



## PACIFIC PALISADES COMMUNITY COUNCIL

April 13, 2026

Mr. Brenden Lau, Planning Associate  
Department of City Planning (DCP)  
City of Los Angeles

Via email: [brenden.lau@lacity.org](mailto:brenden.lau@lacity.org)

**Re: CPC-2025-7020-DB-DRB-SPPC-HCA; ENV-2025-7021-EAF; 15113 W. Sunset Blvd., Pacific Palisades (the 15113 Project); OPPOSE Project approval**

Dear Mr. Lau:

Pacific Palisades Community Council (PPCC) is the most broad-based organization in Pacific Palisades and has served as the voice of our community since its formation in 1973, 53 years ago.

**Background Considerations:** As you know, the Palisades community suffered unprecedented devastation in the Palisades Fire last year. As we embark on recovery, PPCC respects property owners' right to build in accordance with applicable laws and welcomes rebuilding of our commercial corridor along Sunset Blvd. We also support restoration and rebuilding of affordable housing that existed in Pacific Palisades before the 2025 Fire. At the same time, recognizing that public safety must come first, and with the harrowing experience of life-threatening emergency evacuation from the 2025 Fire *at then-current density levels*, we have consistently opposed increased density in the Very High Fire Hazard Severity Zone (VHFHSZ – the entire Pacific Palisades, including the 15113 Project site).

**Position on the 15113 Project: PPCC opposes the proposed 15113 Project.**

PPCC has held two well-attended public meetings regarding the Project: a PPCC Land Use Committee (LUC) meeting on February 11, 2026,<sup>1</sup> and the regularly scheduled Board meeting on April 9, 2026.

A representative of the 15113 Project applicant, Nick Leathers, was present at both meetings. At the LUC meeting, he provided details about the incentives and waivers from development standards that are being requested, and answered audience questions. A robust discussion ensued, with community members in attendance expressing numerous concerns about Project impacts, including elimination of 100% of required commercial parking, and the increase in scale and mass due to the height increase and elimination of side-yard setbacks for the upper two stories of residential use. Public comment was overwhelmingly negative, with community members clearly expressing opposition to the 15113 Project.

---

<sup>1</sup> The LUC also prepared an Introductory Report on the 15113 Project, which was widely distributed and publicly posted: <https://pacpalicc.org/wp-content/uploads/2026/01/LUC-Report-re-15113-Sunset.pdf>.

The LUC and PPCC Board share these concerns and are also concerned about the cumulative impacts as other commercial property owners within the Specific Plan area seek to rebuild their sites. Moreover, we are acutely aware of parking problems and constraints on emergency vehicle access in the adjacent “Alphabet Streets” neighborhood bordering the project site.

As a result, the PPCC Board, on the LUC’s recommendation, unanimously passed the attached motion at its public meeting on April 9, 2026.

We respectfully request that this letter and the attached PPCC Motion be placed in the above-referenced file and that PPCC’s position be brought to the attention of the DCP hearing officer, the City Planning Commission, and all City agencies that may hear this matter.

Thank you for your anticipated courtesy and cooperation.

Sincerely,

*Sue Kohl and Christina Spitz*

Sue Kohl, President  
Christina Spitz, LUC Chair  
Pacific Palisades Community Council

(LUC members: Christina Spitz, Chair; Reza Akef, James Alexakis,  
Michael Edlen, Howard Robinson, Joanna Spak, Maryam Zar)

cc (*via email*):

Hon. Traci Park, Councilwoman, CD 11  
Lisa Webber, AICP, Deputy Director, Project Planning, DCP

**Attachment:**

**Pacific Palisades Community Council (PPCC) Motion  
regarding Proposed Mixed-Use Project at 15113 Sunset Boulevard**

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.