



PACIFIC PALISADES COMMUNITY COUNCIL

June 16, 2025

Honorable Gavin Newsom, Governor, State of California
Via Vishesh Anand, Los Angeles Deputy Regional Director
Honorable Mike McGuire, California State Senate President pro Tempore
Honorable Ben Allen, California State Senator
Honorable Scott Wiener, California State Senator
Honorable Robert Rivas, California State Assembly Leader
Honorable Jacqui Irwin, California State Assemblymember
Honorable Karen Bass, City of Los Angeles Mayor
Honorable Traci Park, LA Councilwoman, CD 11

Via email to all addressees

Re: PPCC Policy Re Legislation Mandating Housing Density Without Funding Mechanisms to Support Impacts on Infrastructure, Public Safety and Municipal Services

Dear Governor Newsom, State Senators and Assemblymembers, and City officials:

As many of you know, since 1973 Pacific Palisades Community Council (PPCC) has been the voice of Pacific Palisades – the coastal/hillside community in Los Angeles that was devastated by the unprecedented, massive Palisades Fire in January 2025. We are entirely within the Very High Fire Hazard Security Zone (VHFHSZ).

PPCC has consistently opposed legislative mandates that fail to provide a full exemption for the VHFHSZ and/or eliminate review of the impacts of mandating more dense housing in vulnerable areas. See February 2025 PPCC Policy Statement: <https://pacpalicc.org/wp-content/uploads/2025/02/PPCC-Policy-Statement-Density-Public-Safety.pdf>.¹

Consistent with our long-held position – and having considered the additional concerning fact that legislation which mandates housing density without accompanying funding mechanisms *severely strains municipal resources and imposes burdens on communities*² – the PPCC Land Use Committee recently recommended to the PPCC Board the motion

¹ Like many other similarly situated communities, Pacific Palisades has narrow hillside roads, limited routes of ingress and egress, and long experience with wildfires and dangerous mandatory evacuations. We have repeatedly notified public officials that housing density mandates which eliminate discretionary review for environmental and public safety impacts, and fail to provide unconditional exemptions for VHFHSZ areas, put lives and property at extreme risk – as evidenced by the **harrowing evacuation experience (at current housing density levels), documented in many news reports, of residents who were forced to flee the oncoming Palisades Fire on clogged roadways and to abandon cars that were consumed by flames.**

² See letter of Los Angeles City Attorney Hydee Feldstein Soto, in opposition to SB 79: <https://westsidecouncils.com/wp-content/uploads/2025/05/Microsoft-Word-05.23.2025-SB-79-Opposition-Letter-.docx.pdf>. From the letter: “. . . the bill’s provisions impermissibly impose billions of dollars of costs on Los Angeles and other local jurisdictions, undermine local governance, circumvent local decision-making processes, and impose unintended burdens on communities.”

set forth in the Position Statement accompanying this letter (June 12, 2025 Position Statement). Upon that recommendation, and after discussion at the regularly scheduled public PPCC meeting on June 12, 2025, the PPCC Board **unanimously passed the motion set forth in the June 12, 2025 Position Statement.**

In summary: *PPCC opposes all pending and future legislation that mandates housing density/streamlining without providing a funding mechanism for impacts on infrastructure, public safety and municipal services; we further request that our elected officials take steps to initiate a pause on all enacted legislation that contains such mandates unless clear funding mechanisms are identified and enacted to accompany such legislation.*

In the overriding interest of public safety, we respectfully urge our legislative leaders and elected officials to respect the Palisades community's serious, experience-based concerns, and cooperate in taking action in furtherance of this urgent request.

Thank you for your consideration.

Sincerely,

Sue Kohl and Christina Spitz

Sue Kohl, President

Christina Spitz, At-large Representative and Land Use Committee Chair

Pacific Palisades Community Council

www.pacpalicc.org

Accompanying this letter (via email):

PPCC Position Statement re Housing Density Legislation Without Funding Mechanisms
to Support Impacts on Infrastructure, Public Safety and Municipal Services

cc (via email):

Honorable Hydee Feldstein Soto, Los Angeles City Attorney

Vince P. Bertoni, AICP, Director, Los Angeles City Dept. of City Planning

Osama Younan, General Manager, Los Angeles City Dept. of Building and Safety