



PACIFIC PALISADES COMMUNITY COUNCIL

January 17, 2022

Hon. Mike Bonin, Councilmember, CD 11

via email: mike.bonin@lacity.org

Re: Council File 10-1058-S4 – Support and Request for Prompt Implementation

Dear Councilmember Bonin:

Pacific Palisades Community Council (PPCC) has been the voice of the Palisades and the most broad-based community organization since 1973. As you know, Pacific Palisades consists of several neighborhoods where there are hundreds of properties with the following characteristics: R-1 zone, non-hillside area and coastal zone. Properties with all three of these characteristics are subject to a current zoning loophole that allows incompatible homes (up to 45' tall and 3:1 FAR) to be built.

In response to residents' concerns, the PPCC Land Use Committee (LUC) investigated the applicable zoning standards and held a public meeting on January 11, 2022 to obtain public input. See the LUC report on the meeting at: <http://pacpalicc.org/wp-content/uploads/2022/01/PPCC-LUC-Final-Report.pdf>.

The LUC report was presented to the PPCC Board at its regularly scheduled public meeting on January 13, 2022. Following discussion, the Board voted unanimously to adopt the recommendation in the LUC report, as follows:

"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 accordingly urges you to take steps to ensure that action on the above-referenced Council File occurs without further delay, specifically, that the City Attorney and Planning Department report back to City Council prior to March 3, 2022 with a proposal to extend the Baseline Mansionization Ordinance (BMO) to all R-1, non-hillside, coastal areas of Pacific Palisades. A six-month extension of the deadline for this Council File should also be requested.

PPCC is concerned that as land values rise and the above-described zoning loophole becomes known to developers, more very large homes will be built that are incompatible with existing homes in these and surrounding areas, irrevocably changing the character of these neighborhoods. Residents have overwhelmingly expressed to PPCC and its LUC that they wish to prevent this result. We implore you to

Pacific Palisades Community Council
Hon. Mike Bonin
January 17, 2021

take all necessary steps as quickly as possible so that the BMO can be applied to the R-1, non-hillside, coastal areas of Pacific Palisades, as an interim measure until the adoption of an updated Brentwood-Pacific Palisades Community Plan and/or a Local Coastal Program for the Palisades.

Thank you for your anticipated prompt action on this request.

Sincerely,

David Card

David Card
Chair, Pacific Palisades Community Council

cc (via email):
Hon. Mike Feuer, Los Angeles City Attorney
Vincent P. Bertoni, Director, Los Angeles City Planning Dept