



## PACIFIC PALISADES COMMUNITY COUNCIL

December 20, 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](mailto: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); current 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.

We have just learned that the hearing of the above-referenced application by ACE Building Materials (ACE) is scheduled for **January 5, 2026**. The PPCC Board will not meet until **January 8, 2026**. In the meantime, we appreciate that representatives of the applicant (ACE) voluntarily 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) for a rebuilding supplies center in Pacific Palisades.

At the time of our meeting, the hearing date before the ZA was not known. After the presentation by ACE representatives on December 16, and considering all available facts, the LUC agreed to recommend conditional approval of the application to the PPCC Board at our public meeting on January 8. We understand that ACE representatives do not object to the LUC-recommended conditions (which include, among other things, bi-monthly communications with the LUC, designation of an ACE point-of-contact with PPCC, traffic monitoring and consideration of ingress & egress alternatives, and appropriate site management). Of course, it is possible that the PPCC Board will not agree with the recommendations, or may have additional recommended conditions based on input from the public.

With the above in mind, we respectfully request that the ZA and ACE agree to postpone the hearing of the above matter until a date after January 8, 2026, to allow the PPCC Board to consider and vote on the LUC recommendations and submit comment on the application to the ZA prior to the hearing.

We further note that LAMC Sec. 16.01 calls for notice of the hearing to be sent to abutting/adjoining and across-the-street property owners at least 14 days before the hearing (i.e., in this case by December 22, 2025). As you probably know, virtually all neighboring sites were destroyed in the fire and property owners for the most part require U.S. mail to be forwarded to different addresses, which often means that receipt occurs *several weeks after*

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*mailing.* We respectfully request that, in addition to postponing the hearing, and under these exceptional circumstances, notices be sent *at least 21-28 days before the continued hearing date*, to ensure receipt by persons entitled to notice sufficiently in advance of the hearing.

PPCC also respectfully requests that we receive ***email notice of the hearing***, so that we can notify the wider community of this important hearing (because of the fire, notices mailed to PPCC's prior P.O. Box are often not received or are received weeks later at a different Post Office location).

Thank you for your consideration and anticipated prompt attention to this matter of significance to Pacific Palisades.

Sincerely,

*Sue Kohl & Christina Spitz*

Sue Kohl, President  
Christina Spitz, LUC Chair & At-large Representative  
Pacific Palisades Community Council

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