



## AGENDA

### PPCC BOARD MEETING

April 9, 2026

6:00 PM via Zoom

Link to Join Zoom Meeting

<https://us06web.zoom.us/j/88283101185?pwd=G7rqFX4t6sGl3K6B4srbYL9HC67efX.1#success>

**Meeting will be recorded for secretarial purposes; portions of the recording may be made available to the public following the meeting**

*Items may be rearranged at the discretion of the Chair/Presiding Officer (PPCC Bylaws, Art. IX.4)*

1. **Call to Order and Reading of Community Council's Mission.** The purpose of the Pacific Palisades Community Council shall be to (1) be a forum for the consideration of Community issues, (2) be an advocate for Pacific Palisades to government and private agencies upon issues where there is broad Community agreement, as reflected by two-thirds of the Board Members voting on any one of those issues at a PPCC Meeting, and (3) assist other organizations in the Palisades which want help in accomplishing their objectives or projects, which the PPCC determines to support. See PPCC Bylaws: <http://pacpalicc.org/index.php/council-bylaws/>.
2. **Introductions / Roll Call / Certification of Quorum.**
3. **Approval of Minutes.** Approval of draft minutes of March 26, 2026.
4. **Consideration of Agenda & Upcoming Board Meetings.** *April 23, 2026* (Bylaws Committee 1<sup>st</sup> Distribution of recommended Bylaws amendments; [tentative] LADWP presentation on water infrastructure); *May 14, 2026* (Bylaws Committee 2<sup>nd</sup> Distribution of recommended Bylaws amendments and motion for Board approval of Amendments; Nominating Committee announcement of PPCC officer candidates; Board nominations open).
6. **Treasurer's Report.**
7. **General Public Comment** – As time allows. (Note: This time is reserved for non-Board members to speak on any item of interest to the public that is within the subject matter jurisdiction of the PPCC (Bylaws Art. IX.7). Speakers will be limited to one minute. Chair retains discretion to extend. All speakers during Public Comment and other agenda items are expected to practice civility and decorum in speech, to demonstrate courtesy and respect, and to avoid making personal, threatening or disparaging comments about others. Chair retains discretion to limit speakers who violate principles of civility and decorum.)
8. **Reports, Announcements and Concerns.**

8.1. From the Chair/Presiding Officer.

8.1.1. Appointment of Nominating Committee to nominate candidates for PPCC officer positions for the 2026-27 term, beginning 7/1/26. Process: Committee presents its nominations and nominations open from the Board on 5/14/26; Board nominations close on 5/28/26; candidates forum (if needed) and election of PPCC officers take place on 6/13/26 (PPCC Bylaws, Art. VII).

8.1.2. Recap: Community Renewal Celebration 3/22/26.

8.1.3. Update: Status of Advisory Task Forces.

8.1.4. Update: Status of new proposed PPCC website.

8.1.5. Update: ACE Building Materials Yard operations: permit amended to provide for a 6 a.m. starting hour.

8.1.6. Update: Status of Palisades Bowl mobile home park.

8.2. From Officers/Chair Emeritus.

8.2.1. Quentin Fleming (Vice-President). Status of PPCC-NORC Survey follow-up.

8.3. From At-Large and Area Representatives.

8.4. From Organizational Representatives.

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), Pacific Palisades.

8.5.2. Arus Grigoryan, Palisades Field Deputy, CD 11 (Councilwoman Traci Park).

8.5.3. Marian Ensley, West Area Representative, Mayor Karen Bass.

8.5.4. Zac Gaidzik, Coastal & Westside Field Deputy, County Supervisor Lindsey Horvath.

8.5.5. Sean Regan, District Representative, Congressman Brad Sherman.

8.5.6. Sophia Liebman, Field Representative, SD 24 (Sen. Ben Allen).

8.5.7. Anthony Avila, Field Representative, AD 42 (Asm. Jacqui Irwin).

8.6. From PPCC Advisors and Liaisons.

9. **Reports from PPCC Committees.** Committee information: <https://pacpalicc.org/index.php/committees/>

9.1. Grants Committee (Quentin Fleming, Chair). Committee update / grant recommendations 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>

Recommended grants:

\$5,000 to Methodist Pre-School of Pacific Palisades

<https://pacpalicc.org/wp-content/uploads/2026/04/Grant-Recommend-Methodist-Preschool.pdf>

\$5,000 to Palisades Charter High School – Softball

<https://pacpalicc.org/wp-content/uploads/2026/04/Grant-Recommend-Pali-Softball.pdf>

9.2. Land Use Committee (LUC/Chris Spitz, Chair). LUC recommendation and motions for Board approval regarding (A) proposed mixed-use project at 15113 Sunset Blvd., and (B) density mandates and emergency evacuation. *See attached background information and text of motions.*

9.3. Bylaws Committee (Chris Spitz & Maryam Zar, Co-Chairs). Committee update.

9.4. Infrastructure Committee (Reza Akef, Chair). Committee update.

9.5. Emergency Preparedness Committee (EPC/Cindi Young, Chair). Committee update.

10. **Old Business** – None.

11. **New Business** (see LUC motions/item 9.2 above)

## 6. **Adjournment.**

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For additional information see [www.pacpalicc.org](http://www.pacpalicc.org) or e-mail [info@pacpalicc.org](mailto:info@pacpalicc.org).

### **ATTACHMENT – Item 9.2:**

(A) LUC motion regarding proposed mixed-use project at 15113 Sunset Blvd.

