CE; 15245 W. De Pauw St., Pacific Palisades; OPPOSE applications and request removal order.

Dear Ms. Lawrence,

Pacific Palisades Community Council (PPCC) is the most broad-based community organization in Pacific Palisades and has been the voice of the community since 1973. PPCC unanimously supported the creation of the Potrero Canyon Park (now under construction) as well as the Community Advisory committee created by City Council action to take input and propose appropriate development of this new 46-acre park. At the community's request, the City Planning Dept. issued a ZI Bulletin that applies to all properties along the Canyon rim. In order to protect the viewshed from Canyon trails, the Bulletin supports only minimal landscaping in the rear yard of these properties and discourages accessory structures. See [ZI No. 2422 – Potrero Canyon](#).


PPCC is informed that the applicant began construction of accessory structures and other additions to the property despite being denied a Coastal Exemption in 2015 and being instructed that any such construction would require an amendment of the previously approved [2000 Coastal Development Permit](#) (CDP). We are also informed that a stop work order was issued after the City learned that the applicant had been denied an Exemption and had failed to apply for an amendment of the existing CDP. The construction at 15245 W. De Pauw St. is an appalling violation of the 2015 determination, the ZI Bulletin and the CDP (which, among other things, requires construction to protect "the scenic and visual qualities of the coastal area" as a "resource of public importance," pursuant to Sec. 30251 of the Coastal Act). I took the following photo of the construction, still continuing after the stop order, which speaks 1,000s of words regarding the referenced applications:



Re 15245 De Pauw Street

Consistent with the CDP, the Coastal Act, the ZI Bulletin and the PPCC Guiding Principles (see below), we urge the hearing officer to strictly apply the ZI Bulletin, deny the referenced applications and order immediate removal of all unpermitted structures.

Sincerely,


George Wolfberg, Chair
Pacific Palisades Community Council

Pacific Palisades Community Council Guiding Principles:

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.

When variances, variations, or exceptions are considered by governmental entities, PPCC's position is to support strict scrutiny and adherence to all legal measures which govern land use, structures, and vegetation. On a case-by-case basis the PPCC may support such requests if the proposed project positively affects health and safety, or is in the best interest of the neighborhood or the community in general. PPCC may take a formal position on an individual issue pertaining to variances, variations, or exceptions when requested to do so.

PPCC expects governing bodies to notify all affected parties of any proposed developments or requests for variances from codes and regulations as well as proposed, approved or pending changes to such regulations.

Adopted 01-12-06