CITY OF LOS ANGELES
CALIFORNIA

Palms Neighborhood Council Representative Assembly

Alison Regan, President
Eryn Block, Vice-President
V. Claire Jadulang, Secretary
Vacant, Treasurer
Randell Erving, Community Org. Rep.
Jenn Gers, Residential Rep. A
Erika Graves, Residential Rep. B
Scott Chase, Residential Rep. C
Vacant, Residential Rep. D
Karla Van Horn, Residential Rep. E
John Stanley, Business Rep. 1
Maria Muñoz, Business Rep. 2
Aijaz Dagga, Business Rep. 3

10008 National Blvd. #210
Los Angeles, CA 90034

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PALMS NEIGHBORHOOD COUNCIL

Representative Assembly SPECIAL Meeting Agenda
Wednesday, February 6, 2019 – 7:00 p.m.
IMAN Center – 3376 Motor Avenue, Los Angeles, CA 90034 (onsite parking available)

The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.

I. CALL TO ORDER & ROLL CALL

a. Call to Order (Regan)
b. Roll Call (Jadulang)

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS & MULTIPLE AGENDA ITEM PUBLIC COMMENT (10 minutes)

III. COMMITTEE REPORTS

a. Communications and Outreach (Saquilayan)
   i. MOTION: To approve PNC Annual Report [*See supplemental materials for Annual Report]*
b. **Green** (Block)
   i. **FUNDING MOTION:** Authorize the Green Committee and the Palms Neighborhood Council to commit up to $3,000 of quoted total of $6,700 to trim trees along Motor Avenue and National Boulevard to the Motor Avenue Improvement Association (MAIA) with the condition that other sources of funding are found to supplement. This commitment is in continuation of the partnership that the PNC undertook with MAIA for planting the trees 10 years ago, and tree trimming maintenance 4 years ago. [See supplemental document for proposal from the MAIA]
   ii. **MOTION:** To approve the attached CIS to support the resolution to establish a one-mile health and safety buffer around oil drilling operations in the City of Los Angeles (council file 17-0447) [See report for full CIS]
c. **Planning & Land Use** (Poster)
   i. **MOTION:** To approve the prepared recommendation letter to Director of Planning regarding Westside Community Plan [See report for letter]
d. **Ad Hoc Election Committee** (Greif)

i. **MOTION:** To recommend the Palms Neighbor Council approve the following key dates for candidate information sessions, candidate electioneering training, and candidate forums:
    1. February 23rd @ 11:00AM IMAN Center – Candidate recruitment lawn-sign placement event.
    2. March 6th @ 6:30PM IMAN Center – Potential candidate info session before PNC meeting to help candidates considering running learn about the process, ask questions, and see a PNC meeting.
    3. March 17th @ 11:00AM IMAN Center – Candidate recruitment lawn-sign take-down event.
    4. April 3rd @ 6:00PM IMAN Center – Candidate electioneering training before PNC meeting to help candidates that are running know about some best practices for running robust campaigns and stay for the meeting to learn more about the PNC.
    5. May 1st @ 6:30-7:30PM IMAN Center – 1st Candidate Forum, held prior to a PNC meeting to increase turnout. Depending on number of candidates this may be an Exec Board candidates forum only.
    6. May 30th @7-9PM Location TBD – 2nd Candidate Forum. Depending on number of candidates this may be a non-Exec Board candidates forum only.
ii. **FUNDING MOTION:** To recommend the Palms Neighbor Council approve four designs and up to $4,000 for 400 lawn signs in full color from Castle Signs. *[See supplemental materials for lawn sign designs]*
iii. **FUNDING MOTION:** To recommend the Palms Neighbor Council approve up to $2,000 for a social media campaign using primarily Facebook ads, with the ability to include NextDoor, Twitter, or Instagram ads as needed.
iv. **FUNDING MOTION:** To recommend the Palms Neighbor Council approve up to $250 for candidate recruitment posters and flyers (~500 flyers, ~100 posters). *[See supplemental materials for poster designs]*
v. **FUNDING MOTION:** To recommend the Palms Neighborhood Council approve up to $2,000 for 8,000 candidate recruitment door hangers and hanging service.

