



DRAFT PPCC Minutes

February 12, 2026

Voting Members in Attendance: Sue Kohl, Quentin Fleming, Jenny Li (late arrival), Beth Holden-Garland, Maryam Zar, Chris Spitz, JoAnna Rodriguez, Carole White, Julia Nilsen, Karen Ridgley, Kimberly Bloom, Lorie Cudzil, Sharon Kilbride, Andrew Wolfberg, John Padden, James Alexakis, Kevin Niles, Rick McGeagh, David Card, Daphne Gronich, Cameron Pfenmaier (until Steinsapir arrival)/Kaye Steinsapir (late arrival), Courtney Macker, Donna Vaccarino

Non-voting Members and Advisors: Allison Holdorff, Michael Edlen, Bonnie Burgess, JoAnna Spak, Diana Daniele, Lee Anne Sanderson, Jessica Rogers, Rich Wilken

1. **Call to Order and Reading of Community Council's Mission.** The meeting was called to order at 6:02 p.m. Lorie Cudzil read the Mission Statement.
2. **Introductions / Roll Call.** The President introduced the members and called the roll.
3. **Certification of Quorum.** The President certified quorum.
4. **Approval of Minutes.** The minutes of January 22, 2026, were approved as distributed.
5. **Consideration of Agenda & Upcoming Meetings.** February 26, 2026 (topics to be announced); March 5, 2026 (special meeting with NORC representatives to discuss NORC Survey, 6pm via Zoom).
6. **Treasurer's Report.** The President read the Report in the Treasurer's absence:

TOTAL FUNDS: \$462,431.79

US Bank balance: \$41,140.04 (5K of that amount is a donation earmarked for March event)

— most recent notable activity is payment of \$2,545.00 for Newswire to publicize survey results

Schwab account: \$421,291.75

— most recent notable activity is payment of \$5,000 grant to Temescal mural project; \$100,000.00 donation from FireAid

— FYI: total dividends and interest earned in 2025: \$9,658.44; dividends and interest earned in January 2026: \$951.45

[Note: Item 11.1 (UCLA Evacuation Survey Presentation) was called following Item 6 above, and Item 9.1 (3 Chairs Committee Report) was called following item 11.1 and before Item 7, Public Comment.]

7. **General Public Comment.**

7.1. Haldis Toppel (resident) encouraged residents to consult with tax advisors to obtain all the benefits to which they are entitled under the complicated rules. Maryam Zar (Chair Emeritus) noted that the County Assessor will be at the PRC on February 28 to answer property tax questions.

8. Reports, Announcements and Concerns.

8.1.1. Update: Permit fee waivers – unanimous approval by City Council on February 3, 2026. The President remarked on the City Council’s decision and thanked Councilwoman Park for bringing this forward.

8.1.2. Formation of new PPCC Emergency Preparedness Committee (members TBA at the meeting). The President announced that she has formed this new committee, with the following members: Cindi Young, Chair; Elissa Ashwood, Patric Cohen, Lou Kamer, Kambiz Kamdar, Josie Tong, Hank Wright, members.

8.1.3. E.C.-Approved Letter Supporting Streetscape Improvements along Sunset in the village: <https://pacpalicc.org/wp-content/uploads/2026/01/PPCC-Letter-Village-Streetscape-Improvements.pdf>. The President noted that the letter is based on PPCC’s prior request of Caruso to harmonize the Village streetscape; the proposed improvements will harmonize and beautify the Village area.

8.1.4. Letter to PPCC from LAFD Chief Moore, January 29, 2026: <https://pacpalicc.org/wp-content/uploads/2026/01/PPCC-Letter.pdf>. The President noted that Chief Moore has sent us this explanatory letter.

8.1.5. Community Renewal Celebration, March 22, 2026 – Request Board approval of \$5,000 PPCC event sponsorship contribution; press release: <https://pacpalicc.org/wp-content/uploads/2026/02/Community-Celebration-2026-PressR1.pdf>. The President spoke about the events being planned for the Celebration at Pali High, to take place on March 22 at 3pm. PPCC is helping to sponsor the event along with many other Palisades organizations. She asked if the Board had any objection to making a sponsorship contribution of \$5,000 toward the event; there were no objections, and the President deemed the request approved.

