



PACIFIC PALISADES COMMUNITY COUNCIL

October 8, 2026

Lisa Webber, AICP, Deputy Director, Project Planning, Los Angeles City Planning
Kathleen King, City Planner/Major Projects, Los Angeles City Planning

Via email to addressees

Re: 425 Mount Holyoke: ENV-024-3280-EIR (comments on NOP now due 10/13/26)

Dear Deputy Director Webber and Ms. King:

Pacific Palisades Community Council (PPCC) – for 53 years the voice of Pacific Palisades, the community destroyed in the catastrophic Palisades Fire – respectfully requests, via its Executive Committee, that you consider the following statement and request related to the above-referenced Notice of Preparation (NOP).

As we have long emphasized: PPCC supports and respects the right of owners to develop their property in accordance with all applicable laws, but public safety must be paramount. We are committed to allowing full presentations and public discussion about relevant environmental and safety aspects of proposed projects before taking any action on such projects.

PPCC has not had the opportunity to hold a public meeting, as we customarily do, to hear from the property owner and other community members as to their respective positions and facts relevant to the above-referenced project (the Mt. Holyoke Project). As a result, our Board has not yet taken a position on the Mt. Holyoke Project, including whether there is a need for further study of possible geotechnical dangers to ensure that public safety will not be compromised.

We note, however, that there is a reported history of neighborhood concern and litigation over prior projects proposed by previous property owners to construct residences on the Mt. Holyoke Project site (a vacant lot on a very steep hillside slope above Temescal Canyon Rd.) – prior proposed projects never realized.

Now, in 2026, we have heard informally from nearby residents that they are concerned and believe that the current proposed Mt. Holyoke Project presents geotechnical dangers resulting from its location in a landslide zone where one or more slides have previously occurred and due to the Project's siting on a very steep hillside slope. At the same time, we have informally heard from representatives of the property owner, who maintain that geotechnical dangers are not presented by the Mt. Holyoke Project, that the Project will be constructed safely and will not pose a risk to public safety, and that at least one adjacent property owner and possibly certain other nearby owners support, or have no objections to, the Project. We also understand that LADBS may have approved and commented on the soils report for the Mt. Holyoke Project (although we have not seen that report to date).

The PPCC Land Use Committee (LUC) will hold a public meeting in mid-November for a presentation on the Mt. Holyoke Project (the earliest time when such a meeting could be scheduled). At that time, the property owners, neighbors and any other interested community members will have the ability to publicly present their positions and opinions about the Mt. Holyoke Project and appropriate Q&A will take place. Per our custom and practice, any resulting recommendation by the LUC as to the Mt. Holyoke Project would then be heard by the PPCC Board at a regularly-scheduled meeting as soon as possible after the LUC meeting. Due to the holidays and meeting schedules,

our Board cannot take this matter up, at the earliest, until its meeting on Thursday, January 14, 2027. If a decision is made at that time to take a position on the Mt. Holyoke Project, PPCC would not be able to submit comments on the NOP to Planning until Friday, January 15, at the earliest.

The PPCC Executive Committee, acting pursuant to PPCC's bylaws, therefore respectfully requests that the comment period for the above-referenced NOP be left open at least until Friday, January 15, 2027 – or if possible, after the intervening weekend, until Monday, January 18, 2027 – to allow a reasonable time for PPCC to submit comments on the Mt. Holyoke Project and the NOP.

Thank you for your courtesy and anticipated cooperation with this request.

Sincerely,

Pacific Palisades Community Council Executive Committee:
President Allison Holdorff Polhill, Treasurer Daphne Gronich, Secretary Caroline Nick, Chair Emeritus Sue Kohl,
Organizational Representative (Lowe Family YMCA) Jim Kirtley, Elected Representative (At-large) & LUC Chair
Christina Spitz

cc (via email): Hon. Traci Park, Councilwoman, CD 11