



## PACIFIC PALISADES COMMUNITY COUNCIL

March 16, 2025

Hon. Anthony Wiener, Senator, SD 11  
Hon. Ben Allen, Senator, SD 24  
Hon. Jacqui Irwin, Assemblymember, AD 42  
Hon. Traci Park, Councilwoman, CD 11

*Via email to all addressees*

**Re: SB 677 (Wiener) – OPPOSE**

Dear Senators Wiener and Allen, Assemblymember Irwin and Councilwoman Park:

Pacific Palisades Community Council (PPCC) has been the most broad-based community organization in Pacific Palisades since 1973. As you know, our community was devastated by the massive Palisades Fire in January 2025. The entire community is in the Very High Fire Hazard Severity Zone (VHFHSZ), as designated by LAFD. With existing density, our streets were clogged and, in many cases, impassable on January 7. During mandatory evacuations, residents were forced to leave their cars and flee for their lives, and emergency equipment was impeded from accessing burning areas, putting lives at extreme risk.

For many years, PPCC has repeatedly alerted our elected officials to this very scenario. Now, despite these long-expressed concerns, SB 677 has been introduced in the state legislature, which would further increase density via streamlined permit procedures, and fails to include an unconditional exemption for designated VHFHSZ areas.

As a result, at its regularly scheduled public meeting on March 13, 2025, on the recommendation of the PPCC Land Use Committee (LUC), after an opportunity for discussion and comment, the PPCC Board unanimously passed the following motion opposing SB 677:

*“Pacific Palisades Community Council (PPCC) has for 52 years been the voice of Pacific Palisades, the community at the epicenter of the Palisades Fire on January 7, 2025 – the most devastating catastrophe ever experienced in Los Angeles. Our experience with wildfires, and the extreme danger posed by limited routes of ingress and egress on our hillside streets during mandatory evacuations, has led PPCC to long oppose any efforts by government, whether directly or indirectly, to increase density in our low-density Palisades residential communities.*

<https://pacpalicc.org/wp-content/uploads/2025/02/PPCC-Policy-Statement-Density-Public-Safety.pdf>

*“The extreme risk to public safety was made evident during the Palisades Fire, 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 during the reconstruction of Pacific Palisades and beyond.*

*“PPCC therefore opposes SB 677 (Wiener), which mandates further streamlining and automatic approval of certain permits for increased housing development and places all areas within the Very High Fire Hazard Severity Zone (VHFHSZ), including the entirety of Pacific Palisades, at risk of public safety, by failing to provide for an unconditional exemption for areas within the VHFHSZ.*

*“PPCC urges our state elected representatives, Senator Ben Allen and Assemblymember Jacqui Irwin, to vote No on the bill and to support the unconditional exemption of VHFHSZs from any attempt to waive the ordinary review, hearing, and comment process for permits that seek to increase density in these areas. We further request that our City Councilmember Traci Park bring a resolution in City Council forthwith to add opposition to SB 677 to the Council’s state legislative priorities for 2025-26.”*

We reiterate the requests made in our motion above and respectfully urge Senator Allen and Assemblymember Irwin to **vote No on SB 677**. We further request that Councilwoman Park bring a resolution in City Council to **add opposition to the bill to the Council’s state legislative priorities for 2025-26**.

Finally, we ask Sen. Wiener to withdraw SB 677 or, at a minimum, respect the experience of the survivors of the devastating Palisades Fire – and the memory of the 12 individuals who tragically died in the Fire – by reconsidering the bill’s language and revising the exemption for properties in the VHFHSZ to provide for an unconditional exemption from any attempt to waive the ordinary review, hearing, and comment process for permits that seek to increase density in these areas.

This is a matter of utmost importance for public safety.

Thank you for your consideration and anticipated prompt attention to our serious concerns.

Sincerely,

*Sue Kohl & Chris Spitz*

Sue Kohl, PPCC President

Chris Spitz, PPCC LUC Chair and At-large Representative