8.1.6. [New] Voter Registration FAQ. The President encouraged all eligible residents to register to vote in the upcoming election and noted that an FAQ for displaced fire victims, from the County Registrar, is linked on our website.

8.1.7. [New] Website Committee. The President has appointed a new committee to work on development of a new PPCC website, which is over 10 years old and needs updating. The members are herself, VP Quentin Fleming and At-large rep Chris Spitz.

8.1.8. [New] Appointment of Dave Card to Infrastructure Committee. The President confirmed that she has appointed Dave Card as a member of the Infrastructure Committee.

8.1.9. [New] Jimmy Dunne Seniors Club Valentine’s Day Dinner, February 13th. The President announced that this special event will take place on Friday at the American Legion and promises to be a wonderful evening, with a concert, dinner and wine, all for only \$55. Those who want more information should contact her.

8.1.10. [New] Letter from Horvath – SB 79 and Gladstones project. The President advised that we have received a letter from Supervisor Horvath regarding SB 79 and the Gladstones project, which we

will post on our website and distribute via PPCC Mailchimp

[See <https://pacpalicc.org/wp-content/uploads/2026/01/PPCC-Letter.pdf>.]

8.1.11. [New] YMCA Brunchin' event for dads and kids. The President reported that this fun event sponsored by the Lowe Family YMCA will feature games and food; it will take place on February 28th at Simon Meadow.

8.2. From Officers/Chair Emeritus.

8.2.1. Maryam Zar (Chair Emeritus) provided information on upcoming events: Friday 2/13: LA County Registrar to be present at the PRC to answer questions about voter registration from 10am-2pm and every other Friday thereafter; Sunday, 2/22: the Palibu Chamber will host a Palisades Recovery Expo from 11am-2pm; Saturday, 2/28: the County Assessor will be present at the PRC to answer questions and provide information about property taxes from 9:30-11am.

8.3. From At-Large and Area Representatives.

8.3.1. Chris Spitz (At-large) announced that the Westside Regional Alliance of Councils (WRAC) will host a Candidates Forum with all candidates for CD 11, on Sunday, March 1st, from 1-3 pm at First Lutheran Church of Venice, 815 Venice Blvd. More information to come. All are invited.

8.3.2. Lorie Cudzil (Area Six) reported on disturbing incidents at CVS involving groups of teens believed to be Pali High Students stealing items and taunting adults who seek to intervene and stop the behavior. She introduced Joe Ramirez, Commander of the American Legion Post 283, who spoke about his recent observation of the activity and interactions with the rude students as he was attempting to stop the behavior, as well as his successful efforts to engage with the Pali High Dean of Students and the CVS store manager to work on solutions to the problem. He stressed that this behavior cannot be tolerated in our community. His remarks were well-received by meeting attendees, who thanked him for his efforts.

8.3.3. Sharon Kilbride (Area Seven) followed up on her previous reports about flaws with the beach bike path: the problem involving the bike path running into the walking path at end of the tunnel under PCH has been rectified; the problem with the slope at the end of the tunnel (which could lead to mudslides in heavy rains) has not been corrected.

8.3.4. JoAnna Rodriquez (Area One) noted that film shoots on Tranquilo have occurred without proper advance notice to residents. This has led to parking issues which have adversely impacted the neighborhood. She also noted that there have been multiple burglaries in the area. Joanna Spak (Area One 2nd Alternate) followed up about a series of burglaries in vacant homes in Castellammare. LAPD and private security companies worked together on the issue and suspects have been arrested.

8.5. From Government Offices / Representatives (as available). Contact information:

<https://pacpalicc.org/index.php/government-contacts/>.

8.5.1. Brian Espin, LAPD Senior Lead Officer (SLO) for Pacific Palisades, announced that there have been 20 reported crimes in the Palisades since January. LAPD engaged in a productive partnership with private security regarding the Castellammare burglaries, which resulted in 3 members of the burglary crew being taken into custody. He noted that the Genesis golf tournament is next week and the community should plan for increased traffic in the area. He acknowledged that CVS is working with

Pali High officials, LAPD and school police on preventative measures to curb illegal and/or disruptive student behavior at CVS. Officer Espin also spoke about the arrest of a suspect in the theft of one of the Torah scrolls at Chabad of the Palisades, and he addressed a question from Carole White (Area One Rep) about burnt cars along Palisades Dr.

