



PACIFIC PALISADES COMMUNITY COUNCIL

October 5, 2025

To the California Coastal Commission:

Executive Staff

Via email: executivestaff@coastal.ca.gov

Steve Hudson, District Director, South Central

Via email: steve.hudson@coastal.ca.gov

Coast and South Coast, Los Angeles County

Brooke Lutz, Program Analyst, South Central

Via email: brooke.lutz@coastal.ca.gov

Coast and South Coast, Los Angeles County

**Re: No. 5-24-1045 (PCH Beach Associates, LLC; LACDBH; State Parks) – Gladstones
Redevelopment Project Coastal Permit Hearing 10/8; REQUEST FOR POSTPONEMENT**

Dear California Coastal Commission:

Pacific Palisades Community Council (PPCC), founded in 1973, has for 52 years been the broadest based organization and voice of Pacific Palisades – the community devastated by the unprecedented Palisades Fire in January 2025. The PPCC Executive Committee, acting on behalf of the PPCC Board in accordance with PPCC's bylaws, respectfully requests a postponement of the Coastal Commission's hearing of the above application, now set for October 8, 2025, at least until the Commission's next meeting in November.

The applicants are proposing a significant project in a community that sustained massive destruction and is only beginning the process of recovery and rebuilding from the devastating Palisades Fire. To our knowledge, no other public/private project of this size and potential impact has been proposed or has begun the approval process to date in Pacific Palisades. Unfortunately, no advance information about the current plans was provided to PPCC or to residents of the immediately adjacent area, despite the fact that four years ago, the concessionaire's representative assured us at a public PPCC Board meeting that as the project progressed, information about the plans would be provided and residents' questions and concerns would be addressed.¹

¹ In June 2019, the applicant/concessionaire PCH Beach Associates (PCHBA) presented a model of the then-proposed project to PPCC and community members; the model was a significantly different iteration of what is now proposed six years later (based on the renderings in the current project plans). Then, in June 2021, Thomas Tellefsen of PCHBA presented general information about the project's progress at a public PPCC meeting (no renderings, plans or models were shown). At that time, he assured us that he would return later (as the project progressed) to provide information and address residents' questions and concerns. This never occurred – neither Mr. Tellefsen nor any representative of the applicants has returned to provide PPCC or residents with an update about the plans or to answer questions. PPCC learned about the current plans for the first time only a few days ago. Not only is it concerning that none of the applicants has sought to inform PPCC or to engage with the community about the current plans, but PPCC did not receive a notice of the Commission meeting and only learned about the meeting and plans from residents who had received notices last week. **This is plainly insufficient notice for a project of this scope, potential impact and significance to the community, particularly given the applicant's prior assurances that more outreach to the community would occur.**

The requested postponement will provide an important opportunity for the Palisades community to hear specific information from the applicants about the project plans and to have their substantial questions and concerns addressed. It will also allow community members to share their informed views about the project with the Commission, after a full briefing by the applicants about the plans.

Gladstones has been an iconic Pacific Palisades landmark for decades. Its significance to the community – and the potential for substantial impacts with the changes now proposed – cannot be overstated. While PPCC has long supported the addition of a bus turnaround in the Gladstones parking lot, we believe that the size and scope of this project in the current iteration requires further examination and a thorough discussion with the community, before any hearing and decision by the Commission.

We respectfully urge the Coastal Commission to agree to this requested postponement of the hearing of the Gladstones Coastal permit application.

Thank you for your consideration.

Sincerely,

Pacific Palisades Community Council – Executive Committee:

Sue Kohl, President; Quentin Fleming, Vice-President; Jenny Li, Treasurer; Beth Holden-Garland, Secretary; Maryam Zar, Chair Emeritus; Christina Spitz, Elected Representative (At-large); John Padden, Organizational Representative (P.R.I.D.E.)

cc (*via email*):

Hon. Ben Allen, State Senator, SD 24

Hon. Jacqui Irwin, State Assemblymember, AD 42

Hon. Lindsey Horvath, Los Angeles County Supervisor, CSD 3

Hon. Karen Bass, Los Angeles City Mayor

Hon. Traci Park, Los Angeles City Councilmember, CD 11