



PACIFIC PALISADES COMMUNITY COUNCIL

March 27, 2020

Kenton Trinh, City Planning Associate
Department of City Planning
City Hall, 200 N. Spring Street, #720
Los Angeles, CA 90012

Via email: kenton.trinh@lacity.org

Re: Case No. VTT-73423; CEQA No. ENV-2016-307-CE; 1270 N. Marinette Rd., Pacific Palisades (the “Application”); file held open for comment until March 31, 2020.

Dear Mr. Trinh:

Pacific Palisades Community Council (PPCC) has been the most broad-based community organization and the voice of the Palisades since 1973. Due to timing constraints our Board was unable to consider the above-referenced Application or to take a position on the overall proposed project prior to the February 27th hearing of the Application. The hearing officer then held the file open for public comment until March 31, 2020.

On March 4, 2020, the PPCC Land Use Committee (LUC) held a public meeting to consider the Application. The LUC members heard a presentation by the applicant and received input from community members and others in attendance (including Urban Forestry Division Superintendent Stephen Du Prey). Following discussion and review of the applicable documents, the LUC members voted unanimously to recommend that the PPCC Board request certain amendments to the proposed Conditions of Approval of the Application. See: <http://pacpalicc.org/wp-content/uploads/2020/03/LUC-3-4-20-Meeting-ReportR.pdf> (LUC Recommendations).¹

The PPCC Executive Committee has now reviewed the LUC Recommendations and voted unanimously to approve the Recommendations with an amendment to the wording of paragraph 2 (substituting the phrase “and by the Urban Forestry Division” with the phrase “in consultation with the Urban Forestry Division”). We understand that the applicant has no objection to these Recommendations, as amended.

Accordingly, PPCC, acting by its Executive Committee,² requests the following amendments to proposed conditions of approval of the Application, as set forth in the City Planning Department Staff Report (Draft Vesting Tentative Tract Report with Conditions – “Report”)³:

- 1) Urban Forestry Division and Dept. of City Planning Condition #19, second paragraph (Report, p. 6):

A minimum of 4 trees (a minimum of 48 inch box in size if available) shall be planted **on-site** for each protected tree that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

- 2) Dept. of City Planning – Standard Single-Family Condition #SF-2, first sentence (Report, p. 8):

That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved

¹ Due to the coronavirus crisis our Board was unable to hold its March 12th and March 26th meetings and therefore could not consider the LUC Recommendations.

² Acting pursuant to PPCC’s Bylaws, Art. V, Sec. 3(B).

³ Proposed amendments in bold font & underlined for emphasis.

by the Advisory Agency **in consultation with the Urban Forestry Division** in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map

3) Dept. of City Planning – Standard Single-Family Conditions #SF-2, second sentence (Report, p. 8):

. . . The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24 inch box trees for the unavoidable loss of **“significant”** trees on the site, **to the maximum extent possible consistent with fire danger protection and tree health.**”

We respectfully request that this letter and these requests be brought to the attention of the hearing officer.

Thank you for your consideration.

Sincerely,

David Card, Chair
Pacific Palisades Community Council

cc:

Juliet Oh, Deputy Advisory Agency/Planning Dept., juliet.oh@lacity.org

Shannon Ryan, Unit Supervisor/Planning Dept., shannon.ryan@lacity.org

Stephen Du Prey, Superintendent, Urban Forestry Division, StreetsLA, stephen.duprey@lacity.org

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