8.5.2. Arus Grigoryan, Palisades Field Deputy, CD 11 (Councilwoman Traci Park), reported as follows:

- The Conservation Corps in working on cleaning up various street and sidewalk areas, including along Bienvenida and Temescal Canyon Rd. near Pali High.
- The LADWP repair project on Via de la Paz at Sunset is still ongoing and the intersection remains closed.
- There is an LADWP newsletter with information about the Santa Inez Reservoir status.
- There have been many street lighting repair requests and over 600 street lights are out in the Palisades; the Bureau of Street Lighting is working on the repairs, which takes time.
- Her office is working with FilmLA to resolve the film shoot problems in Castellammare.
- The Posetano Rd. construction is ongoing.
- The Palisades Bowl debris removal has begun.
- She thanked the Pali LTRG for the successful Valentine's Day Seniors Luncheon.

8.5.3. Marian Ensley, West Area Representative, Mayor Karen Bass – not present.

8.5.4. Zac Gaidzik, Coastal & Westside Field Deputy, County Supervisor Lindsey Horvath, explained that the Supervisor's motion for a rebuild authority in the burn zones of unincorporated areas of the County has passed. He also spoke about other matters, including guidance on tax reassessment; new performance measures in connection with the launch of the new Dept. of Homelessness; and the letter from the Supervisor regarding SB79 and the Gladstones project. He will also investigate the status of a new National Park study for our beach areas which originated with U.S. Rep. Ted Lieu.

8.5.5. Sean Regan, District Representative, Congressman Brad Sherman – not present.

8.5.6. Sophia Liebman, Field Representative, SD 24 (Sen. Ben Allen), spoke about several bills that the Senator has sponsored or co-sponsored, including SB 877, SB 878, SB 894, SB 982 and AB 1642.

8.5.7. Anthony Avila, Field Representative, AD 42 (Asm. Jacqui Irwin), noted that he will be at the PRC offices on February 24th from 10am-2pm to answer constituents' questions.

8.6. From PPCC Advisors and Liaisons – None.

9. **Reports from PPCC Committees.**

9.1. Three Chairs Committee (Maryam Zar, Chair; David Card, Chris Spitz). (a) Committee update and potential recommendations for open 2nd Alternate Area Representative positions – Areas Two, Six and Eight. (b) (Tentative) Board election of 2nd Alternate Area Representatives (TBA at the meeting). Chair Zar announced the nominees as follows: Area Two 2nd Alternate Kambiz Kamdar; Area Six 2nd Alternate Ben Einbinder; Area Eight 1st Alternate Marc Gordonson; Area Eight 2nd Alternate Kim Millimaki-Gorry. She noted that the previous 1st Alternate, Jan Shortz, had recently resigned, leaving a vacancy in that seat, which allowed the Committee to make nominations for both the 1st and 2nd positions in Area Eight. Both Kambiz Kamdar and Ben Einbinder were present and spoke about their

qualifications and interests. Marc Gordonson and Kim Millimaki-Gorry could not attend due to conflicts with other events. Committee member Spitz noted that we are fortunate to have so many applicants this year from the Riviera neighborhood of Area Eight. Chair Zar also explained that we received many applications from impressive candidates but in the end the Committee decided on the four candidates, whom she requested the Board to consider and elect as a group. The President asked if there were any objections to any of the nominees; there were none; all four nominees were therefore elected to the positions.

9.2. Land Use Committee (LUC/Chris Spitz, Chair). Committee update: February 11, 2026, meeting re proposed three-story mixed-use project, 15113 Sunset Blvd. LUC preliminary report:

<https://pacpalicc.org/wp-content/uploads/2026/01/LUC-Report-re-15113-Sunset.pdf>. Chair Spitz described the well-attended LUC meeting, at which the owners of the property and their representatives (land use consultant from Crest Real Estate Co. and an architect) attended voluntarily and explained the project and the process that applies to the project. Meeting attendees asked numerous questions and had several concerns. Chair Spitz noted that impacts from inadequate parking and of the mechanical parking lifts were prominent among the concerns. *[See a recording of the meeting at:*

[https://www.youtube.com/watch?v=qHQc415_0s.\]](https://www.youtube.com/watch?v=qHQc415_0s.)

