



PACIFIC PALISADES COMMUNITY COUNCIL

December 30, 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 Planner Kenton Trinh:

Following up on our letter of December 26, 2025: We have learned that Via de la Paz (the street bordering the east side of the proposed ACE building materials yard) will be closed to all vehicular traffic *until at least early May* at the intersection of Via de la Paz & Sunset Blvd. (north side of Sunset). The closure is to allow LADWP's rehabilitation of an important water regulator station in that location. See:

<https://www.ladwp.com/community/construction-projects/west-la-de-la-paz-and-sunset-boulevard-water-regulator-station-rehabilitation-project>.

Thus, it appears that vehicular ingress and/or egress from Via de la Paz will not be available to the project site at the earliest until late May or early June 2026.

Completion of the much-needed station rehabilitation is vitally important to the Palisades' recovery. At the same time, we recognize the utility of having the proposed building materials yard located in the community. We believe at this time that the project should be delayed until Via de la Paz is re-opened, unless it is satisfactorily demonstrated that (1) safe and efficient ingress and egress can be achieved while Via de la Paz is closed (*i.e.*, using only driveways facing Sunset Blvd. at that corner to access the site); and (2) the limited corner access to the site will not impede traffic flow at that critical intersection, as rebuilding and repopulation accelerate and traffic increases on the roadway.

Thank you.

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