PACIFIC PALISADES COMMUNITY COUNCIL

November 6, 2026

Los Angeles Dept. of City Planning
Zoning Administrator (to be assigned)
Brenden Lau, assigned Planner – ZA-2026-5452-TLT

Via email to brenden.lau@lacity.org, with request to forward letter to assigned ZA

Re: ZA-2026-5452-TLT (Application for a Temporary Long-Term Use Permit for the operation of Towne Hall on vacant lots on Via De La Paz in Pacific Palisades); hearing November 10, 2026

Dear Zoning Administrator (to be assigned) and Mr. Lau:

Pacific Palisades Community Council (PPCC) since 1973 has been the most broad-based organization and voice of Pacific Palisades – the community that was devastated by the catastrophic Palisades Fire and is now engaging in rebuilding and recovery.

Representatives of the applicant attended a meeting of the PPCC Land Use Committee (LUC) on November 5, 2026, and presented information about the application and plans for temporary, long-term use of vacant lots at various 800 addresses on Via De La Paz, to operate a community center, market place and beer and wine garden, called "Towne Hall" – a space that has been sorely lacking in Pacific Palisades for almost two years, due to the massive destruction caused by the Fire. The meeting was attended by LUC members, by Executive Committee members and by the PPCC representative of the Area in which the site is located.

We learned during the meeting that there is widespread community support for the Towne Hall, including among residents who have returned to nearby condominiums and apartments. Meeting attendees were assured that the venue would be operated responsibly and that organizers would take measures to mitigate any noise or other impacts on nearby residents.

After the applicant's presentation on November 5, and considering all available facts, the LUC unanimously agreed to recommend conditional approval of the Towne Hall application. The non-LUC members in attendance also indicated agreement with the recommended conditional approval.

Now, because the next PPCC Board meeting will not take place until November 12 (after the November 10th hearing date), the PPCC Executive Committee, acting pursuant to PPCC Bylaws, advises the Dept. of City Planning that **PPCC conditionally supports the granting of a temporary long term use permit, as requested by the organizers of the Towne Hall,** *subject to* the following conditions as recommended by the PPCC LUC:

1. **Regular Coordination & Check-Ins**
   The Towne Hall organizers shall participate in bi-monthly coordination check-ins with the PPCC Land Use

Committee (LUC) to review operations, address community concerns and respond to any changing conditions.

2. **Designated Point of Contact**
   The Towne Hall organizers shall provide a named individual with decision-making authority to serve as the primary liaison to PPCC.

3. **Site Management**
   The Towne Hall organizers shall manage the site to maintain a safe, clean, and orderly environment, with operational controls to minimize potential impacts related to noise, circulation and visual conditions.

With these conditions in place, PPCC believes the proposed Towne Hall will play a constructive and welcome role in supporting the Palisades' recovery while maintaining transparency, responsiveness and sensitivity to neighborhood impacts.

Thank you for your consideration of PPCC's position and anticipated approval of the requested permit, *subject to* the above conditions.

Sincerely,

Pacific Palisades Community Council Executive Committee
Allison Holdorff Polhill, President; Christina Spitz, Elected Representative member (At-large) & LUC Chair;
Reza Akef, Vice-President & LUC member; Daphne Gronich, Treasurer; Caroline Nick, Secretary;
Sue Kohl, Chair Emeritus & LUC member; Jim Kirtley, Organizational Representative member (Recreation)

cc *(via email)*
Hon. Traci Park, Councilwoman, CD 11
Craig Bullock, Planning Director, CD 11
Brian Garrett, Towne Hall founder and organizer