



PACIFIC PALISADES COMMUNITY COUNCIL

June 23, 2023

Hon. Buffy Wicks, Chair, and Members
Assembly Committee on Housing and Community Development (ACHCD)

Via the CA legislation submission portal

Re: SB 4 (Wiener) – streamlined housing approvals / assigned to the ACHCD: **OPPOSE** unless amended to include a Coastal Zone exemption and provide for an unconditional exemption for the Very High Fire Hazard Severity Zone (VHFHSZ)

Dear Committee Chair Wicks and Members of the ACHCD:

Background:

Pacific Palisades Community Council (PPCC) has been the voice of the Palisades community for a half century and remains the most- based organization in Pacific Palisades – a community of about 25,000 located in the wildland-urban interface between the coast and the Santa Monica mountains within the City of Los Angeles (City).

Pacific Palisades is located *entirely within the VHFHSZ*, and large portions of our community are located *in the Coastal Zone*. We face challenges to emergency evacuation and resulting risk to public safety due to our conditions, including limited routes of ingress and egress. We have also long-relied on the protections afforded by the Coastal Act – including qualitative review of the environmental impact of proposed projects on the coastal resources of our highly scenic coastal area.

PPCC Position on SB 4:

At its public board meeting on June 22, 2023, the PPCC Board unanimously passed a motion to **oppose SB 4 unless amended to include a Coastal Zone exemption and provide for an unconditional exemption for the VHFHSZ**.

SB 4 would allow streamlining of permits for housing projects on lands of religious institutions and institutions of higher education located anywhere in the Coastal Zone without any review as to the projects' impact on important coastal policy concerns, such as public access, protection of environmentally sensitive areas, protection of highly scenic and visual coastal areas, minimization of the alteration of natural landforms, Environmental Justice, and protection of special coastal communities. Moreover, SB 4 contains only a *conditional* exemption for the VHFHSZ, with no consideration of the dangerous impact of added density on public safety during wildfires.

For these reasons, we respectfully urge your NO vote on SB 4 unless amended as requested above. Thank you for your consideration.

Sincerely,

Maryam Zar
President, Pacific Palisades Community Council

cc (*via email*):

Hon. Ben Allen, Senator, SD 24; Hon. Jacqui Irwin, Assemblymember, AD 42; Hon. Traci Park, Councilwoman, CD 11