

PPCC Land Use Tenets (Specific Plan, Housing Density, Local Control, Public Safety)

2006 Guiding Principles (Appendix D to bylaws, p. 28)

<https://pacpalicc.org/wp-content/uploads/2025/11/PPCC-Bylaws-Sept.-2025-.pdf>

"The PPCC maintains that planning and zoning regulations, building codes, rules, restrictions, and ordinances have been established for the good of the community. They should be applied, upheld and enforced by the Zoning Administrator, Building and Safety, and other governing bodies with jurisdiction over the approval, execution, and enforcement processes.

When variances, variations, or exceptions are considered by governmental entities, PPCC's position is to support strict scrutiny and adherence to all legal measures which govern land use, structures, and vegetation. On a case-by-case basis the PPCC may support such requests if the proposed project positively affects health and safety, or is in the best interest of the neighborhood or the community in general. PPCC may take a formal position on an individual issue pertaining to variances, variations, or exceptions when requested to do so."

2007 Minutes (PPCC motion supporting the SP):

Motion passed unanimously on October 25, 2007:

"The Pacific Palisades Commercial Village and Neighborhoods Specific Plan was adopted to eliminate visual blight and protect and enhance the unique character of Pacific Palisades by creating a series of design and development standards applicable to all commercial areas of Pacific Palisades. The PPCC hereby reaffirms the community's support of the Specific Plan in all four commercial areas of Pacific Palisades."

<https://pacpalicc.org/index.php/minutes-from-2007/> (scroll down to Oct. 25 minutes, item 10.1). Note also comments during discussion/presentation of the motion in 2007:

"The Specific Plan was developed immediately after the "Don't Mall the Palisades" campaign. There was a proposal to take down the "pink building" and turn it into a mall. At that time there were billboards on Sunset and other sources of visual blight. To the credit of a few dedicated people within the community, the Specific Plan became a City ordinance. We owe it to those visionaries to insist on enforcement."

2013 Letter (recognizing property rights in accordance with law):

"Pacific Palisades Community Council (PPCC) recognizes and respects property rights and the ability of property owners to use their property in accordance with the law, however the safety and security of the community must be addressed."

https://pacpalicc.org/wp-content/uploads/2017/10/PPCC_-_Response_to_The_Charles_Company2028129.pdf

2016 Letter/Position (quoting from 2007 minutes/reaffirming support for the SP)

"The Pacific Palisades Community Council (PPCC) has been the voice of the community for more than forty years. Our public Minutes evidence that on October 25th, 2007, the following motion was passed unanimously: "The Pacific Palisades Commercial Village and Neighborhoods Specific Plan was adopted to eliminate visual blight and protect and enhance the unique character of Pacific Palisades by creating a series of design and development standards applicable to all commercial areas of Pacific Palisades. The PPCC hereby reaffirms the community's support of the Specific Plan in all four commercial areas of Pacific Palisades."

"The position of the Pacific Palisades Community Council has not changed. This council, which represents all Palisades neighborhoods through elected representatives and appointed organizational representatives, supports the application of the Specific Plan to Pacific Palisades."

<https://pacpalicc.org/wp-content/uploads/2016/07/LettersupportSP71816.pdf>

2018 Letter/Position (oppose density legis. that ignores local efforts to address housing needs):

<https://pacpalicc.org/wp-content/uploads/2018/02/SB-827-Opposition-Senate.1.pdf>
<https://pacpalicc.org/index.php/2016-election/ppcc-minutes-2018-01-25/> (item 11; see also CS letter to editor in attachments to the minutes)

2019 Letter/Position (oppose JIB project on Coastal Act basis – acknowledgement that density bonus overrides SP):

<https://pacpalicc.org/wp-content/uploads/2019/08/PPCC-Letter-re-JIB-Site-Project.pdf>

"Specific Plan Consideration. At the proposed height and density, the Project is more than twice the size otherwise allowed under the applicable Pacific Palisades Commercial Village and Neighborhoods Specific Plan (SP) — a maximum of 2 stories, 30 ft. in height and FAR of 1:1. Because the Project as proposed would provide 4 affordable housing units among its 40 dwelling units, state "density bonus" law permits the proposed Project height and density notwithstanding the SP limitations. However, because the Project is also within the Coastal Zone, a CDP is required and the provisions of the California Coastal Act (Public Resources Code, Sec. 30000, *et seq.*) therefore must apply."

<https://pacpalicc.org/index.php/ppcc-minutes-2019-08-22/> (item 10; see also CS letter to editor:
<https://pacpalicc.org/wp-content/uploads/2019/07/Letter-to-the-Editor.pdf>)

2019 Letter (oppose density legis. that ignores local efforts to address housing needs):

<https://pacpalicc.org/wp-content/uploads/2019/05/More-SB50-comments.pdf>

2020 Letter (agree w/general goal of addressing affordable housing challenges/oppose legis. w/o exception for VHFHSZ):

<https://pacpalicc.org/wp-content/uploads/2020/01/LetterSenaterRulesSB50R.pdf>

2020 Policy Statement (housing density legislation w/o VHFHSZ exemption poses clear danger to public safety):

<https://pacpalicc.org/wp-content/uploads/2020/06/Fire-Hazard-Exemption-Policy.pdf>

2021 Letter (support affordable housing consistent w/protection of public safety)

<https://pacpalicc.org/wp-content/uploads/2021/03/PPCC-Letter-Senate-Housing-SB-15.pdf> (support for legislation that would promote affordable workforce housing consistent with protection of public safety and the

environment)

2021 Motion (support legislation to return local control over land use & zoning)

<https://pacpalicc.org/wp-content/uploads/2021/09/WRAC-motion-ACA-7.pdf> (Note: this motion was passed by a majority of member councils in WRAC but the bill /ACA 7 did not pass in the legislature and the matter became moot before a letter could be written.)

2023 Letter (affordable housing/VHFHSZ/public safety):

<https://pacpalicc.org/wp-content/uploads/2023/10/AHSO-Fin.pdf> (recognize need for affordable housing but in the VHFHSZ, such projects should not be streamlined and should be subject to environmental review).

2025 Policy Statement (density in wake of fire):

<https://pacpalicc.org/wp-content/uploads/2025/02/PPCC-Policy-Statement-Density-Public-Safety.pdf>

2025 Letter (Support SP; request no waivers):

<https://pacpalicc.org/wp-content/uploads/2025/03/PPCC-Letter-re-Specific-Plan.pdf>

2025 Letter (Position Statement re unfunded mandates/oppose density legislation with such mandates):

<https://pacpalicc.org/wp-content/uploads/2025/06/PPCC-Position-Housing-Density-Funding-.pdf>

2025 Letter (risk to public safety from “opportunistic developers”/more density from application of SB 9):

<https://pacpalicc.org/wp-content/uploads/2025/07/PPCC-EC-Letter-SB-9-2025.pdf>

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January 2026*