IV. Adjournment (End time is approximately 9:00 p.m. or shortly thereafter)

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the President. Public comment will be taken for each motion as well as for any item in the consent agenda prior to Board action. The public is requested to fill out a "Speaker Card" to address the Assembly on any item of the agenda prior to the Assembly taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Assembly's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 1 to 2 minutes per speaker, at the discretion of or unless waived by the Assembly. In the interest of addressing all items on the agenda, time limits for individual comments and discussion may be set at the discretion of the President. All items on the consent agenda will be determined by a single Committee vote and without Committee discussion. Committee members may request that any item be removed from the consent agenda and considered individually at any time prior to that vote.

Per Board of Neighborhood Commissioners Policy #2014-01, agendas are posted for public review at: 1) Woodbine Park Kiosk, 3409 S. Vinton Ave.; 2) Palms Neighborhood Council website, www.palmsnc.la.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Woodbine Park Kiosk, 3409 S. Vinton Ave, at our website: www.palmsla.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Secretary at secretary@palmsnc.la

Palms NC Board and Committee members abide by a code of civility (http://empowerla.org/code-of-conduct/). Any person who interferes with the conduct of a Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting is subject to removal. A peace officer may be requested to assist with the removal should any person fail to comply with an order of removal by the Neighborhood Council. Any person who resists removal by a peace officer is subject to arrest and prosecution pursuant to California Penal Code Section 403.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Secretary at secretary@palmsnc.la

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL secretary@palmsnc.la

Palms Neighborhood Council

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2019 Elections Ad Hoc Committee Report

Committee Meeting Date: January 28, 2019

Committee Members:
Chair: Nick Greif, *Vice-Chair*: Paul Seo, *Member*: Justine Saquilayan

Proposed Motions for General Assembly Adoption

Committee discussed the full meeting agenda reviewable here.

MOTION: To recommend the Palms Neighbor Council approve the following key dates for candidate information sessions, candidate electioneering training, and candidate forums:

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FUNDING MOTION: To recommend the Palms Neighbor Council approve four designs and up to $4,000 for 400 lawn signs in full color from Castle Signs. [See supplemental materials for lawn sign designs]

FUNDING MOTION: To recommend the Palms Neighbor Council approve up to $2,000 for a social media campaign using primarily Facebook ads, with the ability to include NextDoor, Twitter, or Instagram ads as needed.

FUNDING MOTION: To recommend the Palms Neighbor Council approve up to $250 for candidate recruitment posters and flyers (~500 flyers, ~100 posters). [See supplemental materials for poster designs]

FUNDING MOTION: To recommend the Palms Neighbor Council approve up to $2,000 for 8,000 candidate recruitment door hangers and hanging service.Xx

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Previous Meeting Recap 1/7/19

Committee discussed the full meeting agenda reviewable here.

The committee decided on the following action items to prepare for the 2019 elections and in particular, focus on candidate recruitment which begins 2/17/19 when candidate filing begins.

- Design PNC central webpage for candidacy and election information @ palmsnc.la/election (**Nick**)
- Design and get quotes for 400 3+ Color Lawn Signs for candidate recruitment.
    - Quote (**Paul**) to be obtained from Castle Signs in Palms

- Design (**Justine**) to be generated, potentially using a messaging campaign of coordinated slogans on each sign with the same call to action. Some slogan ideas below:
  - Just Run Already!
  - ♡ Palms… run for your local Palms Neighborhood Council!
  - Annoyed by all the dog poo… run for your local Palms Neighborhood Council!
  - Give a 💩? Run for your local Palms Neighborhood Council!
  - Now is your chance to be civically engaged! Run for your local Palms Neighborhood Council!
- Get quotes for local billboards, mostly owned by Lamar (**Paul**)
- Draft candidate recruitment copy for Facebook / Nextdoor / Twitter / Newsletter as well as local surrogates (**Nick**)
- Price out postcards or door hangers and walkers to hang them (**Paul**)
- Design posters for the campaign to be provided to local businesses and organizations (**Justine**)
- Collate local contacts for additional groups that can get the word out [i.e. schools, faith orgs, etc] (**Nick**)

The committee discussed working off a tentative $20,000 budget. $10,000 for candidate recruitment and $10,000 for election voter outreach.