9.3. Grants Committee (Quentin Fleming, Chair). Committee update/grant recommendations and motion for Board approval. Documents relevant to the Grant process: Conflict of Interest Rules:

<https://pacpalicc.org/wp-content/uploads/2025/08/Conflict-of-Interest-Rules-Grants.pdf>

Application Guidelines: <https://pacpalicc.org/wp-content/uploads/2025/08/Guidelines-for-Grants1.pdf>

Committee Statement: <https://pacpalicc.org/wp-content/uploads/2025/10/PPCC-Grants-Cmtee-Statement.pdf> 3

Recommended grants: a) Pacific Palisades Woman's Club: \$10,000 (renewal of 11/13/25 recommendation; Chair to provide update on status of stairs/grant request):

https://pacpalicc.org/wp-content/uploads/2025/11/Grant-Recommend.PPWC_.pdf

(b) Paul Revere Charter Middle School: \$5,000:

<https://pacpalicc.org/wp-content/uploads/2026/02/Grant-Recommend.Revere.pdf>

Chair Fleming described each grant request and explained why the committee recommended the grant to the Woman's Club, which had been deferred from the November Board meeting (although the stairs have now been rebuilt, the Club had relied on the \$10,000 grant in payment for the expense). He asked if any Board member had a conflict of interest and whether they would be recusing themselves from the vote: JoAnna Rodriguez recused herself from the Revere vote due to a conflict and Carole White recused herself from the Woman's Club vote due to a conflict. Chair Fleming noted that the motion for Board approval of each grant was being made by a committee of more than one voting member and therefore a second was not needed. After an opportunity for discussion, he called for a vote on each grant in turn; result: unanimous in favor of both recommended grants.

9.4. Infrastructure Committee (Reza Akef, Chair). Committee update; presentation of proposed Resolution / motion for Board approval of Resolution re LADWP Master Infrastructure Plan and pause on planting of street trees (see Item 11.2 below).

9.5. Emergency Preparedness Committee (EPC/Cindi Young, Chair). Committee update. Committee member Elissa Ashwood reported that the committee has been formed and will be working on its function and possible activities. More information will be provided at the next meeting.

10. **Old Business.**

10.1. Motion to Support CF 25-1484 (Park) – Regulation of sober living density. Sponsored by Chris Spitz and Quentin Fleming (modified version of motion passed 1/26/26 by the Board of the Westside Regional Alliance of Councils / WRAC). *See attachment below for motion text and background information.* Spitz introduced the motion and noted that no second was necessary because two voting members were making the motion. She described the motion and read the text as appeared in the attachment. She also briefly explained the background, including the Board’s prior support 10 years ago for regulation of sober living facilities. After an opportunity for discussion, a vote was taken. Result: unanimous in support of the motion.

11. **New Business.**

11.1. UCLA Wildfire Evacuation Survey – presentation by Dr. Tara Parhizkar.

Survey link: <https://form.jotform.com/253075820563053>. The Chair introduced Dr. Parhizkar, who is a Professor with the UCLA Dept. of Engineering, Institute for Risk Sciences. She described the important work that is being done on the survey of residents’ evacuation experiences, which will culminate in workshops this summer and a panel of key decision makers for possible future development of evacuation plans. [See the presentation recording at: <https://www.youtube.com/watch?v=8oJfzTYZi3A>.]

11.2. Motion for Board Approval: Resolution re LADWP Master Infrastructure Plan and One-Year Pause on Planting of Street Trees (sponsored by the PPCC Infrastructure Committee and PPCC At-large Representative Chris Spitz). *See attachment below for Resolution text and background information.* Chair Reza Akef introduced the motion, noting that it was sponsored by the Committee which has a voting member (Kimberly Bloom/Area Five) and by Chris Spitz (At-large). He read from and explained the proposed resolution and requested the Board’s support. After an opportunity for discussion, a vote was taken. Result: unanimous in favor of the motion and in support of the resolution.

12. **Adjournment.** The meeting was adjourned at 8:28 p.m.

