

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W12c

**5-24-1045 (PCH Beach Associates, LLC; Los Angeles County
Department of Beaches and Harbors; California Departments of Parks
and Recreations)
October 6, 2025**

CORRESPONDENCE

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ON CLIMATE CHANGE POLICIES

October 3, 2025

California Coastal Commission
301 E Ocean Blvd Suite 300
Long Beach, CA 90802

**RE: Support for the Redevelopment of the Gladstones Site in Pacific Palisades,
Los Angeles County – 17300 Pacific Coast Highway**

Dear Honorable Commissioners,

I write to you in support of the proposed redevelopment of the Gladstones site in Pacific Palisades at Will Rogers State Beach, owned by the State of California and operated and maintained by the County of Los Angeles Department of Beaches and Harbors. This project represents a balance between honoring the site's legacy as a popular beachfront restaurant, serving the public since 1972, with a reinvestment in modern infrastructure to ensure the site continues to serve the evolving needs and values of the region. With leadership from renowned architect Frank Gehry and chef Wolfgang Puck, this project is poised to bring tangible public benefits for the communities we serve.

The proposed project consists of a new visitor-serving restaurant and a separate approximately 2,700 square foot dedicated public deck and picnic area with its own food and beverage outlet that will include a range of food offerings. The public deck would be open to the public on a first come, first serve basis with no requirement to make any purchases. In addition, the project would include public parking for beachgoers and an expansive public transportation station serving both the Los Angeles County Metro Bus and the Santa Monica Big Blue Bus systems, resolving existing transit issues and making it easier to access the beach via public transit. Furthermore, the redevelopment's smaller footprint and more landward layout would allow for increased public spaces for viewing the water, including an expanded and enhanced 10-foot-wide coastal path along the seaward frontage of the site, featuring seating opportunities for the public.

Thank you for your consideration of a Coastal Development Permit and I look forward to the benefits that the project will provide our beloved coast.

Sincerely,

A handwritten signature in blue ink that reads "Jacquie Irwin". The signature is written in a cursive style with a long, sweeping underline.

JACQUI IRWIN
Assemblymember, 42nd District



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

October 3, 2025

California Coastal Commission
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Re: Coastal Development Permit Application No. 5-24-1045 (PCH Beach Associates, LLC; Los Angeles County Dept. of Beaches & Harbors; California Dept. of Parks & Recreation)

Dear Chair and Commissioners,

I am writing on behalf of Los Angeles City Council District 11 regarding the October 8 hearing on the proposed redevelopment of the Gladstones site in Pacific Palisades.

We recognize the opportunity this project presents to revitalize an important stretch of the coastline, improve public amenities, and enhance access for visitors. However, we have heard from many constituents who are concerned about the lack of meaningful outreach prior to this hearing. For a project of this scale and visibility, residents expected a more robust opportunity to review and provide feedback.

The Coastal Act makes clear that the public has a right to fully participate in decisions affecting coastal planning and development (Pub. Res. Code § 30006), and it directs the Commission to “provide maximum opportunity for the public to participate” in such decisions (Pub. Res. Code § 30339). We believe additional effort is needed to satisfy these requirements.

Accordingly, I respectfully request that the Commission continue this item to a future hearing or a special hearing. This will allow the applicant time to present the project to community members and stakeholders, address outstanding concerns, and ensure that the process reflects the principles of transparency and accountability that the Coastal Act embodies.

Thank you for your consideration. I look forward to working with the Commission and the applicants to see this project move forward in a way that builds trust with the public and honors the values of the Coastal Act.

With kind regards,

TRACI PARK
Councilmember, 11th District
City of Los Angeles
Los Angeles City Council

October 3, 2025

California Coastal Commission
301 E Ocean Blvd Suite 300
Long Beach, CA 90802

RE: SUPPORT FOR THE REDEVELOPMENT OF THE GLADSTONES SITE IN PACIFIC PALISADES, LOS ANGELES COUNTY – 17300 PACIFIC COAST HIGHWAY

Dear Honorable Commissioners,

This letter is in support of the proposed redevelopment of the Gladstones site in Pacific Palisades at Will Rogers State Beach, which is owned by the State of California and operated and maintained by the County of Los Angeles Department of Beaches and Harbors. This project represents a balance between honoring the site's legacy as a popular and well-established beachfront restaurant, serving the public since 1972, with a reinvestment in modern infrastructure to ensure the site continues to serve future generations in a manner that reflects the evolving needs and values of the region. With leadership from renowned architect Frank Gehry and chef Wolfgang Puck, this project is poised to be a world class coastal destination that blends hospitality with tangible public benefits for the communities we serve.

The proposed project consists of a new visitor-serving restaurant and a separate approximately 2,700 square foot dedicated public deck and picnic area with its own food and beverage outlet that will include food offerings in a range of affordability and cuisine experiences. The public deck would be open to the public on a first-come, first serve basis with no requirement to make any purchases. In addition, the project would include public parking for beachgoers and a new public transportation passenger facility serving both the Los Angeles County Metro Bus Line 602 and the Santa Monica Big Blue Bus Line 9. The new facility will resolve existing transit issues making it easier to access the beach via public transportation. Furthermore, the redevelopment's smaller footprint and thoughtful layout, which is more landward compared to the current restaurant, would allow for increased public spaces for viewing the water, including an expanded and enhanced 10-foot-wide coastal path along the seaward frontage of the site, featuring seating opportunities for the public.

Thank you for the opportunity to provide this letter of support and for your commitment to protecting and enhancing California's coastline for the benefit of all. We look forward to the benefits that this project will provide and respectfully request that your Commission approve the Coastal Development Permit for this project. Thank you for your consideration and please feel free to contact my staff, Scott Greene, Senior Manager at greenes@metro.net if we can provide additional information.

Sincerely,



Conan Cheung, Chief Operations Officer

LA County Metro



October 3, 2025

Delivered via email

To: Meagan Harmon, Chair, California Coastal Commission
CC: Kate Huckelbridge, Executive Director, California Coastal Commission,
Steve Hudson, District Director, South Central Coast and South Coast, Los Angeles County

Re: Surfrider Comments for Application No: 5-24-1045 at 17300 Pacific Coast Highway, City of Los Angeles, County of Los Angeles

Dear Chair Harmon and Commissioners,

Surfrider questions the wisdom of dedicating public space to such a large, *mostly* private development in front of a narrow beach during a time of accelerating sea level rise. While we appreciate the Commission's recommended Special Conditions around public access and coastal hazards/sea level rise, we do have several concerns. Below you will find a summary of our concerns, along with several questions and recommendations for this coastal development permit. We also strongly support your efforts to reduce plastic pollution at this development

Public access concerns, parking lot reduction

The biggest concern from our LA Chapter members is the loss of 64 public parking stalls (from 212 to 148). While the addition of bus service and a bus turnaround may help mitigate car dependency and GHG emissions, further analysis is needed on whether the proposed bus service can be added without such a significant decrease in available parking stalls; as the Staff Report states, bus service is not a viable option for many beachgoers, including those coming from further inland where adequate transit connectivity may not exist, as well as surfers and other ocean users whose equipment is unsuitable for bus travel. In addition to the Gladstone's complex, the parking lot also serves Sunset Point, a popular surf destination. Reduction in parking spaces will result in less access for members of the public who surf at Sunset Point. Furthermore, the Staff Report offers no detail re: any quantifiable increase in bus service to/from the development site due to the addition of the proposed bus turnaround.

Surfrider supports the proposed 5-year Parking Management Program to analyze these potential impacts and respond to them after-the-fact, but would like to see more research and discussion upfront to prevent reduced access. One potential solution could be merging the proposed valet turnaround and bus turnaround into one shared turnaround that is large enough to accommodate the proposed bus service. The addition of a bus layover for driver rest times could also be reconsidered, assuming the layover requires additional lane(s)/space that will be

taken from existing parking, and that other potential layover areas exist that are less impactful on public coastal access.

Coastal hazards/sea level rise

Surfrider appreciates the very strong Special Conditions placed on this development to minimize negative impacts to the beach and beach access given sea level rise and associated potential erosion and wave runup. Removal of the existing rock revetment on the beach is a welcome and necessary condition, as new development cannot rely on armoring per Coastal Act Section 30253. We are especially supportive of Special Conditions 17 and 18, which disallow future shoreline protective devices and instead require removal of some or all development if and when conditions would necessitate protective armoring.

However, we would appreciate more context from staff on how these conditions may play out in the face of an emergency, as defined in the California Code of Regulations¹, and the potential for shoreline protection to occur under an Emergency Coastal Development Permit. We fear that despite the strong Special Conditions disallowing armoring, this development could still end up armored due to the unpredictability of sea level rise, erosion, and wave runup over the next 50 years, and the relative ease with which an applicant can take advantage of the ECDP process when a “sudden, unexpected occurrence demanding immediate action” occurs. Surfrider urges the strengthening of Special Conditions 17 and 18 so that sea-level rise/climate change related impacts cannot be considered “sudden, unexpected occurrences” since all parties know that they are a clear risk in this development.