DRAFT Candidate Recruitment Budget (estimated)	
400 Lawn Signs (full color)	$2,000
Social media ad campaign	$2,000
Billboards	??? (*likely to not be feasible*)
Postcards or Door Hangers	$2,500-$10,000 (*may not pursue*)
Posters	$250
TOTAL	**$4,250-$20,000**

The committee discussed holding some key dates for candidate info sessions, candidate electioneering training, and candidate forums:

- March 6th @ 6:30PM IMAN Center – Potential candidate info session before PNC meeting to help candidates considering running learn about the process, ask questions, and see a PNC meeting.
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Now's Your Chance

To lead. To make a difference. To be civically engaged.

Run for your local Palms Neighborhood Council.

The Palms Neighborhood Council, an official advisory agency of the City of Los Angeles, serves as a voice for the over 44,000 residents of Palms. Comprised of 13 community-elected board seats, the Palms NC seeks to improve the quality of life of our stakeholders, engage on issues affecting the community, improve the delivery of City services to our area and make City officials and departments more accountable to community needs.

Learn how to run at palmsnc.la/elections

Sign up by March 19, 2019

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♥ PALMS?

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JUST RUN ALREADY

FOR YOUR LOCAL NEIGHBORHOOD COUNCIL

PALMS NEIGHBORHOOD COUNCIL

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YOU'RE UP

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GIVE A ?

RUN FOR YOUR LOCAL NEIGHBORHOOD COUNCIL

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GOT CIVIC ENGAGEMENT?

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Eryn Block, Residential Rep. E
John Stanley, Business Rep. 1
Maria Muñoz, Business Rep. 2
Vacant, Business Rep. 3

Green Committee Report

Committee Meeting Date: 01/17/2019

Committee Member: Chair: Eryn Piper Block, Member: Irina Tehrani, Member: Clinton Brown, Member: Shakuntala Zakheim

7:38pm

Motions

CIS MOTION: The Palms Neighborhood Council supports the resolution to establish a one-mile safety and health buffer around oil drilling operations in the City of Los Angeles (file 17-0447). [see supplement for full CIS]

Committee Vote Count: 4 in Favor, 0 Opposed, 0 Abstentions

FUNDING MOTION: Authorize the Green Committee and the Palms Neighborhood Council to commit up to $3,000 of quoted total of $6,700 to trim trees along Motor Avenue and National Boulevard to the Motor Avenue Improvement Association (MAIA) with the condition that other sources of funding are found to supplement. This commitment is in continuation of the partnership that the PNC undertook with MAIA for planting the trees 10 years ago, and tree trimming maintenance 4 years ago. [See supplemental document for proposal from the MAIA]

Committee Vote Count: 4 in Favor, 0 Opposed, 0 Abstentions

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Resolution in support of establishing a 1-mile human health and safety buffer around oil drilling operations in the City of Los Angeles

Whereas Los Angeles is one of the only places in the United States where oil drilling occurs right in the middle of a densely-populated urban metropolis. Over 620,000 Angelenos live within a mile of an active oil well;

Whereas the City of Los Angeles contains over 1,000 active oil wells and 80% are located within 2,500 feet of a sensitive land use, impacting residents, students, and workers;

Whereas neighborhood drilling threatens the health and safety of those living along the fence line of these oil wells;

Whereas oil and gas extraction sites routinely use and emit as byproducts toxic chemicals that are known carcinogens, endocrine disruptors, and are harmful to multiple organ systems. These include but are not limited to formaldehyde, hydrochloric acid, hydrofluoric acid, naphthalene, xylene, benzene and volatile organic compounds;

Whereas the primary health risk factor associated with oil and gas development within urban areas is proximity to active sites, because any toxic emission will be at its highest and most dangerous concentration at the source of pollution;

Whereas the closer you live, work, and play to an active oil well, the more severely your health and safety are threatened. Whereas living next door to neighborhood drilling means chronic headaches and migraines, frequent nosebleeds, exacerbated asthma and other respiratory illness, reproductive harm and an increased risk of cancer;

