

PPCC Positions on Projects/Land Use Matters: 2001-2026¹

1. Coastal Projects²

17532-17550 Tramonto Dr. & 17523-17547 Revello Dr.

- 2023
- Proposed: four single-family residences.
- Concerns: geologic instability, environmental impacts, public safety, magnitude of excavation, size and scope of buildings, incompatibility with Community Plan.
- PPCC position: requested a full EIR, limitations on excavation and scrupulous adherence to all rules applicable to public safety, excavation and construction (in connection with stakeholder appeal to the West Los Angeles Planning Commission (WLAAPC) of issuance of a Coastal Development Permit (CDP)).

17300 Palisades Dr. (Calvary Christian School)

- 2019
- Proposed: new theater building & other physical improvements; increase in student enrollment & reduction of overall required parking.
- Concerns: possible concurrent use of school & church facilities in light of request for reduced parking.
- PPCC position: supported issuance of requested CDP and modifications to existing Conditional Use Permit (CUP), contingent on the applicant's submission and the City's adoption of an agreed-upon Condition of Approval regarding concurrent uses at the site.

17346 Sunset Blvd. (former Jack-in-the-Box site)

- 2019
- Proposed: mixed-use project in C-1 and Specific Plan zone (subject to density bonus laws).
- Concerns: height, density, mass & scale, visual incompatibility with surrounding area, environmental impact on nearby residents from use of upper level deck at proposed height.
- PPCC position: opposed issuance of a CDP at the proposed height and density; proposed alternative project height and configuration as condition of CDP issuance.

560-620 Marquette St.

- 2018
- Proposed: eight single-family residences; approved by the Pacific Palisades Civic League.
- Concerns: geology/hydrology, sewer connection, public safety, building sizes, lot line adjustments.
- PPCC position: requested that 1) the City look seriously at the detailed concerns of project neighbors and that the developer provide all plans to the community, including sewer and sewer ejector plans; 2) the City consider neighbors' concerns about the appropriateness of the use of lot line adjustments in lieu of a subdivision process, and 3) the City determine if Marquette St. has been removed from public use and if so determine ramifications on the project.

1525 Palisades Dr.

- 2017
- Proposed: eldercare facility in C-1 zone.

¹Source: PPCC board meeting minutes & online motions/positions, 2001-2026 (www.pacpalicc.org, Documents tab/minutes; motions & positions). This summary includes *only positions taken on proposed Palisades development projects* and related permits as reflected in PPCC's minutes & online documents for that time period; it does *not* include: 1) positions taken on cell towers, signs, park development/use, YMCA/Temescal Canyon property, public works, infrastructure or right of way projects (e.g., signal lights, driveways or street furniture), or legislation/laws involving land use; 2) projects that were considered only and/or where *no position was taken* (typically CUBs or liquor license applications); or 3) the final disposition of any projects.

²Projects subject to the Coastal Act (Public Resources Code, §30000, *et seq.*). PPCC minutes do not reflect discussion of the Coastal Commission Regional Interpretive Guidelines from 2001-2023 (brief references only during public comments or committee reports on 1/8/15, 9/22/16, 3/22/18 and 10/25/18).

- Concerns: height, safety, access, noise, disruption and proximity to zoned open space.
- PPCC position: found that the proposed use is appropriate while noting community concerns and developer's assurances about driveway exit and outdoor light.

17000 Sunset Blvd.

- 2012-2016
- Proposed: Gabay apartment building.
- Concerns: traffic impacts, geology/hydrology and easements.
- PPCC position: supported a focused EIR before issuance of any CDP (multiple letters written to City officials reiterating this position, including in connection with stakeholder appeal of CDP issuance to the WLAAPC); supported opposition to developer's appeal to Coastal Commission of the WLAAPC decision granting stakeholder appeal (requested that the WLAAPC's findings be upheld).
- 2008
- Proposed: Chabad school site.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported issuance of CDP with conditions: traffic study, compliance with a traffic plan, measures to mitigate geologic impacts.³

17130 Sunset Blvd.

- 2011
- Proposed: Coaloa apartment building.
- Concerns: traffic impacts and geology.
- PPCC position: supported a focused EIR before issuance of any CDP, supported appeal on these grounds.

515 Mt. Holyoke

- 2006
- Proposed: single-family residence; approved by the Civic League.
- No variances sought; Councilmember Bill Rosendahl requested that PPCC issue a positive statement to assist in gaining approval of a CDP.
- PPCC position: made statement of no objection to seemingly "by right" (Code-compliant) project.

17331 Tramonto

- 2002-2006
- Proposed: Landmark condominium project.
- Concerns: traffic impacts and geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City's approval of the project (specifically on absence of a temporary shoring plan).

17325 Castellammare

- 2002
- Proposed: Palmer condominium project.
- Concerns: traffic impacts and geology.
- PPCC position: supported an EIR before issuance of any CDP.

649 Resolano

- 2002
- Proposed: single-family residence.

³A motion to oppose issuance of a CDP based on "unmitigable safety issues" failed for lack of a second.

- Concerns: City's procedures regarding a development plan for the project (expressed by HOA).
- PPCC position: supported HOA appeal based on procedural aspects of the matter.

17633 Castellammare

- 2001-2002
- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City's approval of the project.

222 Coperto

- 2001
- Proposed: single-family residence.
- Concerns: geology/hydrology.
- PPCC position: supported stakeholder appeal on those grounds of the City's approval of the project.

2. Variances/Exceptions

Opposition

- From 2002-2009, PPCC opposed a total of seven variance requests (1 in 2002, 6 in 2005-2009) involving residential projects (specifically variances from set-back, height, parking space and swimming pool requirements).⁴
- From 2005 forward, PPCC opposed certain requested variances based on the **PPCC Guiding Principles**,⁵ which provide that PPCC supports strict scrutiny of and adherence to laws governing land use, but may support variance requests on a case-by-case basis if in the interests of health and safety or the best interest of the community.