Marine debris reduction plan

Lastly, Surfrider applauds the Commission for Special Condition 11: Marine Debris Reduction Plan. Surfrider’s LA Chapter conducts semi-regular beach cleanups at this site (Gladstone’s/Sunset Point), and has removed thousands of plastic straws, bottle caps, polystyrene foam fragments, plastic bags, and other single-use plastic items that your Marine Debris Reduction Plan proposes to eliminate from this development. This required source reduction will certainly reduce the quantities of plastic pollution that end up on the beach, and ultimately in the ocean, at this site.

There is one criteria in the plan that could use clarification:

1. Only use reusable foodware (including dinnerware, drinkware, silverware, and ramekins/containers) for on-site dining, specifically prohibiting the use of single-use plastic cups, utensils or any other serviceware.

¹ Public Resources Code Section 30624: a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Clearly this condition will apply to the new restaurant, but it's less clear whether and how the proposed snack shack/cafe ("cafe") will be required to comply with this condition. At question is whether or not it will be considered "on-site dining" when cafe patrons use the adjacent public plaza to consume their purchases. This is because the public plaza is for everyone, and is not necessarily a dedicated onsite dining area for the cafe.

Surfrider asks that for the purpose of Special Condition 11, the public plaza should be considered an on-site dining area for the cafe so that the on-site dining criteria applies to customers who intend to consume their purchases onsite. This would require some simple language clarifications. In essence, the cafe would be required to have both reusable and to-go foodware, with both options available and clearly explained by cafe staff to each customer.

Lastly, we also recommend strengthening the second criteria by expressly prohibiting bioplastics as well as traditional plastic straws. Bioplastics often include materials that could be considered "naturally occurring," but behave the same as traditional plastics in the marine environment. Suggested language below:

2. Prohibit the use of plastic **and bioplastic** straws and only provide reusable straws, paper straws, or straws made from naturally occurring materials, upon request.

Thank you for the opportunity to comment.

For our Ocean, Waves, and Beaches,

Mitch Silverstein
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Surfrider Foundation
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Eugenia Ermacora
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CJ O'Brien Weddle
Ocean Friendly Programs Manager
Surfrider Foundation
cjobrien@surfrider.org
407.499.3368

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 9:45:23 AM

From: Julie Zaks <jzaks@compsx.com>
Sent: Thursday, October 2, 2025 10:46 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from jzaks@compsx.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am Julie Zaks, a resident of Castellammare in Pacific Palisades. I am writing about coastal permit application 5-24-1045 for PCH Beach Associates, which is set for review on Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

I request a postponement of the Coastal Commission's decision until residents have had the chance to understand the potential impacts of this development.

Thank you for your attention to this matter.

Sincerely,
Julie Zaks
17880 Vicino Way
Pacific Palisades, CA 90272
(310)435-5578

Julie Zaks

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 10:25:04 AM

From: Mary Streit <mary@foothillent.com>
Sent: Friday, October 3, 2025 10:09 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from mary@foothillent.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am Mary Streit, a resident of Castellammare in Pacific Palisades. I am writing about coastal permit application 5-24-1045 for PCH Beach Associates, which is set for review on Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

I request a postponement of the Coastal Commission's decision until residents have had the chance to understand the potential impacts of this development.

Thank you for your attention to this matter.

Sincerely,
Mary Streit
17868 Vicino Way, Pacific Palisades
(818) 787-6761

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff.Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn.Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 1:01:01 PM

From: Dr. Brendan Armm <brendanarmm@hotmail.com>
Sent: Friday, October 3, 2025 12:56 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from brendanarmm@hotmail.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff

I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

Given the significance of this project, and the level of recovery our community is rebuilding from, I believe it is crucial that residents have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued. Therefore, I respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,

Brendan Armm

17015 Pacific Coast Hwy., #12. Pacific Palisades, CA 90272

310-804-5315



Los Angeles, October 3, 2025

Re: Application No. 5-24-1045 — Proposed Redevelopment of Gladstone’s Restaurant

Honorable California Coastal Commissioners:

We write to respectfully **oppose the proposed redevelopment of Gladstone’s Restaurant** at 17300 Pacific Coast Highway, Pacific Palisades, CA 90272, and to request that the California Coastal Commission (CCC) **postpone this hearing and require a full Environmental Impact Report (EIR)**.

Five years ago, this project was introduced to the community only in general terms. Since then there has been **no meaningful outreach or updated public review**. Now, in the wake of the **devastating January 2025 Palisades Fire**, with many residents still displaced and rebuilding, it feels inappropriate and deeply insensitive to advance such a major coastal redevelopment through a **rushed approval process** without adequate public participation.

The CCC staff report states that the project is **exempt from CEQA review**. We strongly disagree. The proposal calls for a **nearly 50% increase in building size** and a **new three-story structure on the beach**, creating significant impacts that clearly warrant **environmental analysis and public input**.

Traffic & Parking Impacts

- The so-called “bus stop” in the staff report is not a simple turnaround loop: it includes a **bus layover area for driver rest periods, a ride-share drop-off zone, and circulation changes** that reduce available parking.
- Parking would shrink from **212 spaces today to 148**, but in reality only **67 would remain truly public**; of these, **24 are restricted to EV use, leaving just 43 unrestricted public spaces**. There is no real plan for employee parking other than vague “incentives to use public transportation.”
- These changes are likely to cause **backups onto Pacific Coast Highway in both directions** and overflow parking pressure on nearby neighborhoods such as **Castellammare**.
- Projects of this magnitude normally undergo a **formal traffic study with Caltrans review**. The staff report shows no evidence of Caltrans involvement. Has Caltrans even reviewed this plan?

Noise & Operating Conditions

- The proposal is silent on **operating hours, outdoor amplified sound, and live music restrictions.**
- Historically, Gladstone's operators repeatedly violated noise limits, creating chronic nuisance issues for nearby residents. Any approval should require **noise impact analysis** and clear **prohibitions on outdoor amplified music and large private events.**

Visual & Coastal Impacts

- The new three-story structure will **impair public ocean views** from Pacific Coast Highway and adjacent hillside neighborhoods.
- The renderings in the CCC exhibits make it difficult to fully assess visual impacts. A **visual analysis and story-pole study** are needed to understand the true scale of this expansion.

Our Request

We respectfully urge the Commission to:

1. **Require a comprehensive Environmental Impact Report (EIR) including traffic/circulation analysis with Caltrans review, parking assessment, noise analysis, and visual impact studies.**
2. **Postpone this application** until such studies are complete and the community has had a fair chance to evaluate and comment on the findings.

Pushing a project of this magnitude forward without adequate study and public engagement — especially while our community is still recovering from a major disaster — undermines the Coastal Act's principles of public access, safety, and environmental protection.

Thank you for your consideration and for protecting the California coast through a fair and thorough review process.

Sincerely,



Kathrin Werner
Co-Chair

Miramar Homeowners Association
PO Box 12, Pacific Palisades CA 90272

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 2:42:56 PM

From: Doug Himmel <dhimmel@melvillecapital.com>
Sent: Friday, October 3, 2025 1:57 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from dhimmel@melvillecapital.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8.

Given the scale and scope of this project, I believe it is crucial that residents have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued.

Also it Doesn't seem like an environmental impact report or Caltrans has been involved with this process which will negatively impact flow of traffic and create other new nuisances

Therefore, I respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,

Doug Himmel

222 Coperto Drive Pacific Palisades, CA 90272

310-903-2444

My Best,

Doug Himmel

Melville Capital

310.943.5370 office

310.903.2444 cell

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Pacific Palisades Residents Association (PPRA)

October 3, 2025

California Coastal Commission
South Coast District Office
SouthCoast@coastal.ca.gov

Re: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)

Dear Commissioners,

On behalf of the Pacific Palisades Residents Association (PPRA), we respectfully submit this letter in **opposition to Application 5-24-1045 (Gladstone’s Redevelopment Project)** as currently proposed. While PPRA supports safe and responsible coastal redevelopment and improved access for the public, this project presents serious deficiencies under the **California Coastal Act** and should not proceed until these issues are fully resolved.

1. Project Size and Transparency

- The County-approved project on file was approximately **12,000 sq. ft.**, yet the Coastal Commission application now reflects a **17,000 sq. ft. structure**.
- This expansion of more than 5,000 sq. ft. raises questions as to **when and by what authority** the change was approved.
- The absence of clarity in the record undermines public trust and requires correction before this application advances.

