



**AGENDA**  
**PPCC BOARD MEETING**  
**March 9, 2023**  
**Via Zoom Videoconference**  
**6:00 PM – 8:00PM**  
**Join Zoom Meeting**

<https://us06web.zoom.us/j/82505310911?pwd=OTkxJkUtdUprU0c3SC82MVIKK3F2dz09>

**Meeting ID: 825 0531 0911** Audio

Only/Dial-In:

**1-669-900-6833** or

**1-669 444 9171**

**Zoom doors will open at 5:45pm – Meeting will be recorded for Secretarial purposes**

---

- 1. Call to Order and Reading of Community Council’s Mission.** The purpose of the Pacific Palisades Community Council shall be to (1) be a forum for the consideration of Community issues, (2) be an advocate for Pacific Palisades to government and private agencies upon issues where there is broad Community agreement, as reflected by two-thirds of the Board Members voting on any one of those issues at a PPCC Meeting, and (3) assist other organizations in the Palisades which want help in accomplishing their objectives or projects, which the PPCC determines to support. *See PPCC Bylaws: <http://pacpalicc.org/index.php/council-bylaws/>.*
- 2. Roll-call of Board members and Certification of Quorum.**
- 3. Introduction of attendees**  
Donna Arrechea, City 311 App, celebrating National 311 Day.
- 4. Approval of Minutes:** February 23, 2023, as distributed
- 5. Consideration of Agenda & Upcoming Meetings:**  
March 23 - Presentation by Brian Hale, LADOT Chief of Parking Enforcement and Tim Fremaux, Sr. Transportation Engineer, LADOT – to discuss parking issues as well as crosswalks and updates on intersections.

*Topics are only a partial list and may be amended.*

- 6. Treasurer’s Report.**

**7. General Public Comment.** *This time is reserved for non-Board members to speak on any item of interest to the public that is within the subject matter jurisdiction of the PPCC. Speakers will be limited to one minute. Chair retains discretion to extend.*

**8. Reports, Announcements and Concerns.**

**8.1. From the Chair/Presiding Officer.**

- 8.1.1. Post Office matter – homeless individuals sleeping in the vestibule. LAPD has interfaced. Rep Sherman’s office alerted. Capt Heredia suggests residents call these matters into 911 non-emergency line so radio call is generated and statistics are recorded.
- 8.1.2. Potrero Updates – progress between city and state for lateral trail. Feasibility study requested. Monetary shortfall discussed.
- 8.1.3. Discussion with Jeff Khau following last meeting
  - i Out of scale building on streets within the coastal come but not hillside – remedy planned.
  - ii Fire access roads encumbered by private homeowners – district is looking into this with Michael Amster tasked with unearthing information.
  - iii Excavation and building sights that outlast reasonable time – Khau will reach out to Frank Lara for some answers and will look to see if anything can be done with existing city council motions to require completion binds, etc. Will report back.
- 8.1.4. CD11 assures us that the two Palisades location that had been on the first rollout list of new shelter by Tranzito vector are off the table. No new shelters are planned in the Palisades in the first year if roll out. While we await the meeting CD11 has offered to set between PPCC and Streets LA, we will join WRAC Councils asking for an audit, and may also want to bring our own motion asking for a carve out.
- 8.1.5. Community Safety meeting set for Thursday, April 6<sup>th</sup> at 5:30 pm at the American Legion. Main points of discussion shall be public safety including LAPD, Fire safety and evacuations, emergency preparedness, communication. Participants beyond LAPD and LAFD, tbd.
- 8.1.6. First meeting of the joint PPCC/BCC committee to take place on 3/22. Possible areas of joint discussion:
  - a All fresco dining
  - b A drone fire safety program pilot for our hillside streets
  - c The Street Furniture and bus shelter matter

**8.2. From Officers and Chair Emeritus**

- 8.2.1. Jenny Li
- 8.2.2. David Card
- 8.2.3. Beth Holden-Garland

**8.3. From At-Large and Area Representatives**

- 8.3.1. Murray Levy, Area One Representative
  - a Additional info and questions regarding illegal grading in Paseo Miramar