Whereas the transport, onsite storage and use of toxic and flammable chemicals in industrial facilities in close proximity to homes and other sensitive land uses also raises the risk of catastrophic accidents;

Whereas neighborhood drilling is incompatible with public health and has no place near sensitive land uses such as homes, schools, churches or daycare facilities; and studies show that a buffer of at least 2,500 feet between active oil wells and these sensitive land uses is necessary to protect community health from oil extraction;

Whereas the City of Los Angeles is a leader at the forefront of enacting policies to protect the environment and address global climate change, including the Sustainability City pLAn requiring dramatic reductions in GHG emissions with an 80% GHG reduction target by 2050;

Whereas the City of Los Angeles has a duty to protect the health and safety of its residents and can use its power over land use and oil operations to protect those residents in this instance;

The Palms Neighborhood Council resolves to call on the City of Los Angeles, and the Los Angeles City Council specifically to establish a human health and safety buffer that prohibits oil drilling within one mile of sensitive land uses including homes, schools, early childhood centers, senior centers, hospitals and medical clinics, parks, etc.

The Palms Neighborhood Council resolves to submit a Community Impact Statement to Council File 17-0447 and to communicate support to our City Council member expressing support for this position.

Palms Neighborhood Council Funding Motion Request

Please answer the questions below and submit to president@palmsnc.la and treasurer@palmsnc.la one week in advance of the general meeting before the event or expenditure for consideration on the agenda. **Please note that if NC pre-approval is required for an outreach event, this must be done before submission to the PNC.** Section 1 is required for all funding motions and Section 2 is only required for funding motions for Neighborhood Purpose Grants and Outreach.

Section 1:

1. Your Name: Eryn Piper Block
2. Role: Chair of the Green Committee
3. Funding Purpose: Trim 134 trees along Motor Avenue that were planted in partnership between the PNC and the Motor Avenue Improvement Association over 10 years ago.
4. Funding Request Amount: Up to $3000
5. Budget Breakdown: $50 per tree, paying up to $3000 of the total $6700.

6. Expected Outcome: Trees trimmed to maintain healthy trees, avoid trees being ripped out of tree beds, and to alleviate issues with blocking sidewalks and storefronts.
7. Funding Type: Community Improvement Project

Section 2:

Neighborhood Purpose Grant

1. If it is a Neighborhood Purpose Grant (NPG), is the proposed funding recipient: a. A 501(c)3 or public school? (Yes/No) i. If yes, proceed. If no, the motion is not eligible.

2. Is the event free to attend and open to the public and is there a public benefit? (Yes/No) a. If yes, proceed. If no, the motion is not eligible.

3. Would the event go on without the support of the PNC? (Yes/No)
4. Have you: a. Completed an NPG application packet? (Yes/No) i. If no, you must complete this packet to be considered on the agenda.

Outreach Event

1. Will the NC's name/logo be included in promotional materials and advertised as a sponsor? (Yes/No) a. If yes, proceed. If no, the motion is not eligible.

N/A

2. If it is an outreach event—If the NC does not contribute to this event, will the event still continue? (Yes/No) a. If the answer is NO, the NC is considered a sponsor or co-sponsor, and must submit an event review and pre-approval request, using a NC Event Approval Form, to the NC Funding Program. If the answer is YES, the event will continue without the NC's contribution, then the NC is not considered a sponsor or co-sponsor of the event, and no pre-approval is required.
b. Is the event free and open to the public? i. If yes, proceed. If no, the motion is not eligible.

Wood Tree Service

Date 8/8/18

QUOTE

Bill To:
Motor Avenue Improvement
Association
Palms Neighborhood Council

	Unit cost	*Quantity*	*Total*
Trim 126 Trees on Motor	$50	134	$6,700
Balance Due			**$6,700.00**

Please make check payable to Mike Wood.

Mike Wood
2913 Sanborn Ave Venice Ca
90291

Phone: (310) 963-0584

CEOJose Chavez jr
459 Lewis St
Los Angeles CA 90042
onedayestimates@gmail.com
www.onedaytreeservice.com
213-272-1618

One Day Tree & Landscape Inc.