2. Parking and Coastal Access – *Coastal Act §30212*

- Parking is reduced from **212 → 148 spaces**.
- Of those, only **43 remain as unrestricted public spaces** after EV and reserved stalls are deducted.

- No employee parking plan has been presented, suggesting employees will spill over into surrounding neighborhoods and onto PCH.
- This loss of functional parking capacity directly impairs public access in violation of **§30212**, which mandates that new development maximize public access to the coast.

3. Bus and Rideshare Facilities – *Coastal Act §30210*

- The proposal is described as a “bus stop,” but in fact includes a **bus turnaround loop, layover area for driver rest, and ride-share drop-off zone**.
- While PPRA supports the principle of safe transit access, these facilities displace critical coastal parking and create **conflicts between idling buses, vehicles, and pedestrians** in a tightly constrained lot.
- Such circulation conflicts are inconsistent with **§30210**, which requires that access improvements be provided in a manner that ensures safety.

4. Traffic and Congestion – *Coastal Act §30252*

- The intersection of **PCH and Sunset Boulevard** is one of the most congested and hazardous chokepoints in Los Angeles.
- No **traffic impact study** has been provided, and there is no evidence of **Caltrans review**, despite Caltrans’ jurisdiction over PCH.
- Without such review, the project cannot satisfy **§30252**, which requires that new development maintain and enhance public access while minimizing traffic congestion.

5. Evacuation and Landslide Hazards – *Coastal Act §30253*

- The Gladstone’s lot has historically functioned as an **evacuation staging area during wildfires**.
- Both the **Tramonto landslide (onto PCH)** and the **Revello landslide (onto Sunset/PCH)** remain active threats, jeopardizing the only evacuation corridors for thousands of residents.
- The **January 7 wildfire evacuation**, during which residents were forced to flee on foot, underscores the fragility of this intersection under emergency conditions.
- Increasing density while reducing parking, without an evacuation and hazard study, violates **§30253**, which requires minimization of risks to life and property.

6. Transit Terminology and SB 79 – *PRC §21064.3 / Gov. Code §65913.4*

- The staff report inconsistently refers to a “stop,” “station,” and “turnaround.”
- Under CEQA and SB 79 definitions, this facility does **not** qualify as a “major transit stop.”
- We request the Commission clarify in its findings that this project does not establish a statutory “major transit stop” and that any future TOD designation must occur only through a **separate City-led process with public review**.

Requested Commission Action

PPRA respectfully requests the Commission **withhold approval** of Application 5-24-1045 unless and until the following are completed:

1. A full **traffic and circulation study**, with Caltrans and LADOT involvement.
2. A comprehensive **evacuation and hazard study**, including wildfire and landslide scenarios.
3. A **parking demand and employee parking plan**, ensuring public access is preserved.
4. Clarification in findings that this project does not establish a statutory “major transit stop.”
5. Resolution of the **discrepancy in project size** and confirmation of appropriate approvals.

Conclusion

The Coastal Act requires that new development both **maximize public access** (§30212) and **minimize risks to life and property** (§30253). The Gladstone’s Redevelopment, in its current form, fails on both counts.

Accordingly, PPRA must oppose approval of this application unless and until these deficiencies are addressed through proper studies, interagency review, and enforceable conditions.

Respectfully submitted,

Jessica Mari Rogers

President

Pacific Palisades Residents Association

From: [Rosalie Huntington](#)
To: [SouthCoast@Coastal](#); [Coastal Statewide Planning](#); [Turnbull-Sanders, Effie@Coastal](#); [Bochco, Dayna@Coastal](#); [Hart, Caryl@Coastal](#); [Notthoff, Ann@Coastal](#); [Lowenberg, Susan@Coastal](#); [Escalante, Linda@Coastal](#); [Wilson, Mike@Coastal](#); [Kelley, Ariel@Coastal](#); [Preciado, Jose@Coastal](#); [Harmon, Meagan@Coastal](#); [Jackson, Raymond@Coastal](#); [Lopez, Chris@Coastal](#); [Kevin Brunke](#); [Craig Bullock](#); [Arus Grigoryan](#)
Subject: Fw: Coastal Permit Application 5-24-1045 - Please Delay
Date: Friday, October 3, 2025 5:00:53 PM

You don't often get email from rosaliedan@aol.com. [Learn why this is important](#)

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----- Forwarded Message -----

From: Rosalie Huntington <rosaliedan@aol.com>
To: CommissionerETurnbull-Sanders@coastal.ca.gov <commissionereturnbull-sanders@coastal.ca.gov>; CommissionerDBochco@coastal.ca.gov <commissionerdbochco@coastal.ca.gov>; CommissionerCHart@coastal.ca.gov <commissionerchart@coastal.ca.gov>; CommissionerSLOWenberg@coastal.ca.gov <commissionerslowenberg@coastal.ca.gov>; CommissionerANotthoff@coastal.ca.gov <commissioneranotthoff@coastal.ca.gov>; CommissionerLEscalante@coastal.ca.gov <commissionerlescalante@coastal.ca.gov>; CommissionerMWilson@coastal.ca.gov <commissionermwilson@coastal.ca.gov>; CommissionerAKelley@coastal.ca.gov <commissionerakelley@coastal.ca.gov>; CommissionerJPreciado@coastal.ca.gov <commissionerjpreciado@coastal.ca.gov>; CommissionerMHarmon@coastal.ca.gov <commissionermharmon@coastal.ca.gov>; CommissionerRJackson@coastal.ca.gov <commissionerrjackson@coastal.ca.gov>; CommissionerCLopez@coastal.ca.gov <commissionerclopez@coastal.ca.gov>; CommissionerMOMalley@coastal.ca.gov <commissionermomalley@coastal.ca.gov>; CommissionerDRyu@coastal.ca.gov <commissionerdryu@coastal.ca.gov>; CommissionerSSmith@coastal.ca.gov <commissionerssmith@coastal.ca.gov>; CommissionerJUranga@coastal.ca.gov <commissionerjuranga@coastal.ca.gov>; CommissionerDRodoni@coastal.ca.gov <commissionerdrodoni@coastal.ca.gov>
Sent: Friday, October 3, 2025 at 04:58:44 PM PDT
Subject: Coastal Permit Application 5-24-1045 - Please Delay

Dear Coastal Commission Members,

I live in the Castellammare neighborhood of Pacific Palisades, immediately across Pacific Coast Highway and up the hill from Gladstones. I am writing about coastal permit application 5-24-1045 for PCH Beach Associates, which is set for review on Wednesday, Oct. 8, 2025.

The developer, Tom Tellefsen, last updated our community at a June 2021 Pacific Palisades Community Council meeting, where he promised to engage with residents about the development. Unfortunately, this engagement has not happened.

It is more than crucial for our community to be informed about the project before any decisions are made by the Coastal Commission or any other official body.

I request a postponement of the Coastal Commission's decision until residents have had the chance to learn the potential impacts of this development, including impacts regarding traffic, parking, views, beach access, the environment and

more.

Thank you for your attention to this extremely important matter.

Rosalie Huntington
224 Tranquillo Road
Pacific Palisades, CA 90272

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Gladstones
Date: Friday, October 3, 2025 4:05:37 PM

From: Josephine Chen <chenhabiby@gmail.com>
Sent: Friday, October 3, 2025 3:39 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Fwd: Gladstones

You don't often get email from chenhabiby@gmail.com. [Learn why this is important](#)

Josephine Chen

17869 Tramonto Dr.
Pacific Palisades, CA 90272
chenhabiby@gmail.com • 310-663-4455
October 2, 2025

California Coastal Commission – South Coast District
Email: SouthCoast@coastal.ca.gov

Re: Public Comment – Opposition to Oct 2025 Agenda Item 12c, Application 5-24-1045 (Gladstone’s Redevelopment, 17300 PCH, Pacific Palisades)

Dear Commissioners,

My name is **Josephine Chen**. I live at **17869 Tramonto Drive** in Castellammare, directly above the Gladstone’s site. I respectfully **oppose** approval of Application 5-24-1045 **as currently proposed**, and ask the Commission to defer action until comprehensive safety, traffic, evacuation, and parking analyses are completed and incorporated into enforceable conditions.

Key neighborhood concerns

- **Parking/public access:** The plan reduces on-site parking from 212 to 148, with only about **43 truly unrestricted public spaces** after EV and other reserved stalls. There is no identified **employee parking**, which all but guarantees spillover into our steep residential streets and **queuing on PCH**, diminishing real public access.
- **Transit/ride-share configuration (not just a “stop”):** The design adds a **bus turnaround, bus layover (driver rest) area, and ride-share drop-off** within a very constrained lot shared with beachgoers. This intermixes idling buses, ride-share vehicles, pedestrians, and cars—an unsafe circulation tangle at a site already stressed on busy beach days.
- **Traffic and agency coordination:** The **PCH/Sunset** junction is one of the most

congested and sensitive intersections on the coast. There is **no formal traffic operations study in the record** and no clear evidence of **Caltrans review** despite PCH jurisdiction. Approving before those analyses is, in my view as a nearby resident, untenable.

