



**MarVista.org**

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Certified Neighborhood Council  
August 13, 2002

October 21, 2024

Transmitted via email

Executive Office of City of Los Angeles Department of City Planning

Attn: Vincent P. Bertoni

Director of Los Angeles City Planning

[Vincent.bertoni@lacity.org](mailto:Vincent.bertoni@lacity.org)

CC: Hon. Traci Park, Councilwoman, CD11; Jeff Khau, Planning Deputy, CD11; Mathew Halden, Deputy, CD11, Kiran Rishi, Senior City Planner

RE: Motion Opposing Upzoning on Palms Blvd between Walgrove & Beethoven.

Dear Mr. Bertoni,

The Mar Vista Community Council (MVCC) submits this letter to support the neighbors in the Palms/Beethoven area and formally oppose the proposed upzoning on Palms Blvd between Walgrove Avenue and Beethoven Street. The neighbors have already transmitted a petition with over 390 signatures. The current land use designation for Palms Blvd is Low Residential with R1v2 zoning, limiting properties to a height of 30 feet and one dwelling unit per lot. This zoning has long supported the low-density, house-scale character essential to our community's quality of life.

The new draft land use proposal shifts to Low Neighborhood Residential, permitting a height limit of three stories, a base density of 2L (two units per lot), and local-serving commercial uses. This shift poses significant risks, including:

- Increased traffic congestion and parking challenges.
- Strain on local infrastructure and public services.
- Negative impact on neighborhood aesthetics.
- Potential displacement of long-term residents.

While Low Neighborhood Residential aims to blend light commercial with residential areas, this proposed increase in density and height disrupts the established character of the neighborhood. The upzoning lacks sufficient consideration of community input and could lead to lasting, negative consequences.

MVCC and the neighbors of the Palms/Beethoven area formally oppose this proposal and emphasize the need to preserve the current character of the neighborhood. We urge that any future development be subject to comprehensive community engagement and reflect the values and needs of residents.

Very Truly Yours,

Kevin Wheeler, Chair MVCC PLUM  
Committee

Drew Ruesch, MVCC Board Chair