- b Additional information about long-term excavations (over 4 years) in Castellamare and determination whether CC should invite LADBS spokesperson to a future meeting to explain why these situations are allowed to persist.
- 8.4. From Organizational Representatives
  - 8.4.1. Barbara Kohn, Historical Society (see flyer below for announcement details)
- 8.5. From Government Offices / Representatives
  - 8.5.1. Brian Espin. LAPD Senior Lead Officer for Pacific Palisades
  - 8.5.2. Zac Gaidzik, (temporary) Deputy, County Supervisor Lindsey Horvath, District 3
  - 8.5.3. Michael Amster, CD11 Field Deputy, Councilmember Traci Park
  - 8.5.4. Nancy Frawley, Assemblymember Jacqui Irwin, Deputy
  - 8.5.5. Rad Nowroozi, State Senator Ben Allen, SD24
  - 8.5.6. Teleen Keroughlian, Congressman Bard Sherman
- 8.6. From PPCC Advisors and WRAC Representatives
  - 8.6.1. Lou Kamer, PPCC transportation Advisor
  - 8.6.2. K.C. Soll, Emergency Preparedness

**9. Reports from Committees.**

**10. Old Business:** *none*

**11. New Business:**

11.1. Discussion and possible motion: LUC presentation on the matter of legal out of scale building on Palisadian streets that are in the coastal zone but not regulated with hillside street ordinance. We have begun to refer to these as the doughnut hole problem and will present the matter to the board for consideration and possible motion to amend the community plan in order to codify a stop gap measure that will put an end to these large building projects that are out of scale with the surrounding community, until the Coastal Commission reviews the matter and suggest regulation.

The LUC has discussed this matter with Jeff Kkay, CD11 Planning Director, and asked him to suggest what method of remedy the office of the Councilmember can support. He has suggested that the community plan amendment (which has been done once before) is the right method to pursue a short-term remedy and will be working with us to craft the right language. See the suggested amendment language attached as well as a map of “doughnut hole” streets. The LUC will be asking for the Community Council to support the pursuit of the Community Plan Amendment as a stop gap measure to the out of scale building we see on some coastal streets, with no other remedy or recourse available to the community at the moment. The President, at her discretion, will call for further discussion or a vote on the language and strategy presented by the PPCC LAC, after several meetings, discussion, drafting and finally, a strategic meeting with CD11 Planning Director.

11.2. Discussion and Possible Motion following Presentation by LADWP, Clint Kautsky, regarding the historic DWP access to the Mono Basin water resource. This access is being proposed to be restricted by the Water Control Board, which claims there is a water emergency and DWP access must be restrained. LADWP would like Los Angeles communities to understand the significant impact of this change, were it to occur, and to lend their voice help DWP retain their water rights to the Mono Basin. (Comments can be submitted to [monolake@waterboards.ca.gov](mailto:monolake@waterboards.ca.gov). Learn more at: [www.ladwpeasternsierra.com](http://www.ladwpeasternsierra.com).)

11.3. Pacific Palisades Community Council (PPCC), a member of the Westside Regional Alliance of Councils, is concerned about the status and management of the STAP program under the new contractor Tranzito-Vector and requests an audit of the program by the City Controller and Chief Administration Officer's (CAO) office of the revenues and expenditures for this new STAP program. (Council File: Council File No. 20-1536-S4) Motion Sponsor: Chris Spitz, WRAC VP, PPCC At-large Rep.

Links to background info: WRAC background report: <https://westsidecouncils.com/wp-content/uploads/2023/02/Background-re-STAP-audit-motion.pdf>

UN4LA letter: <https://westsidecouncils.com/wp-content/uploads/2023/01/UN4LA-to-Controller-2-2-23-2.pdf>

Tranzito Rollout Memo: <https://westsidecouncils.com/wp-content/uploads/2023/01/Tranzito-Rollout-memo-requesting-60-more-funding-2.pdf> or WRAC website page <https://westsidecouncils.com/motion/request-for-audit-of-stap-program/>

## 1. Adjournment

---

For additional information see [www.pacpalicc.org](http://www.pacpalicc.org) or e-mail [info@pacpalicc.org](mailto:info@pacpalicc.org)

**Proposed Amendments to Pacific Palisades Commercial  
Village and Neighborhoods Specific Plan  
(Revised March, 1, 2023)**

1. Add new Map 6 (or new Maps 6, 7, 8 etc., as necessary for legibility) after page v in the maps section of the Specific Plan. The new map(s) would show the so-called “Doughnut Hole” areas, labeled as “Neighborhood Area D” (or D, E, F, etc., as necessary) in the same manner as current maps 3-5 indicate Neighborhood Areas A – C.
2. Amend Section 4, at pages 3 – 5 of the Specific Plan, to change the definition of “Neighborhoods” to read as follows:

“Neighborhoods: Those outlying areas shown within heavy black lines in Maps 3, 4, 5 and 6.” (or 6, 7, and 8 etc., as necessary)

3. Amend Section 7, at page 7 of the Specific Plan, to add a new subsection C, as follows:

“C. Notwithstanding subsections 7A and 7B above, no Project located in Neighborhood Area D (or D, E, F, etc.) shall exceed 30 feet in height.”

