

**PPCC Land Use Committee (LUC) Final Report:  
Zoning/Development Standards in Palisades R-1/Non-Hillside/Coastal Areas**

The PPCC LUC held a virtual public meeting on January 11, 2022, for the purpose of obtaining public input on whether current development standards in R-1/Non-Hillside/Coastal areas of the Palisades should be changed and if so, how to achieve such change. Extensive advance notice of the LUC meeting was provided to the community, via multiple notices to the PPCC email list, notices in PPCC meeting agendas and at PPCC board meetings, in social media postings, and outreach by PPCC Area Representatives to constituents in PPCC Areas 3, 4 and 6 (the Affected Areas).

Prior to the LUC meeting, LUC Chair Howard Robinson received approximately 30 email messages from Palisades residents who all expressed a desire for more restrictive development standards in our R-1/Non-Hillside/Coastal areas, *i.e.*, for closing the loophole in the Code that currently allows homes to be built up to 45 ft. tall with 3:1 FAR in R-1/Non-Hillside/Coastal areas. The LUC Chair received no messages expressing an opinion that the current standards should remain in place.

The LUC meeting was also attended by many Palisades residents, including the PPCC Area Reps for the Affected areas. Following initial background remarks from Chair Robinson (*see links to additional background materials on p. 2, following*), an initial straw poll was taken of the meeting attendees; 50 residents participated in the straw poll and all 50 participants stated “Yes” as to whether they wished to see more restrictive development standards in the Affected Areas (*i.e.*, the vote was unanimous in favor of more restrictive development standards). Follow-up public comment was then received from meeting attendees, who all expressed a desire for more restrictive standards and for closure of the loophole as quickly as possible.

In addition, the Area Reps for the Affected Areas all indicated that based on their outreach to constituents, residents of their respective Areas overwhelmingly supported more restrictive development standards and prompt closing of the loophole, with no residents indicating a desire for the current standards to remain in place.

The LUC members then deliberated, concluding that the *most effective and potentially fastest way* of achieving the result desired by residents of the Affected Areas would be to urge the City’s prompt implementation of the Bonin motion to apply the Baseline Mansionization Ordinance to our R-1/Non-Hillside/Coastal areas (*see link to Bonin motion and relevant Council file on p. 2, following*). The committee felt this should be an interim measure until the Brentwood-Pacific Palisades Community Plan can be updated and/or a Local Coastal Program can be put in place. Accordingly, the LUC members unanimously passed the following motion for recommendation to the PPCC Board.

*"The PPCC Land Use Committee recommends that the PPCC Board pursue action by the City to close, as quickly as possible, the current zoning loophole which allows incompatible homes (up to 45' tall and 3:1 FAR) in certain areas of Pacific Palisades by promptly implementing Council File 10-1058-S4. The subject areas are those with all three of the following zoning characteristics: R1 zone, non-hillside area and coastal zone. The implementation of the above-referenced Council File should be an interim program, in place until the adoption of an updated Brentwood-Pacific Palisades Community Plan and/or a Local Coastal Program."*

*PPCC LUC, January 12, 2022 – Howard Robinson, Chair; Richard Blumenberg, Steve Cron, David Kaplan, Rick Mills, Patti Post, Joanna Spak, Chris Spitz; David Card, PPCC Chair (ex officio/non-voting)*

LUC Final Report – Background materials:

LUC Announcement (Seeking Public Input):

<http://pacpalicc.org/wp-content/uploads/2021/11/1-11-22-LUC-Meeting.pdf>

LUC 2<sup>nd</sup> Interim Report:

<http://pacpalicc.org/wp-content/uploads/2021/10/PPCC-Land-Use-Committee-2nd-Interim-Report-Final-10.28.21.pdf>

Council File 10-1058-S4:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=10-1058-S4>

Bonin Motion in CF 10-1058-S4:

[https://clkrep.lacity.org/onlinedocs/2010/10-1058-s4\\_mot\\_01-28-2020.pdf](https://clkrep.lacity.org/onlinedocs/2010/10-1058-s4_mot_01-28-2020.pdf)