

PPCC Statement and Request to Los Angeles Department of Building and Safety re CC&Rs

Conditions, Covenants and Restrictions

Many homes in Pacific Palisades are subject to recorded Covenants, Conditions, and Restrictions (“CC&Rs”), which are private agreements tied to the property’s title. These agreements regulate development standards, including structure size and height, setbacks, fence and wall heights, number and types of structures, landscaping, and aesthetic elements to create and preserve the neighborhood’s character.

CC&Rs often impose stricter requirements than local building codes and may include additional aesthetic guidelines.

Since CC&Rs are private agreements, the Los Angeles Department of Building and Safety (LADBS) has historically not reviewed them during the planning and permitting process to ensure compliance. However, in light of the Mayor’s and Governor’s executive orders expediting the “like-for-like” rebuilding process—and the strong support from property owners and elected officials to maintain neighborhood character—Pacific Palisades Community Council (PPCC) requests that LADBS inform all building permit, demolition permit and grading permit applicants in a single-family zone within the 90272 zip code area, as follows:

“Your parcel may be subject to recorded Covenants, Conditions, and Restrictions (CC&Rs), which are private agreements that may impose additional restrictions beyond LADBS approvals. LADBS is not responsible for ensuring compliance with CC&Rs. Applicants are advised to obtain a current title report to determine if CC&Rs apply and to review them with their consultants before commencing construction.”

Moreover, with respect to parcels located in Tract 9300 in Pacific Palisades, we request that LADBS further inform all building permit, demolition permit and grading permit applicants in a single-family zone within Tract 9300 in Pacific Palisades, as follows:

“You are encouraged to contact the Pacific Palisades Civic League and to voluntarily comply with the Civic League Guidelines for development of single-family homes within Tract 9300 in Pacific Palisades. Contact office.ppcl@gmail.com.”

The method of providing such notifications to building permit, demolition permit and grading permit applicants could be to include the above notifications as part of the normal Plan Check Correction Comments issued to applicants, a new separate notification document provided to all building permit, demolition permit or grading permit applicants, or any other method of providing such notification, so long as such notifications are provided to applicants prior to the issuance of any building permit, demolition permit or grading permit.

*Adopted by the PPCC Board
February 27, 2025*