



PPCC Policy Statement – Density and Public Safety

In the wake of the horrific, massive destruction of our community in the devastating Palisades Fire of January 7, 2025, Pacific Palisades Community Council (PPCC) – the voice of the Palisades for 52 years – makes this policy statement to reiterate our long-held position against any efforts by government as we move forward, whether directly or indirectly, to increase density in our low-density Palisades residential communities.

From 2018-2023, we sounded the alarm about the danger to public safety in a series of remarkably prescient letters and statements opposing housing density legislation introduced during those years that did not contain a clear, unconditional exemption for parcels located in the Very High Fire Hazard Severity Zone (VHFHSZ), including a policy statement in 2020 that expressly explained that it was “intended to apply to any future legislative attempts to increase density in our low-density residential communities.”¹

As of January 7, 2025, Pacific Palisades was a community of about 27,000, consisting mainly of single-family homes, located in the wildland-urban interface in the foothills of the Santa Monica mountains within the City of Los Angeles. All of the Palisades is located in the VHFHSZ. We have only two primary routes of ingress and egress and many of our hillside streets are narrow and winding. The danger to lives and property presented by crowded conditions on our roads was made shockingly evident on January 7, when residents under mandatory evacuation were forced to abandon cars and flee for their lives while emergency vehicles were impeded from entering burning areas. Increased density (more housing) will only exacerbate the risk as we continue to face the serious threat of wildfires.

As we embark on the eagerly anticipated and hopefully successful rebuilding of our beloved community, we hope and trust that our government officials will abide by their directives and assurances that rebuilding will occur “like for like,” that our traditional single-family neighborhoods will be preserved, and that, in the vital interest of public safety, increased density, whether by legislative mandates or other means, will not be imposed on Pacific Palisades.²

PPCC Executive Committee, February 17, 2025

¹ <https://pacpalicc.org/index.php/planning-density-2016-2022/>, <https://pacpalicc.org/index.php/planning-density-from-2023/>, <https://pacpalicc.org/wp-content/uploads/2020/06/Fire-Hazard-Exemption-Policy.pdf>.

² PPCC recognizes the need for affordable housing and supports rebuilding and protection of existing affordable housing, including the longstanding mobile home villages, in Pacific Palisades.