Note: The height limit stated above is the current applicable height limit for residential buildings citywide in the R1V1 zone, per LAMC 12.08.C.5(b). when not located in a Hillside Area.

4. Amend Section 8, at page 7 of the Specific Plan, as follows:
  - a. The heading for Section 8 shall be changed to “FLOOR AREA RATIO AND MASSING”
  - b. All existing language in Section 8 of the Specific Plan shall be re-numbered as a new subsection 8-A.
  - c. Add a new subsection 8-B as follows:

“B. Notwithstanding any provision of subsection 8-A, above, no Project located in Neighborhood Area D (or D, E, F, etc.) shall have a Residential Floor Area Ratio or Lot Coverage contained in all buildings and accessory buildings exceeding the figures shown in Table 1 below. The term “Residential Floor Area Ratio” shall be defined pursuant to LAMC Section 12.03. The term “Lot Coverage” shall be defined pursuant to LAMC Section 12.08.C.7.b.”

| Lot Size and Residential Floor Area Ratio | Maximum RFAR | Maximum Lot Coverage |
|---|--------------|----------------------|
| Up to 6,000 SF                            | .65          | 50%                  |
| 6,001 to 7,000 SF                         | .63          | 48%                  |
| 7,001 to 8,000 SF                         | .61          | 46%                  |
| 8,001 to 9,000 SF                         | .59          | 44%                  |
| 9,001 to 10,000 SF                        | .57          | 42%                  |
| Over 10,000                               | .55          | 40%                  |

All Projects located in Neighborhood Area D (*or D, E, F, etc.*) shall provide an Encroachment Plane with an origin height of 22 feet, with height measured in the same manner as applicable to the main building on the lot. The term “Encroachment Plane” shall be defined pursuant to LAMC Section 12.03.

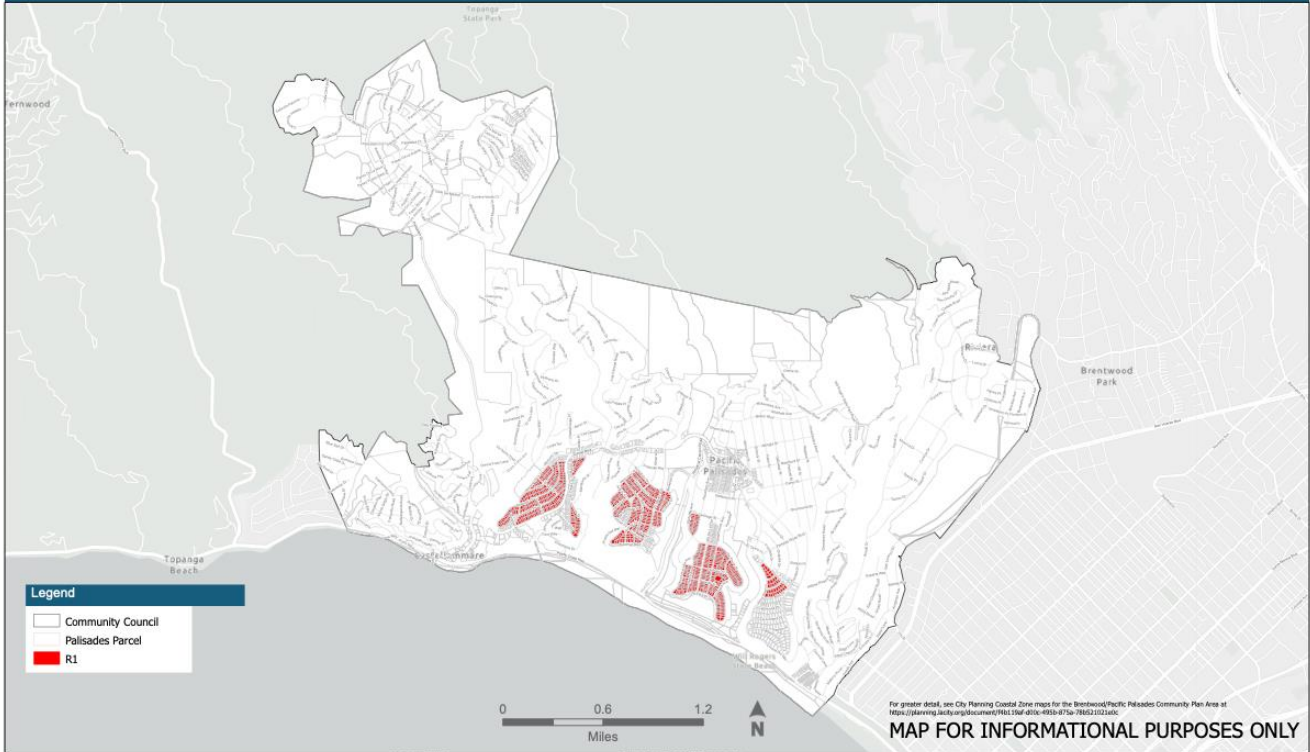
All Projects located in Neighborhood Area D (*or D, E, F, etc.*) shall provide side yard setbacks, plane breaks and occupied rooftop deck setbacks pursuant to LAMC Section 12.08.C.2.”