- **Evacuation & landslide hazards (life-safety):** Our community relies on **PCH and Sunset** as **primary evacuation routes**. The **Tramonto landslide** threatens PCH below our homes; the **Revello landslide** threatens the Sunset/PCH area. During the **January 7 wildfire**, many neighbors were forced to evacuate on foot toward the beach. Reducing functional capacity at this lot and layering in bus layovers/ride-share without a **formal evacuation and hazard analysis** would increase risk to residents and visitors.
- **Terminology clarity (SB 79/CEQA):** The staff materials use “stop,” “station,” and “turnaround” interchangeably. Please **clarify in findings** that the project’s facilities **do not create a statutory “major transit stop”** under CEQA/SB 79 and that any future TOD designation would require a **separate City-led public process** with full community participation.

Requested Commission actions before any approval

1. Complete a **traffic/circulation study** with **Caltrans and LADOT** participation (peak queues, signal timing, pedestrian conflicts, bus operations).
2. Complete a **wildfire/landslide evacuation and emergency operations study** (ingress/egress, staging, crowd management).
3. Provide a **parking supply and employee parking plan** that preserves true public access and prevents spillover into steep neighborhood streets.
4. Add **clear findings** that this project does not establish a “major transit stop” or station for CEQA/SB 79 purposes.
5. Adjust **scale and operations** as needed to match the site’s real-world safety and access constraints.

I am not anti-transit; I support a **safe, well-designed bus turnaround** and responsible redevelopment. But at this location—beneath active landslide areas and at our principal evacuation gateway—**safety and access must come first**. Please require the studies and safeguards above before considering approval.

Thank you for your consideration and for your service to California’s coast.

Sincerely,

Josephine Chen

Resident, Castellammare (Pacific Palisades)
17869 Tramonto Dr., Pacific Palisades, CA 90272

chenhabiby@gmail.com • 310-663-4455

From: tsadow@earthlink.net
To: cc@coastal.ca.gov, sherman@coastal.ca.gov
Subject: tsadow@earthlink.net
Date: Friday, October 3, 2025 4:54 PM

From: Todd Sadow <tsadow@earthlink.net>
Sent: Friday, October 3, 2025 4:54 PM
To: SouthCoast@Coastal <SouthCoast@Coastal>
Subject: Item W12c Oct 8, 2025

[You don't often get email from tsadow@earthlink.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Todd F. Sadow, M.D.

1237 S. Victoria Ave., Suite 240, Oxnard, CA 93035 • Tel: 310.207.4488 • Fax: 310.459.8804

October 3, 2025

Agenda item W12c
Application# 5-24-1045
Todd Sadow - OPPOSED

Dear CA Coastal Commissioners,

I am a 31 year resident of Pacific Palisades and my property is on the bluff above the project site at Sunset and PCH. The proposed restaurant, bus stations and parking areas will be visible from my site. My home which was destroyed in the Palisades fire is depicted at the top of Exhibit 1, page 2 "Looking North on PCH". While my property was included in the project application rendering, my local Palisades community and I have been left out of the planning process since 2021 when the developer Mr Tellefsen presented his initial proposal. Obviously our community has been devastated and traumatized by the Palisades fire and many of us are displaced. How is it possible that the LA County staff with jurisdiction over this project has kept us in the dark until the CCC October agenda was published last week? Notices to residents in close proximity to the site were dated Sept 24 and postmarked Sept 26. leaving only 12 days to become familiar with the proposal. Not only is the project larger in scale than initially presented but the addition of the Big Blue Bus and LA Metro Public Transportation Stations has serious and likely dangerous impacts on traffic and safety on PCH.

Addition of Public Transportation Stations: Traffic and Safety on PCH

While LA county staff this week has instructed Coastal staff to change the term "transportation station" to stop, The staff report and associated exhibits clearly demonstrate the reconfiguration of the current parking lot to include Bus stop, Bus layover areas for driver rest time, and ride share dropoff areas. This will result in serious loss of parking spaces, congestion with vehicles with bus passengers competing for entry and exit with public beachgoers, restaurant patrons, employees and buses. This is a difficult often congested intersection at present without any bus stop or station and considerably more parking than what is being proposed. With backups onto PCH already occurring, motor vehicle accidents are common and there have been serious pedestrian injuries and even deaths. Additionally there will be many more pedestrians crossing PCH to access the bus stations -another safety issue considering the volume of traffic and the chaos the additional traffic is likely to create. I believe that the current proposal will make this situation considerably worse with frequent backups in both directions onto PCH. The Staff Report does not reference any traffic studies or formal evaluation by Caltrans addressing these issues and safety concerns. Has Caltrans reviewed this proposal? Has a Traffic study been performed by the LA County or LA City Dept of Transportation?

Addition of Public Transportation Stations: SB 79 Development Implications

The addition of Public Transportation Stations proposed here may trigger serious consequences for development of the geologically sensitive Coastal Bluff community above the site. Our community is designated geologically sensitive landslide area and a high fire severity zone. SB 79 bypasses local zoning ordinances and allows for many story multifamily development on single family zoned lots regardless of high fire severity zone or Coastal bluff status. This is inconsistent with Section 30251 and 30253 of the Coastal Act and would forever destroy the landform of the coastal bluff. LA County staff has downplayed this saying this is a bus stop and it will not trigger SB 79. This is obviously more than a bus stop and appears to be bus stations. Many of us in the community believe it will trigger SB 79.

Visual Impacts

The site is highly visible from the coast and from the bluffs above. It is highly visible from the public highway PCH, major street- Sunset Blvd and from the public streets above. The building is considerably taller than the existing structure (much of was built illegally without a CDP). The roof projections while perhaps an important architectural detail for the architect and developer, will have adverse visual impacts to the community especially if they are illuminated. From the renderings it is

difficult to adequately assess this. Limiting the height to one or two stories at maximum instead of three and modifying the roof projections would be a most reasonable alternative

Noise Impacts

The current restaurant Gladstones has long been a noise nuisance to the community. In spite of prohibitions on live amplified music, there are regular events with live and or amplified music. This is audible and disruptive to the community above and combined with a historic lack of adherence to restrictions on operating hours, can be a major problem late at night. The staff report does not address hours of operation of the restaurant, the need for prohibition on live and or amplified music and restrictions on large private events. LA County Beaches and Harbors has the responsibility for enforcement of these issues in the restaurant's lease. Nothing about these issues is disclosed in the staff report. If and when this project is approved it is critical to prohibit live and or amplified outdoor music and impose major restrictions on large private events.

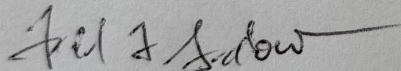
Historically, another major noise nuisance to the community above is the delivery and trash and recycle pick ups. Often these take place in the very early morning hours 3-5am and sometimes late night after 10 pm. Again I see no discussion of these matters in the staff report and these are issues to attempt to mitigate now before project approval.

In Summary

I oppose approval of this project in its present form because of the above described traffic and safety, visual and noise impacts that have not been fully investigated or mitigated in the present proposal. Please encourage the developer to remove the bus stops and transportation stations. Sadly, in its present form this project is attempting to exclude the local community from the development process. It appears that the normal review process preceding the CA Commission application and review was out of the public view and an attempt at adding Public Transportation Stations without the proper traffic and Caltrans studies. Please do not approve this project in its current form. Please require proper traffic and Caltrans evaluations of the potential impacts to traffic and safety.

Please limit the height of the structure to one or two stories and have the developer remove or reduce the roof projections to reduce the visual impacts of the structure. Please address the noise issues by incorporating prohibitions on live and or amplified music, limit large private events, limit hours of operation - open until 9pm (current hours for Gladstones). Please instruct the developer to present a plan for delivery and trash pick up to reasonable daytime hours.

Sincerely, Todd F Sadow



From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)
Date: Friday, October 3, 2025 4:06:23 PM

-----Original Message-----

From: Martin Hak <martin@palirising.org>
Sent: Friday, October 3, 2025 3:30 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)

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California Coastal Commission

South Coast District Office
SouthCoast@coastal.ca.gov

Re: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)

Dear Commissioners,

As Founder of Palisades Rising, a community initiative dedicated to safety, resilience, and responsible planning in Pacific Palisades, I submit this letter in opposition to the Gladstone’s Redevelopment Project (Application 5-24-1045) as it is currently presented.