Support

- From 2005 forward, PPCC supported three requests for variances/exceptions (below).
- **Caruso Village Project (now Palisades Village)**
 - 2016
 - Request for Specific Plan amendments to create new subarea regulations and for a zone change for existing surface parking lot areas.
 - PPCC position: supported singular and unique nature of the project application with acknowledgement of widespread community input and support.
- **Westside Waldorf School**
 - 2012
 - Request for exception to requirement of final public hearing prior to issuance of Conditional Use Permit (CUP).
 - PPCC position: supported request on community interest grounds (school had addressed all PPCC concerns, including traffic signal and traffic remediation measures).
- **816 Haverford**
 - 2005
 - Request for variance to legalize a senior citizen apartment.
 - PPCC position: supported request on community interest grounds (need for senior housing).

⁴ In one instance (909 Greentree), PPCC supported enforcement of a Court of Appeal order requiring the City to revoke previously issued permits where set-back requirements had been violated; PPCC opposed a subsequent variance request by the property owners (2006-09).

⁵ See PPCC Bylaws, Appendix D, www.pacpalicc.org, Documents tab/Council Bylaws.

3. Other Land Use Matters

15113 Sunset Blvd.

- 2026
- Proposed: Mixed-use project in Specific Plan area utilizing density bonus law (post-catastrophic Fire).
- Concerns: Impacts of increased density on emergency access & evacuation; cumulative impact on commercial development in the Specific Plan area; Specific Plan deviations (height, parking, set-backs).; increase in overall mass & scale; inadequate parking and impacts on neighboring streets.
- PPCC position: opposed the project, with recommendation that project applicant seek to lease nearby parking stalls for use of project residents and employees of future commercial tenants, and attempt to work with neighboring commercial property owners to find cooperative solutions to the cumulative negative neighborhood impacts certain to result from redevelopment of those nearby properties.

15401 Sunset Blvd.

- 2025
- Proposed: Application for a “long term temporary use” permit (post-catastrophic Fire), to allow operation of a materials building yard and point-of-sale center at a vacant lot (former Shell Station) on Sunset Blvd. & Via de la Paz, to assist community recovery/rebuilding (*permit to be reapplied for annually*).
- PPCC position: conditional support for issuance of the permit, requiring among other things, regular check-ins, a designated point of contact, traffic monitoring and consideration of ingress & egress routes and other measures to prevent traffic congestion.

1270 N. Marinette Rd.

- 2020
- Proposed: Application for 4-lot subdivision parcel map and other proposals, including removal & replacement of ten protected oak trees and 53 other “significant” non-protected trees.
- PPCC position: requested amendments to conditions of approval to provide for: 1) on-site replacement of all protected trees at 4:1 ratio; 2) approval of the required landscape plan by the Advisory Agency (City Planning Dept.) after consulting with the Urban Forestry Division; and 3) replacement of “significant” non-protected trees at a 1:1 ratio, to the maximum extent possible consistent with fire danger protection and tree health.

Sam’s Restaurant / Channel Rd.

- 2017
- Proposed: Conditional Use Permit – Beverage (CUB) to extend operating hours and allow bar within restaurant.
- PPCC position: no objection to application based on the restaurant’s track record of being responsibly run.

Moku Sushi Highlands Plaza / Palisades Dr.

- 2017
- Proposed: CUB to allow onsite sales/consumption of full line of alcoholic beverages.
- PPCC position: supported application based on the restaurant’s track record of being responsibly run.

KaynDave’s / Sunset Blvd.

- 2017
- Proposed: CUB to allow onsite sales/consumption of full line of alcoholic beverages.
- PPCC position: supported application based on the restaurant’s track record of being responsibly run.

Starbucks Palisades Village / Sunset Blvd.

- 2016
- Proposed: CUB to allow onsite beer and wine sales/consumption.
- PPCC position: supported application provided that hours be limited to 4pm-close daily.

Starbucks Highlands Plaza / Palisades Dr.

- 2013
- Proposed: deviation from Commercial Corner Development requirements re operating hours.
- Concerns: noise and traffic impacts.
- PPCC position: opposed Conditional Use Permit (CUP) application based on proposed operating hours and issuance of CUP on this ground; alternative operating hours suggested.

Shell Station / 15401 Sunset Blvd.

- 2007
- Proposed: automated car wash.
- Concerns: noise and traffic impacts, inaccuracies/misrepresentations in the CUP application and Specific Plan prohibition of the proposed use.
- PPCC position: opposed application based on these grounds; supported an EIR regarding noise and traffic impacts.
- 2015-2017
- Proposed: CUP/CUB for 24-hour mini mart with beer and wine sales.
- Concerns: noise and traffic impacts, hours, alcohol sales, location and size of building.
- PPCC position: 2015 – opposed application as written; requested the applicant revise the application in consultation with neighboring residents and businesses. 2017 – no position taken on revised application.

Gladstones

- 2002-2003
- Proposed: restaurant sought approval of Coastal Commission (CC) for use of public parking lot, viewing deck and signage.
- PPCC position: supported proposed use with CC staff recommendations regarding monitoring and public use of the lot, removal of unpermitted sign.

Getty Villa Central Plant

- 2002
- Proposed: construction of central plant for the Getty Villa.
- Concerns: size of fuel storage facilities.
- PPCC position: supported an EIR for the project.

*Chris Spitz, PPCC At-large Representative,
past President & Secretary
Originally prepared in 2015
Most recent update, September 2026*