Project Proposal

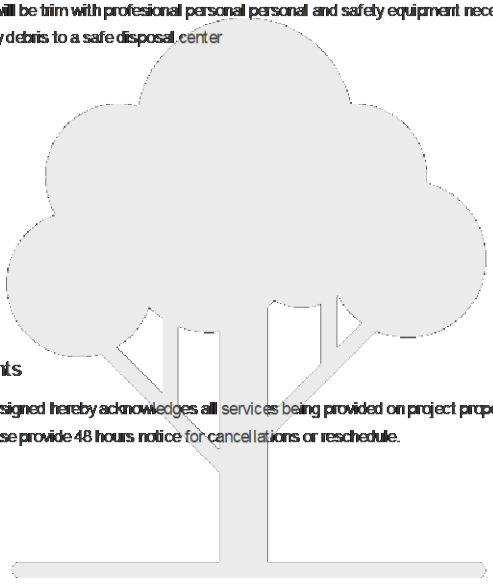
For: Lee
maia@motorassociation.org
310 202-9002

Motor ave 90034

Estimate No: 5498
Date: 12/20/2018

Description	Quantity	Rate	Amount
**from 10 freeway to Venice blvd on Motor Avenue	121	$84.38	$10,209.98
Trim 121 tipu trees located city park way, trim back from any structure, shape and removed any dead, broken or any unsafe branches,84.38 each			
Trim 1 Mexican palm located city park way	1	$150.00	$150.00
Trim 1 queen palm located city park way	1	$100.00	$100.00

All trees listed above are located between 10 freeway and Venice blvd. On motor ave.
All trees will be trim with profesional personal personal and safety equipment necessary.
Haul away debris to a safe disposal center



Subtotal	$10,459.98
TAX 0%	$0.00
Total	$10,459.98

Total $10,459.98

Comments

The undersigned hereby acknowledges all services being provided on project proposal. Payments must be paid within 7 days, failure to comply will result in 10%late fee. *Please provide 48 hours notice for cancellations or reschedule.

Cisnero's Tree Care
5939 S Olive St Los Angeles, CA 90003

ESTIMATE
#0000032

Amount
$6,825.00 USD

To:
Lee
P.O. Box 341248.
Los Angeles, CA 90034 ...

Expiration Date: 01/20/2019

Service or Product	Quantity	Price/Rate	Total
Trimming on motor street Trimming on both side of park way from Venice down to i10 freeway on motor st 105 different sizes of trees Will be a flat rate per tree total 105 Chinese flame tree will be trim and shape to the city standards total of 105 Chinese flame	105.0	$65.00 USD	$6,825.00 USD
	SUBTOTAL		$6,825.00 USD
	GRAND TOTAL		$6,825.00 USD

Notes:
Some other smaller tree will be. Trim on both sides all Chinese flames tree will be trim from Venice all the way to I 10 freeway on motor st

Terms & Conditions:
Estimate covers listed services/products only and is based on the information provided to us at the time – changes or additions may increase costs. Estimate valid only until expiration date specified, unless otherwise provided.

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Palms Planning and Land Use Committee Report

Committee Meeting Date: January 9, 2019

Committee Members: Chair: Jamie Poster, Vice-chair: Neal Anderberg, Members: Will Chandler, Alex Ogle

Call to Order: 7:10 pm **Adjournment:** 9:00 pm

Committee Members Present: Jamie Poster, Neal Anderberg, Alex Ogle.

1. Discussion of Community Plan Update letter

This was a continued conversation from our two previous meetings (November 14, December 12th) regarding the upcoming Community Plan Update. The City has 35 Community Plans, which together make up the City's General Plan Land Use Element. These Community Plans establish goals and policies to guide future land use and development within each plan area. The applicable current Palms neighborhood is the Palms – Mar Vista – Del Rey Community Plan was adopted in 1997.

The Department of City Planning is in the early stages of updating four Westside Community Plans including Palms – Mar Vista – Del Rey, West Los Angeles, Venice and Westcherster – Play Del Rey. Community members can find more information regarding the update by visiting the Westside Community Plans website (www.planningthewestside.org/).