The project raises profound concerns about safety, density, and coastal access at one of the most sensitive and congested gateways to the Pacific Palisades. We believe that until a series of fundamental questions are answered through formal studies, approval would be premature and contrary to the intent of the California Coastal Act.

Major Concerns

1. Scale of the Project

- * The original project filed with Los Angeles County was approximately 12,000 square feet; the application before you is closer to 17,000 square feet.
- * This significant increase in size has not been publicly explained or vetted, and it magnifies all related safety and circulation impacts.

2. Parking and Access

- * The project reduces parking from 212 stalls to 148.
- * Of these, only 43 spaces will remain unrestricted and available to the general public after EV and reserved stalls are deducted.

- * No plan exists for employee parking, which will inevitably push cars into surrounding neighborhoods and create queuing on PCH.

- * This directly undermines the Coastal Act's mandate (§30212) to protect and expand public access.

3. Transit and Circulation Risks

- * What is described as a "bus stop" is in fact a turnaround, layover area for driver rest, and ride-share drop-off zone.

- * While transit access is valuable, in this design it displaces scarce public parking and intermingles buses, rideshare vehicles, and beachgoers within a single constrained lot.

- * Without a traffic study or Caltrans review, the project violates §30252, which requires development to avoid increasing congestion and obstructing access.

4. Evacuation Hazards and Landslide Threats

- * This lot has served as a critical evacuation point during wildfires. Reducing capacity here without evaluating impacts puts lives at risk.

- * Both the Tramonto landslide (onto PCH) and the Revello landslide (onto Sunset/PCH) remain active hazards threatening the only evacuation corridors for thousands of residents.

- * During the January 7 wildfire evacuation, residents were forced to flee on foot to PCH. That event demonstrated how fragile this intersection is in real emergencies.

- * Proceeding without a hazard and evacuation analysis violates §30253, which requires development to minimize risks to life and property.

5. Transit Terminology and SB 79

- * The staff report uses "stop," "station," and "turnaround" interchangeably.

- * By law (PRC §21064.3 / Gov. Code §65913.4), this facility does not qualify as a "major transit stop."

- * To avoid unintended consequences under SB 79, we ask that findings explicitly state this project does not establish a TOD stop and that any such designation would require a separate City process.

Requested Actions

Palisades Rising urges the Commission to deny or defer approval until the following are completed:

1. A formal traffic and circulation study, including Caltrans and LADOT review.
2. A comprehensive evacuation and hazard study, specifically addressing wildfire and landslide risks.
3. A detailed parking plan, including employee parking, to protect public access.
4. Clarification that this project does not constitute a statutory "major transit stop."
5. A reconsideration of overall scale and density so that development aligns with the site's infrastructure and safety constraints.

Conclusion

The Coastal Act requires a balance between development, public access, and safety. As proposed, the Gladstone's Redevelopment project upsets that balance. It reduces true public access, heightens traffic and hazard risks, and increases density at a site already compromised by landslides and evacuation constraints.

For these reasons, Palisades Rising strongly opposes the project as submitted. We respectfully request the Commission require the above studies and revisions before taking action.

Sincerely,
Martin Hak
Founder
Palisades Rising
PalisadesRising.org <<http://PalisadesRising.org>>
(646) 226-2844

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)
Date: Friday, October 3, 2025 4:55:16 PM
Attachments: [Gladstones CoastLetterPPRA.docx](#)

-----Original Message-----

From: PPRA Palisades <ppra90272@gmail.com>
Sent: Friday, October 3, 2025 4:51 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Opposition to Agenda Item 12c – Application 5-24-1045 (Gladstone’s Redevelopment Project, Pacific Palisades)

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Dear Commissioners,

On behalf of the Pacific Palisades Residents Association (PPRA), we respectfully submit this letter in opposition to Application 5-24-1045 (Gladstone’s Redevelopment Project) as currently proposed. While PPRA supports safe and responsible coastal redevelopment and improved access for the public, this project presents serious deficiencies under the California Coastal Act and should not proceed until these issues are fully resolved.

1. Project Size and Transparency

The County-approved project on file was approximately 12,000 sq. ft., yet the Coastal Commission application now reflects a 17,000 sq. ft. structure.

This expansion of more than 5,000 sq. ft. raises questions as to when and by what authority the change was approved.

The absence of clarity in the record undermines public trust and requires correction before this application advances.

2. Parking and Coastal Access – Coastal Act §30212

Parking is reduced from 212 → 148 spaces.

Of those, only 43 remain as unrestricted public spaces after EV and reserved stalls are deducted.

No employee parking plan has been presented, suggesting employees will spill over into surrounding neighborhoods and onto PCH.

This loss of functional parking capacity directly impairs public access in violation of §30212, which mandates that new development maximize public access to the coast.

3. Bus and Rideshare Facilities – Coastal Act §30210

The proposal is described as a “bus stop,” but in fact includes a bus turnaround loop, layover area for driver rest, and ride-share drop-off zone.

While PPRA supports the principle of safe transit access, these facilities displace critical coastal parking and create conflicts between idling buses, vehicles, and pedestrians in a tightly constrained lot.

Such circulation conflicts are inconsistent with §30210, which requires that access improvements be provided in a manner that ensures safety.

4. Traffic and Congestion – Coastal Act §30252

The intersection of PCH and Sunset Boulevard is one of the most congested and hazardous chokepoints in Los Angeles.

No traffic impact study has been provided, and there is no evidence of Caltrans review, despite Caltrans' jurisdiction over PCH.

Without such review, the project cannot satisfy §30252, which requires that new development maintain and enhance public access while minimizing traffic congestion.

5. Evacuation and Landslide Hazards – Coastal Act §30253

The Gladstone's lot has historically functioned as an evacuation staging area during wildfires.

Both the Tramonto landslide (onto PCH) and the Revello landslide (onto

Sunset/PCH) remain active threats, jeopardizing the only evacuation corridors for thousands of residents.

The January 7 wildfire evacuation, during which residents were forced to flee on foot, underscores the fragility of this intersection under emergency conditions.

Increasing density while reducing parking, without an evacuation and hazard study, violates §30253, which requires minimization of risks to life and property.

6. Transit Terminology and SB 79 – PRC §21064.3 / Gov. Code §65913.4

The staff report inconsistently refers to a “stop,” “station,” and “turnaround.”

Under CEQA and SB 79 definitions, this facility does not qualify as a “major transit stop.”

We request the Commission clarify in its findings that this project does not establish a statutory “major transit stop” and that any future TOD designation must occur only through a separate City-led process with public review.

Requested Commission Action

PPRA respectfully requests the Commission withhold approval of Application 5-24-1045 unless and until the following are completed:

A full traffic and circulation study, with Caltrans and LADOT involvement.

A comprehensive evacuation and hazard study, including wildfire and landslide scenarios.

A parking demand and employee parking plan, ensuring public access is preserved.

Clarification in findings that this project does not establish a statutory “major transit stop.”

Resolution of the discrepancy in project size and confirmation of appropriate approvals.

The Coastal Act requires that new development both maximize public access (§30212) and minimize risks to life and property (§30253). The Gladstones' Redevelopment, in its current form, fails on both counts.

Accordingly, PPRA must oppose approval of this application unless and until these deficiencies are addressed through proper studies, interagency review, and enforceable conditions.

Respectfully submitted,

Jessica Mari Rogers

President

Pacific Palisades Residents Association

From: [Palm, Jeffrey@Coastal](mailto:Palm,Jeffrey@Coastal)
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal)
Subject: Fw: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)
Date: Friday, October 3, 2025 4:50:35 PM

From: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Sent: Friday, October 3, 2025 9:41 AM
To: Palm, Jeffrey@Coastal <jeffrey.palm@coastal.ca.gov>
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

From: Pauline Y Robins <paulineyrobins@gmail.com>
Sent: Friday, October 3, 2025 9:13 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Robins Thomas <trobins@franzel.com>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

You don't often get email from paulineyrobins@gmail.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

We are writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8, 2025.

Given the significance of this project, we believe it is crucial that the residents of Castellammare, who will be directly impacted, have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued. Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. We respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,

Thomas & Pauline Robins

17416 Revello Drive

Pacific Palisades, CA 90272

213 712-7099

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 9:43:52 AM

From: daniel espinosa <fusiondesignla@yahoo.com>
Sent: Friday, October 3, 2025 9:20 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

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Dear Coastal Commission Board and Staff,

My name is [NAME] and I am writing as a concerned resident of [NEIGHBORHOOD] in Pacific Palisades.

Coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation) is scheduled for discussion at the Coastal Commission meeting on Wednesday, Oct. 8.

Unfortunately, the developer has not engaged with the community on project developments. It is crucial for residents to understand the development plans and potential neighborhood impacts before a permit is issued. Therefore, I kindly request that the Coastal Commission postpone its decision on this agenda item until the community has been adequately informed by the project team.

