

**[DRAFT] Pacific Palisades Community Council (PPCC) Motion  
regarding Density Mandates and Evacuation / Public Safety Impacts**

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:

- 1) the relevant City agencies directed to report back in CF 25-0848 do so without further delay;
- 2) 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;
- 3) 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;

- 4) 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
- 5) 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.

*Motion adopted by the PPCC Board  
April 9, 2026*