



PACIFIC PALISADES COMMUNITY COUNCIL

December 26, 2025
Los Angeles Dept. of City Planning
Zoning Administrator (to be assigned)
Kenton Trinh, assigned Planner – ZA-25-6805-TLT

Via email to kenton.trinh@lacity.org, with request to forward letter to assigned ZA

Re: ZA-2025-6805-TLT (Application of ACE Building Materials for a Temporary Long-Term Use Permit in Pacific Palisades); hearing date January 5, 2025

Dear Zoning Administrator (to be assigned) and Mr. Trinh:

Pacific Palisades Community Council (PPCC) since 1973 has been the most broad-based organization and voice of Pacific Palisades – the community that was devastated by the catastrophic Palisades Fire and is now embarking on rebuilding.

As explained in our earlier letter of December 20, 2025, representatives of the applicant ACE Building Materials (ACE) attended a meeting of the PPCC Land Use Committee (LUC) on December 16, 2025, and presented extensive information about the application and the plans for temporary, long-term use of the site at 15401 Sunset Blvd. (intersection with Via de la Paz) to establish a rebuilding supplies center in Pacific Palisades. The meeting was attended by LUC members, by additional Executive Committee members and by the PPCC representative of the Area in which the site is located.

After the presentation by ACE on December 16, and considering all available facts, the LUC unanimously agreed to recommend conditional approval of the ACE application to the PPCC Board at our next public meeting on January 8, 2026. The non-LUC members in attendance also indicated agreement with the recommended conditional approval.

Now, because the next PPCC Board meeting will take place after the January 5th hearing date, the PPCC Executive Committee, acting pursuant to PPCC Bylaws, advises the Dept. of City Planning that **PPCC conditionally supports establishment of a temporary ACE Building Materials yard and point-of-sale center** at the former Shell Gas Station located at the corner of Sunset Boulevard and Via de la Paz in Pacific Palisades, *subject to* the following conditions as recommended by the PPCC LUC:

1. **Regular Coordination & Check-Ins**

ACE shall participate in bi-monthly coordination check-ins with the PPCC Land Use Committee (LUC) to review operations, address community concerns and respond to changing recovery conditions.

2. **Designated Point of Contact**

ACE shall provide a named individual with decision-making authority to serve as the primary liaison to PPCC.

3. Traffic Monitoring & Study

ACE shall remain open to commissioning or participating in a traffic study should conditions warrant and if requested by PPCC, particularly as rebuilding activity increases. Any findings should be used to inform operational adjustments, delivery scheduling, or routing.

4. Coordination with LADOT & Ingress/Egress Considerations

ACE shall remain open to working proactively with LADOT to determine appropriate delivery and pick-up routes, including truck ingress and egress, time-of-day considerations and signage or traffic control measures to minimize impacts on Sunset Boulevard, Via de la Paz and surrounding residential streets. Priorities for ACE shall include (a) adjusting plans to require trucks to exit on Via de la Paz and then proceed to the intersection of Via de la Paz & Sunset Blvd., where a traffic light allows safe access to all points in the community; (b) creating possible additional curb cuts to alleviate traffic congestion as trucks enter and exit the site; and (c) adjusting timing of deliveries to the site to avoid overlapping with daily bell schedules (start and end of the classroom day) at Palisades Charter High School and other nearby schools.

5. Site Management

ACE shall organize and manage the site to maintain a safe, clean, and orderly environment, with operational controls to minimize potential impacts related to noise, dust, circulation and visual conditions.

6. Recovery-Focused, Temporary Use

The supplies yard and point-of-sale center should be clearly defined as a temporary, recovery-serving use, scaled to support local rebuilding rather than regional distribution.

With these conditions in place, PPCC believes the proposed ACE facility can play a constructive role in supporting the Palisades' recovery while maintaining transparency, responsiveness and sensitivity to neighborhood impacts

Thank you for your consideration of PPCC's position and anticipated approval of the requested ACE permit, *subject to the above conditions.*

Sincerely,

Pacific Palisades Community Council Executive Committee

Sue Kohl, President; Christina Spitz, LUC Chair & Elected Representative member (At-large);

Quentin Fleming, Vice-President; Jenny Li, Treasurer; Beth Holden-Garland, Secretary;

Maryam Zar, Chair Emeritus & LUC member; John Padden, Organizational member (PRIDE)

cc (via email)

Hon. Traci Park, Councilwoman, CD 11

Craig Bullock, Planning Director, CD 11

Jessica Zakarya, ACE

Josh Zakarya, ACE

Joe Buscaino, Ballard Partners