I appreciate your consideration of our community's needs.

Sincerely,

Karin and Daniel Espinosa
220 Giardino Way
Pacific Palisades, CA 90272

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 9:44:21 AM

From: mindy payne <mlmp@mac.com>
Sent: Friday, October 3, 2025 8:06 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

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Staff,

I am Mindy Payne, a resident of Castellammare neighborhood in Pacific Palisades. I am writing about coastal permit application 5-24-1045 for PCH Beach Associates, which is set for review on Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

I request a postponement of the Coastal Commission's decision until residents have had the chance to understand the potential impacts of this development.

Thank you for your attention to this matter.

Sincerely,

Mindy Payne

17701 Revello Dr

Pacific Palisades California

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 9:44:32 AM

From: Randy Bernstein <Randy.Bernstein@playfly.com>
Sent: Friday, October 3, 2025 6:32 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from randy.bernstein@playfly.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

My name is Randy Bernstein and I am writing as a concerned resident of Castellammare in Pacific Palisades.

Coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation) is scheduled for discussion at the Coastal Commission meeting on Wednesday, Oct. 8.

Unfortunately, the developer has not engaged with the community on project developments. It is crucial for residents to understand the development plans and potential neighborhood impacts before a permit is issued. Therefore, I kindly request that the Coastal Commission postpone its decision on this agenda item until the community has been adequately informed by the project team.

I appreciate your consideration of our community's needs.

Sincerely,

Randy Bernstein
310-780-0364

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 9:44:43 AM

-----Original Message-----

From: Deb Hydon <dentaldebs@gmail.com>
Sent: Friday, October 3, 2025 2:23 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

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To whom it may concern

Please delay any decisions regarding the Gladstones rebuild until all of the neighborhood groups have a chance to offer their input.

Main concern is the bus turn-around area and parking spaces lost to other needs. We aren't opposed, but just want to understand the implications of these changes.

Thank you

Deborah Hydon
17751 Sabbiadoro way
Pacific palisades
Ca
90272

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 11:10:26 AM
Attachments: [CCC Gladstones Support Letter LA Metro.pdf](#)

From: Greene, Scott <GreeneS@metro.net>
Sent: Friday, October 3, 2025 10:42 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Abdallah.Daboussi@santamonica.gov; Forgiarini, Joseph <ForgiariniJ@metro.net>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from greenes@metro.net. [Learn why this is important](#)

Greetings Staff – please see attached letter of support for the Gladstones Restaurant project from Conan Cheung, LA Metro Chief Operations Officer.

Thank you,

Scott Greene

LA Metro Service Planning
Sr. Manager, Service Development
213.922.1322
metro.net

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From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 11:10:34 AM

From: Tania Suster <taniaksuster@gmail.com>
Sent: Friday, October 3, 2025 10:52 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Coastal Statewide Planning <StatewidePlanning@coastal.ca.gov>; councilmember.park@lacity.org; kevin.brunke@lacity.org; craig.bullock@lacity.org; arus.grigoryan@lacity.org
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from taniaksuster@gmail.com. [Learn why this is important](#)

Re: Opposition to Coastal Permit Application 5-24-1045 (Gladstone's Redevelopment, 17300 Pacific Coast Highway, Pacific Palisades, CA 90272)

Dear Commissioners,

My name is **Tania Suster**, and I am writing as a deeply concerned resident of Pacific Palisades regarding the proposed redevelopment of Gladstone's Restaurant, located at 17300 Pacific Coast Highway, very close to my home address 17420 Tramonto Dr, Pacific Palisades, CA 90272 where fully 50% of my area burned down in the Palisades fire.

We are writing to **express our opposition** to this redevelopment in its current form and to request that more time be granted for our community to thoroughly review the latest proposal. Five years ago, the project was presented to us in only a general manner, and since then, there has been no meaningful community engagement or updates. It appears that this approval hearing has been hastily scheduled in the aftermath of the devastating Palisades Fire—an event that has displaced many of our neighbors and left our community in recovery. Rushing forward a half-formed redevelopment concept under these circumstances is both inappropriate and insensitive.

In addition, the project raises **serious concerns**:

- **Traffic Impacts:** The proposed redevelopment would cause significant disruption along Pacific Coast Highway, one of the busiest and most vital arteries in our city. A full traffic study is necessary before any approval.
- **CEQA Exemption Dispute:** The CCC staff report suggests this project is CEQA-exempt. We strongly disagree. The nearly 50% expansion and construction of a new three-story structure directly adjacent to the shoreline clearly qualifies for an exception to this exemption. We believe a full Environmental Impact Report (EIR) is both

warranted and required.

- **Public Access and Visual Impairment:** The project's size and scale will impair public ocean views from PCH and neighboring properties, degrading the character of our coastline. The proposed bus turnover station further compounds this issue, creating additional congestion and visual blight.
- **Design Concerns:** The questionable aesthetics of the proposed building, combined with its size and massing, raise serious doubts about whether this project is consistent with the goals of the Coastal Act.

In conclusion, we respectfully urge the Coastal Commission to:

1. **Require a full Environmental Impact Report (EIR)**, including traffic and visual impact studies.
2. **Postpone the approval process** until these studies are complete and the neighborhood has had adequate opportunity to review and provide input.

Thank you for your attention to this matter and for considering the needs of the Pacific Palisades community.

Respectfully,

Tania Suster
Pacific Palisades Resident

650.815.5134

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 12:23:36 PM

From: Josh Bingham <bingham.joshua@gmail.com>
Sent: Friday, October 3, 2025 11:59 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from bingham.joshua@gmail.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8.

Given the significance of this project, I believe it is crucial that residents have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued. Therefore, I respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,

Josh Bingham (he/him)

17941 Tramonto Drive

Pacific Palisades, CA

90272

323.547.0946

bingham.joshua@gmail.com

Sent from miPhone

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 12:59:55 PM

From: Winter Reign <peacefulwinter@yahoo.com>
Sent: Friday, October 3, 2025 12:27 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from peacefulwinter@yahoo.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff

I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

Given the significance of this project, and the level of recovery our community is rebuilding from, I believe it is crucial that residents have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued. Therefore, I respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,
Winter Reign
17015 Pacific Coast Hwy., #12. Pacific Palisades, CA 90272
310-779-9393

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Gladstones Redevelopment, Application No: 5-24-1045
Date: Friday, October 3, 2025 1:32:34 PM
Importance: High

From: PAAstudio <email@paastudio.com>
Sent: Friday, October 3, 2025 1:25 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Coastal Statewide Planning <StatewidePlanning@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Bochco, Dayna@Coastal <dayna.bochco@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Notthoff, Ann@Coastal <ann.notthoff@coastal.ca.gov>; Lowenberg, Susan@Coastal <Susan.Lowenberg@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Kelley, Ariel@Coastal <Ariel.Kelley@coastal.ca.gov>; Preciado, Jose@Coastal <Jose.Preciado@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Jackson, Raymond@Coastal <Raymond.Jackson@coastal.ca.gov>; Lopez, Chris@Coastal <Chris.Lopez@coastal.ca.gov>
Cc: councilmember.park@lacity.org; Kevin Brunke <kevin.brunke@lacity.org>; Craig Bullock <craig.bullock@lacity.org>; Arus Grigoryan <arus.grigoryan@lacity.org>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Gladstones Redevelopment, Application No: 5-24-1045
Importance: High

RE: Application No: 5-24-1045

APPLICANTS: PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades

Coastal Commission agenda, Wednesday, Oct. 8

Honorable CCC Commissioners,

My family and I are writing to express our opposition to the proposed redevelopment of Gladstone's Restaurant, 17300 Pacific Coast Highway, Pacific Palisades, CA 90272. All of us from the Lower Castellammare area, which is directly adjacent to the project, kindly request that more time be granted for our community to thoroughly review the latest proposal. Five years ago, the project was presented to us in a general manner, and we have not received any updates since. It appears that this CCC approval hearing has

been hastily scheduled in the aftermath of the catastrophic Palisades Fire, which devastated our town and left many of our neighbors homeless or still evacuated. Given the current circumstances, it is highly insensitive to rush a half-baked redevelopment concept through the Coastal approval process. Furthermore, the project involves a significant traffic disruption on PCH, one of the busiest arteries in our city. We currently have no data indicating Caltrans's involvement in the process thus far.