Background: <https://pacpalicc.org/wp-content/uploads/2026/04/Background-15113-Sunset-Blvd.pdf>

Proposed motion text:

“This motion is made with reference to the following facts and considerations:

1) A mixed-use project has been proposed for a now-vacant lot at 15113 Sunset Blvd. in Pacific Palisades (rebuild of the former building destroyed in the Palisades Fire on January 7, 2025).

2) The project applicant seeks certain incentives and waivers to provide 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):

- 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.

3) At a well-attended online PPCC Land Use Committee (LUC) meeting on February 11, 2026, at which the project applicant and its representative presented information about the project, members of the public expressed particular concern about (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 and PPCC Board share these concerns.

4) The LUC and PPCC Board are also concerned about the cumulative impacts as other commercial property owners within the Specific Plan area seek to rebuild their sites.

5) PPCC 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. PPCC wishes 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. PPCC also acknowledges that State density bonus laws and other State mandates may make such waivers and incentives beyond the City's authority to deny.

6) Nonetheless, PPCC has consistently opposed increased density in the Very High Fire Hazard Severity Zone (VHFHZ), including the project site (Pacific Palisades is entirely located in the VHFHSZ). PPCC is also acutely aware of parking problems and constraints on emergency vehicle access in the adjacent "Alphabet Streets" neighborhood bordering the project site.

Based on the above facts and considerations, PPCC therefore:

- 1) opposes the proposed mixed-use project at 15113 Sunset Blvd.; and
- 2) strongly recommends that the project applicant seek to lease nearby parking stalls for the use of project residents and employees of the future commercial tenants, and 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."

PDF of motion text: <https://pacpalicc.org/wp-content/uploads/2026/04/PPCC-Motion-15113-Sunset-Blvd.pdf>

#### (B) LUC motion regarding density mandates and emergency evacuation

Background: See facts and considerations in motion text below.

Proposed motion text:

"This motion is made with reference to the following facts and considerations:

1) Large portions of commercial and multi-family zoned areas of Pacific Palisades were destroyed in the catastrophic Palisades Fire on January 7, 2025, leaving many vacant lots along the Sunset Boulevard corridor stretching west from the Commercial Village to Pacific Coast Highway, and on sites located within the areas of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (Specific Plan).

2) Pacific Palisades is entirely located in the Very High Fire Hazard Severity Zone (VHFHSZ), with extremely limited routes of ingress and egress. PPCC has consistently opposed increased housing density in the Palisades due to the dangerous impacts on public safety in emergency evacuations. During the Palisades Fire on January 7, 2025, at existing levels of housing density, the danger to lives and property presented by crowded conditions on our roads was made shockingly evident, when residents under mandatory evacuation were forced to abandon cars and flee for their lives on foot while emergency vehicles were impeded from entering burning areas.

4) At least one commercial property owner in Pacific Palisades is seeking a permit, in part under State density bonus law, to rebuild a former building on a now-vacant lot on Sunset Blvd. in the Commercial Village. The PPCC Land Use Committee (LUC) and PPCC Board are concerned about the cumulative impacts as other commercial property owners within the Specific Plan area, and owners of multi-family zoned sites along the

Sunset Blvd. corridor, seek to rebuild their sites and may utilize State density bonus laws or other State housing mandates to increase the density of rebuild projects.

5) On October 3, 2025, the City Council passed a motion by Councilwoman Park in CF 25-0848 (<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-0848>), directing, among other things, expedited completion of reports on the City's compliance with AB 747, a list of evacuation routes within CD 11, and plans to improve evacuation route infrastructure. To date, the directed reports have not been returned. PPCC strongly supported this motion (<https://pacpalicc.org/wp-content/uploads/2025/08/PPCC-Letter-CF-25-0848-Evacuations-Reports.pdf>).

Based on the above facts and considerations, PPCC therefore requests that:

- 3) the relevant City agencies directed to report back in CF 25-0848 do so without further delay;
- 4) relevant City agencies (e.g., LAFD, the Planning and/or Emergency Management Depts.) undertake catastrophe modeling studies in the Specific Plan and Sunset Blvd. corridor neighborhoods of the Palisades, to ascertain the actual impacts on emergency evacuation and the risk to public safety from varying levels of increased housing density, expected to be proposed for rebuild projects on now-vacant commercial and multi-family zoned lots in Pacific Palisades;
- 5) upon ascertaining the impacts and risk to public safety from increased levels of density, the City immediately develop and implement effective evacuation plans for Pacific Palisades (as required under AB 747 and contemplated in CF 25-0848), to address the likelihood of increased housing density during the rebuild;
- 6) the City pause its issuance of rebuild permits for density bonus projects in the Specific Plan and Sunset Blvd. corridor neighborhoods of the Palisades until such catastrophe modeling studies and development and implementation of evacuation plans for Pacific Palisades have been completed; and
- 7) to the extent necessary, in the overriding interest of public safety, Governor Gavin Newsom issue an emergency order, and Mayor Karen Bass and Councilwoman Traci Park request the Governor to issue such an order, authorizing suspension of permit issuance for density bonus projects in the Palisades until the City's compliance with AB 747 has occurred, and development and implementation of evacuation plans for Pacific Palisades have been completed."

PDF of motion text: <https://pacpalicc.org/wp-content/uploads/2026/04/PPCC-Motion-Evecuation-Density.pdf>