

**Proposed Mixed-Use Project at 15113 Sunset Blvd. –
Background Information and PPCC Land Use Committee Recommendations**

The PPCC Land Use Committee (LUC) has conducted two meetings to review a proposed mixed-use development project at 15113 Sunset Boulevard. On February 11, 2026, an online meeting was conducted with the project applicant and the applicant’s representatives, which was well-attended by members of the public.¹ On February 25, 2026, the LUC held an online working meeting with committee members only to discuss potential recommendations to the PPCC Board.

The LUC recommends that the PPCC adopt a position opposing the proposed mixed-use project at 15113 Sunset Blvd.

The project seeks relief from several development standards in the City of L.A. Municipal Code (LAMC) and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (Specific Plan) as follows:

- Height increase to 40’ in lieu of the 30’ height limit in Specific Plan section 7A.
- Increase the height limit as measured from grade to the ceiling of the upper story to 34’-9” in lieu of 27’ height limit in Specific Plan section 7B.
- Provide no parking spaces for the commercial uses in the building in lieu of the commercial parking requirements in Specific Plan section 10B. (Note: the LUC has not calculated the total number of parking stalls required by the Specific Plan).
- Reduce required Open Space from 650 square feet to 50 square feet.
- Decrease north and south side-yard requirements for residential portions to 0’ in lieu of 6’ as required by LAMC 12.13.C.2(c).
- To not provide a Loading Zone as required by LAMC 12.21.C.6.
- To reduce bicycle parking to 8 stalls in lieu of 17 stalls as required by Specific Plan section 10D.
- To reduce residential parking to 6 stalls in lieu of 9 stalls as required by Specific Plan section 10B.
- To remove the landscape buffer requirement in Specific Plan section 12D.

Of particular concern to the LUC, and to members of the public, was: (1) the elimination of 100% of required commercial parking, (2) the fact that the use of mechanical lifts means, in effect, that parking will be provided for only 4 of the 6 residential units, and (3) the increase in overall scale and mass of the project resulting from the height increase and the elimination side-yard setbacks for the upper two stories of residential use. The LUC is also concerned about the cumulative impacts as other commercial property owners within the Specific Plan area seek to rebuild their sites.

¹ On January 22, 2026, the LUC prepared and distributed an Introductory Report on the project:
<https://pacpalicc.org/wp-content/uploads/2026/01/LUC-Report-re-15113-Sunset.pdf>

The LUC welcomes the effort of the applicant to rebuild the building lost to the devastating Palisades Fire, and to help reinvigorate the commercial corridor along Sunset Blvd. The LUC wants to encourage other commercial property owners to do the same. The project applicant has explained that the economics of the rebuilding project require the waivers and incentives they have requested. The LUC is also aware that State density bonus laws and other State mandates may make such waivers and incentives beyond the City's authority to deny (*see LUC Introductory Report linked in FN 1, above*).

Nonetheless, the LUC must follow the policies of PPCC, which have consistently opposed increased density in Very High Fire Hazard Severity Zones, including the project site (*see PPCC policy and position documents linked in the LUC Introductory Report, under "Resources," p. 4*). The LUC is also acutely aware of parking problems and constraints on emergency vehicle access in the adjacent "Alphabet Streets" neighborhood bordering the project site.

The LUC urges the PPCC Board to strongly recommend that the project applicant seek to lease nearby parking stalls for the use of project residents and employees of the future commercial tenants, and to attempt to work with the neighboring commercial property owners to find cooperative solutions to the cumulative negative neighborhood impacts certain to result from the redevelopment of those nearby properties.

*Prepared by the PPCC LUC²
in connection with the 4/9/26 PPCC Board meeting*

² LUC Chair Chris Spitz; members Reza Akef, James Alexakis, Michael Edlen, Howard Robinson, Joanna Spak, Maryam Zar; Sue Kohl (*ex officio/non-voting*)