ATTACHMENT – Item 10.1

Motion to Support CF 24-1484 (Park)

Proposed motion text:

“Pacific Palisades Community Council (PPCC), a member of the Westside Regional Alliance of Councils (WRAC), supports CF 25-1484 which seeks to regulate sober living density in Los Angeles.

“Currently homeowners and residents in the Del Rey neighborhood of CD 11 are experiencing the effects of a documented pattern of owners/developers over-developing properties intended as “senior living” and then filing a change of use and converting them to un-regulated sober living homes with between 22 and 48 residents. Repeated requests by the community to abide by “good neighbor norms” have gone unaddressed.

“The Palisades community, along with other communities on the Westside and throughout the city, has also experienced past issues with sober living facilities in residential neighborhoods and strongly supported previous city efforts to regulate such facilities, including requesting amendments to include restrictions on overconcentration of sober living facilities in a former proposed ordinance (the “Community Care Facilities Ordinance”) that was never enacted.

“More recently, a Costa Mesa ordinance which established minimum spacing requirements between facilities and created thresholds based on facility size was upheld by the courts. As we embark on the rebuilding of our devastated

community and seek to restore and preserve the character of our residential neighborhoods, PPCC continues to strongly support regulation of sober living facilities, including density limits as were upheld in the Costa Mesa case and are now called for in CF 25-1484.”

Background Information:

<https://westsidecouncils.com/motion/support-cf-25-1484-park-regulation-of-sober-living-density-in-los-angeles/>
<https://westsidecouncils.com/wp-content/uploads/2026/01/Background-Sober-Liv.-Density-Motion.pdf>.

Note: The above background document contains extensive information about PPCC’s past positions related to and supporting regulation of sober living facilities; it was recently prepared for use by the WRAC Board, which took up and passed a similar motion for recommendation to WRAC member councils on 1/26/26.

ATTACHMENT – Item 11.2

Motion for Board Approval: Resolution re LADWP Master Infrastructure Plan and One-Year Pause on Planting of Street Trees

Committee Proposal (with introduction & text):

<https://pacpalicc.org/wp-content/uploads/2026/02/PPCC-Infrastructure-2026-Resolution-Suspend-Tree-PlantingR.pdf>

Resolution Text:

Resolved:

Whereas Pacific Palisades Community Council (PPCC) supports and eagerly awaits the restoration of our beautiful urban forest devastated by the 2025 Palisades Fire, and

Whereas PPCC simultaneously recognizes that placing utilities underground is critical for public safety, future fire resilience and insurability in Pacific Palisades,

Therefore, PPCC requests that:

1. an official pause of at least one year be placed on the planting of any new street trees in residential neighborhoods within Pacific Palisades, to allow LADWP to coordinate and plan with elected officials and other vital City of Los Angeles departments to develop a Master Infrastructure Plan for the placement of (1) transformer boxes (above and below-ground) and other infrastructure related to undergrounding of utilities and electrical or telecommunications poles in the community, and (2) streetlights, cellular towers and wireless telecommunications facilities that cannot feasibly be placed below-ground;
2. the main priority for undergrounding by LADWP must be to (1) use below-ground transformers wherever possible to preserve the aesthetics of the community, and (2) install above-ground transformers, if needed, on parkways or other areas of the public-right-of-way (PROW), rather than on the private property of Palisades fire victims;
3. to enhance public safety and/or reduce visual impact, the Master Infrastructure Plan should provide for (1) metal rather than wooden utility poles to be used wherever possible to support streetlights; (2) wireless telecommunications facilities or equipment that cannot feasibly be placed below-ground, such as antenna arrays, to be placed on and incorporated within the design of metal streetlights rather than on wooden poles or towers; (3) freestanding cellular towers to be eliminated or reduced, to the extent feasible and consistent with federal law and public safety needs; and (4) community input to be sought regarding the design of any new streetlights incorporating wireless telecommunications facilities or equipment and/or towers to support such equipment; and
4. the City enact amendments to the Above Ground Facilities (AGF) Ordinance ([LAMC 62.08](#)), or enact new regulations if and as necessary to effectuate the requests in this Resolution.

Background Information:

<https://pacpalicc.org/wp-content/uploads/2026/02/Background-UndergroundingR.pdf>