The CCC staff report states that the project has been deemed CEQA exempt. We, as a neighborhood, strongly disagree with this classification and would like to request a comprehensive Environmental Impact Assessment (EIR) study. The significance of such a study cannot be overstated. The proposed building, which will undergo a nearly 50% enlargement and feature a new three-story structure, clearly qualifies for an exception to a CEQA exemption. Its location right at the beach, coupled with its substantially enlarged mass, will significantly impair public ocean views from Pacific Coast Highway and the neighboring buildings and homes. Moreover, its questionable aesthetics, proposed open-air party activities, and the planned bus turnover station only exacerbate the issue. Consequently, we believe comprehensive environmental and traffic studies, even redesign, are necessary to address these concerns.

In conclusion, we kindly request the honorable CA Coastal Commission to mandate a comprehensive Environmental Impact Report (EIR) and postpone the project until these reports and additional data are available for neighborhood evaluation.

Sincerely,

Ivo Venkov, Architect
Rossi Venkov
Philip Venkov
Ava Venkov

17437 Posetano Road
Pacific Palisades, CA 90272

paastudio.com

310.454.7191

310.699.0617 c

From: Ziff, Dani@Coastal
To: Vaughn, Shannon@Coastal
Subject: Fw: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)
Date: Friday, October 3, 2025 2:32:28 PM

From: Palm, Jeffrey@Coastal <jeffrey.palm@coastal.ca.gov>
Sent: Friday, October 3, 2025 1:40 PM
To: Ziff, Dani@Coastal <dani.ziff@coastal.ca.gov>
Subject: Fw: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

From: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Sent: Friday, October 3, 2025 1:00 PM
To: Palm, Jeffrey@Coastal <jeffrey.palm@coastal.ca.gov>
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

From: Kristin <kristin@eviltwin.tv>
Sent: Friday, October 3, 2025 12:34 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

You don't often get email from kristin@eviltwin.tv. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

My name is Kristin Armfield and as a longtime resident of Castellammare Mesa in Pacific Palisades, I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), currently on the agenda for the Coastal Commission on Wednesday, October 8th, 2025.

Tom Tellefsen (the developer of the PBA project) has not engaged with the community on project developments as he had promised at a June 2021 Community Council meeting, and it is critical for residents to understand the development plans and potential neighborhood impacts *before* a permit is issued. Therefore, I respectfully and emphatically request that the Coastal Commission postpone its decision on this agenda item until the community has been adequately informed by Mr. Tellefsen and the project team.

Thank you for your time and consideration of our community's needs and concerns.

Respectfully,

Kristin Armfield
17849 Castellammare Drive Pacific Palisades, CA 90272
310 968 9392

Kristin Armfield

310 968 9392

NOTE NEW MAILING ADDRESS

14055 Tahiti Way #109

Marina Del Rey, CA 90292

eviltwin.tv

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 2:42:42 PM

From: Heather <haggenmillerville@yahoo.com>
Sent: Friday, October 3, 2025 1:47 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from haggenmillerville@yahoo.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

My name is Heather Haggenmiller and I am writing as a concerned resident of Castellammare in Pacific Palisades.

Coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation) is scheduled for discussion at the Coastal Commission meeting on Wednesday, Oct. 8.

Unfortunately, the developer has not engaged with the community on project developments. It is crucial for residents to understand the development plans and potential neighborhood impacts before a permit is issued. Therefore, I kindly request that the Coastal Commission postpone its decision on this agenda item until the community has been adequately informed by the project team.

I appreciate your consideration of our community's needs.

Sincerely,

Heather Haggemiller

228 Monte Grigio Dr, Pacific Palisades, CA

310-871-8866

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 2:43:06 PM

From: Judi Watson <judiwatson@me.com>
Sent: Friday, October 3, 2025 2:05 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from judiwatson@me.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am writing to request a postponement of coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades), which is on the agenda for the Coastal Commission on Wednesday, Oct. 8.

Given the significance of this project, I believe it is crucial that residents have the opportunity to understand the development plans fully and assess their potential impacts before any permit is issued. Therefore, I respectfully request that the Coastal Commission postpone any decisions regarding this agenda item until the project team has adequately informed the community about recent developments.

Thank you for your consideration.

Sincerely,

Judi Watson
17434 Castellammare Dr.
Pacific Palisades, CA 90272

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 2:43:34 PM

From: Roger Allen <rogerrecruiter@yahoo.com>
Sent: Friday, October 3, 2025 2:12 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from rogerrecruiter@yahoo.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am Roger Allen a resident of Castellammare in Pacific Palisades. I am writing about coastal permit application 5-24-1045 for PCH Beach Associates, which is set for review on Oct. 8.

Tom Tellefsen, the developer, last updated our community at a June 2021 Community Council meeting, where he promised to engage with residents. Unfortunately, this engagement has not occurred. It is crucial for our community to be informed about the project's developments before any decisions are made.

I request a postponement of the Coastal Commission's decision until residents have had the chance to understand the potential impacts of this development.

Thank you for your attention to this matter.

Sincerely,

Roger Allen

227 Notteargenta Rd

Pacific Palisades, CA 90272

310 7044722

Sent from my iPhone

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 2:44:03 PM

From: Holly Ekanej <hekanej@yahoo.com>
Sent: Friday, October 3, 2025 2:21 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from hekanej@yahoo.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

My name is Holly Ekanej and I am writing as a concerned resident of Castellammare in Pacific Palisades.

Coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation) is scheduled for discussion at the Coastal Commission meeting on Wednesday, Oct. 8.

Unfortunately, the developer has not engaged with the community on project developments. It is crucial for residents to understand the development plans and potential neighborhood impacts before a permit is issued. Therefore, I kindly request that the Coastal Commission postpone its decision on this agenda item until the community has been adequately informed by the project team.

I appreciate your consideration of our community's needs.

Sincerely,

Holly Ekanej
288 Bellino Drive
Pacific Palisades, CA 90272
819-294-0501

Sent from my iPhone

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 3:13:46 PM

From: Robyn Crosby <robyncrosby@gmail.com>
Sent: Friday, October 3, 2025 2:44 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from robyncrosby@gmail.com. [Learn why this is important](#)

My family has owned a house in Castellammare for 65 years. We have always enjoyed having Gladstone's restaurant nearby. However, the proposed expansion of the restaurant and repurposing of the parking lot is a terrible idea.

The following are my concerns:

- In the body of the staff report the bus "stop" actually provides not just a turnaround loop but "bus layover area for driver rest times" and ride share drop off area. This is not a simple bus stop and turnaround loop and partly responsible for the serious reduction in parking. While the staff report concludes the parking will be reduced from 212 current spaces to 148 the actual number of single public spaces will be reduced to 67 and 24 are restricted to EV use leaving only 43 single unrestricted parking spaces. There will be inadequate parking for beachgoers and restaurant patrons and no discussion about employee parking except that they may receive incentives to use public transportation. This may result in backups onto PCH in both directions and overflow into Castellammare in attempts to park. A formal traffic study should be performed.
- With the addition of the bus stations with rideshare drop off and bus rest areas and reduced public parking there will be a disastrous back up onto PCH in both directions. It is hard to believe that Caltrans would be OK with this plan. Typically, when a project like this comes up, there have been formal traffic studies and Caltrans involvement however, there is no mention in the staff report that Caltrans has been involved in this. Has Caltrans reviewed this project?
- There has been no discussion of the operating hours or prohibitions on live music and outdoor amplified sound. This was a chronic nuisance often violated by the various operators of Gladstones over the last 20+ years. The visual impacts are very difficult to assess from the renderings in the CCC

exhibits. Noise impacts should be assessed as well as the need to prohibit outdoor live and or amplified music and restrict large private events.

- It is disgraceful the developers are rushing the project through without any public involvement. We should all be demanding postponement.

Sincerely,

Robyn Doepel Crosby

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 3:13:54 PM

-----Original Message-----

From: Karen MARRS <karenmarrs@yahoo.com>
Sent: Friday, October 3, 2025 2:55 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: councilmember.park@lacity.org; councilmember.kevin.brunke@lacity.org
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

[You don't often get email from karenmarrs@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello!

We have been residents of Castellammare since 1972. While our property was burned in the Palisades fire, we nonetheless are aware of the drastic impact this enormous proposed project will have on the surrounding community and neighborhoods. Likewise a formal traffic study needs to be performed.

We are requesting a postponement of this coastal permit application 5-24-1045 which is on your agenda Wednesday, October 8. Please give us the proper consideration and time to understand and comment on the full scope and details of the enormity of this project Sincerely, Karen and Bob MARRS
321 Bellino Drive
Pacific Palisades, CA 90272

Sent from my iPad

From: SouthCoast@Coastal
To: [Ziff, Dani@Coastal](mailto:Ziff_Dani@Coastal); [Vaughn, Shannon@Coastal](mailto:Vaughn_Shannon@Coastal)
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)
Date: Friday, October 3, 2025 3:14:03 PM

From: Cindi Young <cyoung@youngcompany.com>
Sent: Friday, October 3, 2025 3:03 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on October 2025 Agenda Item Wednesday 12c - Application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation, Pacific Palisades)

You don't often get email from cyoung@youngcompany.com. [Learn why this is important](#)

Dear Coastal Commission Board and Staff,

I am writing as a concerned resident of Castellammare and co-President of the Pacific Palisades Task Force on Homelessness (PPTFH) regarding Coastal permit application 5-24-1045 (PCH Beach Associates, LLC; County of Los Angeles Department of Beaches and Harbors; California Department of Parks and Recreation), which is scheduled for discussion at the Coastal Commission hearing on Wednesday, October 8.