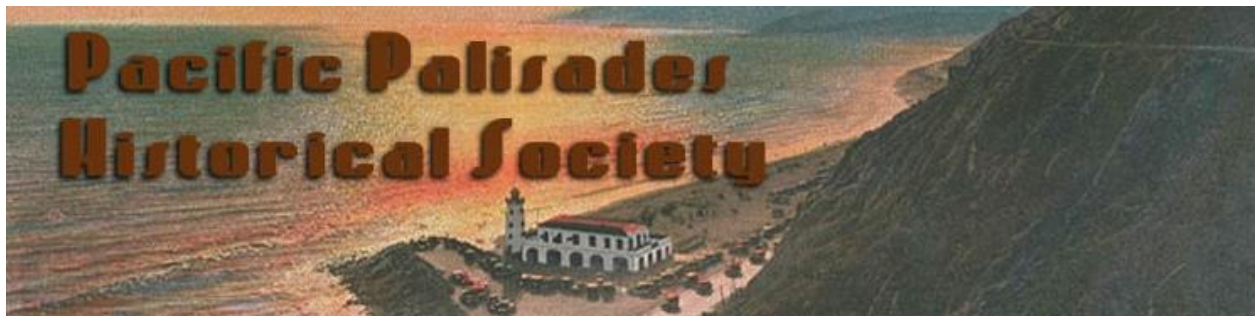
Note: The RFAR and Lot Coverage numbers stated above match the current development standards in the R1V1-zone. It is not recommended to use the citywide R1 standard of a 0.45 RFAR maximum because it is too restrictive and is an across-the-board figure with no provision for adjustments based on lot size. It is not recommended to use the Hillside Area RFAR regulations because they require a Slope Band analysis. A Slope Band analysis is uniquely applicable to the Hillside Area, whereas all the “Doughnut Hole” lots are located outside the Hillside Area and are generally flat or nearly so. It is also not recommended to use the Coastal, Non-Hillside Floor Area Ratio rule because that rule allows a 3:1 ratio of Floor Area to Buildable Area; the precise rule to which the Pacific Palisades Community Council has objected.

The side yard setback, plane break and rooftop deck requirements are already required by LAMC Section 12.08.C.2, but such requirements are not consistently recognized or enforced by City staff. Including them in the Specific Plan will help clarify the standards.

# Pacific Palisades

## R1 Zone, Non-Hillside, Coastal Zone Parcels





## Los Liones Historical Hike

Saturday, April 1, 2023

8:45 a.m. to sign in at the amphitheater (first parking lot)

A SALUTE TO VOLUNTEERISM

Celebrating PPHS 50th Anniversary

And Los Liones Gateway Park 29<sup>th</sup> Anniversary

Led by Historian Randy Young

A moderate-level hike followed by a  
Program and light refreshments in the Amphitheater

RSVP: [pacpalhistoricalsociety@gmail.com](mailto:pacpalhistoricalsociety@gmail.com)

Sturdy shoes or boots advised. No dogs please

Questions: contact us at [info@pacificpalisadeshistory.org](mailto:info@pacificpalisadeshistory.org)

Visit our website: [www.pacificpalisadeshistory.org](http://www.pacificpalisadeshistory.org)

Donations are always welcome!

