

Surplus Land Matter – PPCC LUC Summary

The PPCC Land Use Committee (LUC), alerted by Area One neighborhood leaders, recently became aware of a process moving forward in City Council to designate **19 properties** in Pacific Palisades as “surplus land” under the **California Surplus Land Act (SLA)**: 17 parcels in Area One (Castellammare, Paseo Miramar) and one each in Areas Four (Bienveneda) and Five (Marinette/Oracle). These are vacant parcels owned by the City (acquired under varying circumstances). Almost all properties are in the Coastal Zone; one (Marinette) abuts parkland.¹ Many parcels are on geologically unstable hillside land, *e.g.*, in the Tramonto Slide area, and their dangerous conditions have long been acknowledged; some have been or are the subject of litigation and/or have deed restrictions on their sale or use; some are also small and seemingly unsuitable for any development.²

The stated purpose of this surplus land process is to **generate revenue** for the City. The SLA prioritizes **affordable housing** for surplus land; in most cases, land must first be offered to affordable housing developers. However, properties located in “environmentally sensitive” areas (those in the Coastal Zone or adjacent to historic state parkland) must be offered for **open space** (park or recreational) use; in those cases, the City also has the option of offering the properties for affordable housing development. Residents dispute the suitability, marketability and/or safety of the Palisades parcels for affordable or any other type of housing development.

CD 11 has been advised by Area One leaders about the unsafe and/or otherwise unsuitable condition of these properties. A hearing in City Council set for August 14, 2026, was postponed and the matter was returned to committee on a motion by CW Park. Thereafter, CD11 hosted a call with residents and LUC members, in which questions and concerns about the properties and the process were raised. Legislative Director Kevin Brunke now reports that the matter will not be on any future agenda of the relevant committee until the issues and questions that have been raised are resolved.³

One of the concerns raised is the fact that the community was not notified earlier about this matter proceeding in City Council.⁴ It is unclear why PPCC and the community were not notified, but we appreciate that CD 11 took recent action to postpone the matter for further consideration and discussion. The LUC has reiterated PPCC’s request to be provided with **ample advance notice** of all motions or actions that may impact the Palisades.

We are pleased that discussions will take place and are hopeful that community concerns will be addressed.

By the PPCC LUC: Chair Chris Spitz; Members Reza Akef, James Alexakis, Lorie Cudzil, Michael Edlen, Sue Kohl, Howard Robinson, Joanna Spak, Maryam Zar; Allison Holdorff Polhill (ex officio) – 9/7/26

¹ Relevant Council File: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-0600-S86>
General Services (GS) Report / list of properties: https://cityclerk.lacity.org/online/docs/2025/25-0600-S86_misc_6-04-26.pdf

² LUC members and community leaders are preparing a consolidated spreadsheet highlighting the status of all Palisades properties on the “surplus land” list – to be distributed in due course.

³ **Of note:** The GS Report indicates that a few non-Palisades parcels may have been earlier removed from the list at CD 11’s request, while several Paseo Miramar properties not originally on the list were added in 2026. The Report also incorrectly identifies the Bienveneda parcel as not in the Coastal Zone; we have alerted CD 11 to the fact that ZIMAS (Planning Dept.) lists the property as in the Coastal Zone, and that *at a minimum* the Report must be corrected in this regard.

⁴ The Council File in this matter was initiated in August 2025, more than a year ago; the City Council took an initial vote to proceed on August 27, 2025.