PPTFH Volunteer Response Teams in conjunction with our Outreach Team from The People Concern have spent years engaging, evaluating and assisting the unhoused in the Palisades toward permanent supportive housing. Areas surrounding the intersection of Sunset Blvd. and Pacific Coast Highway are favorite locations for our clients due to easy access to Vons, the beach and the bus stops that daily bring them in from other parts of Los Angeles. Even with incredible support from the LAPD Beach Patrol, this location has always been difficult to clear. Many individuals remain on the beach. Since the fires in January, they walk through the neighborhoods, squatting in abandoned homes as well as creating camps hidden in the brush within the park on Los Liones Drive. They generate cooking and warming fires in both these locations that threaten homes and other structures. Despite the devastation resulting from the Palisades Fire,

there is still more to burn in the neighborhood.

As you can imagine, the creation of a “bus layover and rest stop for drivers” as part of the Gladstone’s Project will result in a sheltered haven for the unhoused population and there is no doubt their encampments will increase exponentially.

I am deeply disappointed that PPTFH was not consulted about this aspect of the project, and surprised that other community organizations and the Palisades community in general were not adequately informed by the project team. Therefore, I respectfully request that a decision on the coastal permit application for the Gladstone’s Project be postponed, giving the developer time to meet with community leaders and bringing us all up to speed on the proposed project.

Sincerely,

Cynthia E. Young

17612 Tramonto Drive

Pacific Palisades, CA 90272

310-502-5373

From: [Palm, Jeffrey@Coastal](mailto:Palm,Jeffrey@Coastal)
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal)
Subject: Fw: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)
Date: Friday, October 3, 2025 4:50:07 PM

From: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Sent: Friday, October 3, 2025 3:14 PM
To: Palm, Jeffrey@Coastal <jeffrey.palm@coastal.ca.gov>
Subject: FW: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

-----Original Message-----

From: Karen MARRS <karenmarrs@yahoo.com>
Sent: Friday, October 3, 2025 3:13 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: councilmember.park@lacity.org; councilmember.kevin.brunke@lacity.org
Subject: Public Comment on October 2025 Agenda Item Wednesday 12a - Condition Compliance on CDP Nos. A-5-LOB-17-0032, A-5-LOB-20-0007, and 5-18-0788 (City of Long Beach Belmont Beach and Aquatics Center, Long Beach)

[You don't often get email from karenmarrs@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

We have been residents of Castellammare since 1972. While our property was burned in the Palisades Fire, we nonetheless are aware of the drastic impact this enormous proposed project will have on the surrounding community and neighborhoods. Likewise a formal traffic study NEEDS to be performed.

We are requesting a postponement of this coastal permit application 5-24-1045 which is on your agenda October 8. Please give us the proper consideration and time to understand and comment on the enormity of this project.

Sincerely,

Karen and Bob MARRS
321 Bellino Drive
Pacific Palisades, CA 90272

Sent from my iPad

From: SouthCoast@Coastal
To: [Vaughn, Shannon@Coastal](mailto:Vaughn,Shannon@Coastal); [Ziff, Dani@Coastal](mailto:Ziff,Dani@Coastal)
Subject: FW: Public Comments on W12c, CDP No: 5-24-1045, 17300 Pacific Coast Highway
Date: Friday, October 3, 2025 11:11:19 AM
Attachments: [W12c_17300 Pacific Coast Highway \(Gladstones\).pdf](#)

From: Mitch Silverstein <msilverstein@surfrider.org>
Sent: Friday, October 3, 2025 11:05 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Huckelbridge, [Kate@Coastal](mailto:Kate.Huckelbridge@coastal.ca.gov) <Kate.Huckelbridge@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Hudson, [Steve@Coastal](mailto:Steve.Hudson@coastal.ca.gov) <Steve.Hudson@coastal.ca.gov>; Eugenia Ermacora <eermacora@la.surfrider.org>; CJ O'Brien Weddle <cjobrien@surfrider.org>
Subject: Public Comments on W12c, CDP No: 5-24-1045, 17300 Pacific Coast Highway

You don't often get email from msilverstein@surfrider.org. [Learn why this is important](#)

Dear South Coast District, Executive Director Huckelbridge, and Chair Harmon,

Attached is a comment letter from Surfrider Foundation for Item W12c, CDP No: 5-24-1045, at 17300 Pacific Coast Highway in Los Angeles.

Please let me know if you have any questions or concerns.

Thank you for your service to the California coast,

--

Mitch Silverstein
California Policy Senior Coordinator
Direct: 619.736.7757 Office: 949.492.8170
msilverstein@surfrider.org

[The Ocean Needs More Friends](#)

From: [Maidie Oliveau](#)
To: [Coastal Statewide Planning](#); [Turnbull-Sanders, Effie@Coastal](#); [Bochco, Dayna@Coastal](#); [Hart, Caryl@Coastal](#); [Lowenberg, Susan@Coastal](#); [Notthoff, Ann@Coastal](#); [Escalante, Linda@Coastal](#); [Wilson, Mike@Coastal](#); [Kelley, Ariel@Coastal](#); [Preciado, Jose@Coastal](#); [Harmon, Meagan@Coastal](#); [Jackson, Raymond@Coastal](#); [Lopez, Chris@Coastal](#); [SouthCoast@Coastal](#)
Cc: [councilmember.park@lacity.org](#); [Kevin Brunke](#); [craig.bullock@lacity.org](#); [arus.grigoryan@lacity.org](#)
Subject: Re: Agenda No. W12c; Application No: 5-24-1045 - Maidie Oliveau - opposed
Date: Friday, October 3, 2025 5:28:29 PM

You don't often get email from moliveau@gmail.com. [Learn why this is important](#)

I am resending once again because someone provided the staff address, which I have added...
Maidie E. Oliveau
Mobile 310 753 5117

On Fri, Oct 3, 2025 at 4:29 PM Maidie Oliveau <moliveau@gmail.com> wrote:

I am resending the below as I have updated the subject line to address the requests made with the Hearing Notice received. Also, the emails were not obvious for all the persons required to receive this opposition. And there is no "Commission staff" person's name listed on page 2 of the Notice... The link on your website to send a comment does not work with gmail.

FYI: Sending us a notice dated September 24, with such a tight timetable before your deadlines for submissions (approximately one week from receipt) and the hearing date (less than two weeks) is a bit presumptuous...
Maidie E. Oliveau
Mobile 310 753 5117

On Fri, Oct 3, 2025 at 4:11 PM Maidie Oliveau <moliveau@gmail.com> wrote:

Honorable CCC Commissioners,

I am writing to express my strong opposition to the currently proposed redevelopment of Gladstone's Restaurant, 17300 Pacific Coast Highway, Pacific Palisades, CA 90272. Our Castellammare community has not previously seen this latest proposal which will have a major impact on the community. Five years ago, the project was presented to us in a general manner, and we have not received any updates since. It appears that this CCC approval hearing has been hastily scheduled in the aftermath of the devastating Palisades Fire, during this period when many of us (most of us really) are still evacuated. Given the current circumstances, it is highly insensitive (but perhaps intentional, which is even worse) to rush through a half-baked redevelopment concept through the Coastal approval process. Furthermore, the project involves a significant traffic disruption on PCH, one of the busiest arteries in our city.

The CCC staff report indicates that the project has been deemed CEQA exempt. We as a neighborhood strongly disagree with this classification and would like to request a full EIR study. The proposed building, which will undergo a nearly 50% enlargement and feature a new three-story structure, clearly qualifies for an exception to a CEQA exemption. Its location right on the beach will significantly impair public ocean views from the Pacific Coast Highway and neighboring streets and buildings. Additionally, its

questionable aesthetics and the proposed bus turnover station further exacerbate the impacts on the community and Pacific Coast Highway. Therefore, we believe a full environmental traffic study is necessary as well.

In conclusion, I hereby request the honorable CA Coastal Commission to mandate a comprehensive Environmental Impact Report (EIR) and postpone the consideration of this project until this report and additional data are available for neighborhood evaluation.

Sincerely,

Maidie E. Oliveau
17517 Stretto Way
Pacific Palisades
Mobile 310 753 5117