

ADMINISTRATIVE MOTION

COMMITTEE: MVCC PLUM

TITLE: Motion Opposing Upzoning on Palms Blvd

PURPOSE: To formally oppose the proposed upzoning on Palms Blvd, ensuring the preservation of community character and neighborhood integrity.

BACKGROUND: The current land use designation for Palms Blvd is Low Residential with an existing zoning of R1v2. Under this zoning classification, properties are limited to a maximum height of 30' and one dwelling unit per lot. This zoning has historically supported a low-density character, which is essential for maintaining the quality of life in our residential community. The new draft land use proposal shifts to **Low Neighborhood Residential**, which allows for a height limit of **three stories** and a base density of **2L** (2 dwelling units per lot) as well as the permission of local-serving commercial uses. This change introduces a significant increase in both height and density, which could lead to the following consequences:

- Increased traffic congestion and parking challenges.
- Strain on local infrastructure and public services.
- Potential negative effects on neighborhood aesthetics.
- Displacement of existing residents and long-term community members.

Low Neighborhood Residential areas are intended to be primarily residential while integrating limited local-serving commercial uses, such as corner stores, food markets, and small cafés. These neighborhoods are designed to be adjacent and connected to commercial and employment areas, promoting a blend of residential and light commercial activities. However, this shift towards increased density and height deviates from the established neighborhood character, which is predominantly low-rise and oriented toward creating a house-scale environment. The upzoning proposal lacks sufficient consideration of these critical factors and fails to address community input and concerns adequately.

THE MOTION: I move that the Mar Vista Community Council formally oppose the proposed upzoning on Palms Blvd. This opposition should be communicated to the relevant planning authorities, emphasizing the need for maintaining the existing residential character and ensuring that any development aligns with the community's values and needs. Additionally, we urge that any future development proposals undergo thorough community engagement to address concerns and incorporate feedback effectively.

DIRECTED TO: Hon. Traci Park, Councilwoman, CD11; Jeff Khau, Planning Deputy, CD11; Mathew Halden, Deputy, CD11, Vincent P. Bertoni, AICP, Director, DCP; Kiran Rishi, Senior City Planner, DCP

ACTION/VOTE COUNT:

MVCC PLUM Committee Meeting, October 10, 2024

Motion of support moved by _____, seconded by MVCC _____

Motion of support approved by MVCC PLUM COMMITTEE XXY-XXN-XXA

MVCC Board Meeting, _____, 2024

Motion of support moved by MVCC _____, seconded by MVCC _____

Motion of support approved by the MVCC Board XXY-XXN-XXA