



Pacific Palisades Community Council

May 4, 2024

Brenden Lau, Planning Assistant
Department of City Planning, City of Los Angeles
Via email to: brenden.lau@lacity.org

Re: Case No. DIR-2020-2353-CDP; ENV-2020-2354-CE; 351 N. Alma Real, Pacific Palisades, CA 90272:
Request strict application of the Zoning Information Bulletin Guidelines and the Coastal Act

Dear Mr. Lau:

Pacific Palisades Community Council (PPCC), the most broad-based community organization in the Palisades since 1973, firmly supports the guidelines in the City Planning Dept. Zoning Information Bulletin No. 2422 (ZI Bulletin) with respect to development of properties along the rim of Potrero Canyon in Pacific Palisades.

PPCC has long supported the creation and construction of a city park at Potrero Canyon, which opened in December of 2022 and is a beautiful 46-acre city park, named after a respected community leader and former PPCC President, George Wolfberg. The ZI Bulletin – issued at the community’s request several years ago in order to protect the view shed from Potrero Canyon trails – sets forth development guidelines specific to the rim of Potrero Canyon, purposefully limiting development in the rear of the adjacent rim properties to protect natural landforms and unique views from park trails.

With respect to the proposed project at 351 N. Alma Real Dr., PPCC has not taken a position but, consistent with our previous positions, insist that (a) guidelines and zoning regulations be scrupulously applied to coastal development and that, (b) any rim construction overlooking Potrero Canyon be sufficiently set back to protect the natural landforms and extraordinary views from this unique park.

We urge the hearing officer to strictly apply the ZI Bulletin Guidelines and relevant Coastal Act provisions to this proposed Canyon rim development project.

Sincerely,
Maryam Zar
Maryam Zar, President
Pacific Palisades Community Council