The Planning and Land Use Committee discussed issues relating to the City's Transit Oriented Communities ("TOC") program, the pending Expo Line Transit Neighborhood Plan ("TNP"), previously approved standards in the Palms Neighborhood Council Guidelines for Neighborhood Appropriate Development, equitable distribution of density throughout the community plan,

commercial corridor activation, transportation and infrastructure, pedestrian safety, zoning principles and housing opportunities.

After the Committee discussed these issues with the community, the attached was prepared that includes the Committee's recommendations regarding the upcoming community plan update.

Motion: The committee recommends to the PNC to support the prepared recommendation letter regarding the Community Plan Update and send to the Director of the Department of City Planning.

Individual community members can share their opinions with the Department of City Planning through an online survey, which can be access through the above website URL or at the following link:
https://docs.google.com/forms/d/e/1FAIpQLScGA-J9N0CdAZ6pSUU9wf7f4rydCkV-zQm1rap75w06s9Cgdg/viewform

2. Recap from December 12, 2018 meeting:

The Committee reviewed a proposed project 3718 Bentley Avenue (DIR-2018-4296-TOC). The Project is a 6-story, 17-unit, multi-family building totaling 67' in height, 19,920 square feet in floor area, with 21 automobile parking spaces, 17 long-term bicycle park. The Project is able to utilize TOC affordable housing incentives for being located near the Major Transit Stop at Venice Boulevard and Sepulveda Boulevard where there are two Rapid bus lines: Metro Rapid 733 and Culver City Rapid 6. Several neighbors were in attendance from the adjacent single-family homes on Tilden Avenue who did not support a 6-story project adjacent to their single family homes.

The Committee did not take action on the project, but the following recommendations were reviewed to address some good-neighbor best practices and make the project more palatable to the neighborhood.

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Height

1) Provide shade/shadow visualizations to show impacts on adjacent single-family homes so the neighbors understand whether they will be impacted (a google sketch-up is fine).

2) Make stair shaft at a 45 degree angle or uncovered at the roof deck to soften height from the rear.

Privacy

3) Create juliette balconies or no balconies at all on levels 4, 5 and 6 to help with privacy for the single-family neighbors.

4) Provide landscaping, tall trees, or other measures in the rear yard to help with privacy for the single-family neighbors.

Front Yard

5) Provide landscaping in the front yard in accordance with the Neighborhood Council recommended plants.

6) Soften hardscaping in front yard with grasscrete or other paving material to minimize parking lot effect.

Parking/Transportation

7) Eliminate excess parking about what's required by the TOC guidelines.

8) If additional parking is necessary to be provided beyond the parking minimum, engineer the ground floor such that it could be transformed in the future when we are less dependent on personal vehicles.

9) Create a space in front yard for multi-modal dockless transit parking.

10) Purchase pre-paid transit passes for initial tenants for at least 6 months to encourage use of transit system.

Construction Impacts

11) Create an outreach program with impacted neighbors regarding updates for critical construction points (demolition, hauling, etc...)

12) Conduct pest removal prior to demolition.

13) Require off-site parking for construction workers and minimize impact on on-street parking to it remains available to neighbors

Affordability

14) Provide one (1) additional restricted affordable unit at the medium income level.

Dear Vince Bertoni,

On behalf of the Palms Neighborhood Council, I write to lay out the recommendations and concerns regarding the Palms – Mar Vista – Del Rey Community Plan Update. Generally, the Palms Neighborhood Council ("PNC") supports an equal distribution of development along commercial corridors throughout the Community Plan Area, increased mobility options, and housing options available to a range of income levels including medium income housing.

Equitable Distribution of Density throughout Community Plan Area

According to the LA Times Mapping LA project, the Palms neighborhood is ranked 9th of 265 neighborhoods in the County of Los Angeles in density population per square mile. With the addition of the Transit Oriented Communities ("TOC") program in 2017, Palms has also experienced an influx of new development projects (see Exhibit "A"). Since Palms is already supporting such high population density, we recommend the Update provide for a fair and equitable distribution of density throughout the Community Plan Area. With the growth of Westside employment opportunities in Silicon Beach, we would also like to see other areas of the Westside take on more density during the Planning the Westside Community Plan Update process.

Within single-family neighborhoods throughout the Community Plan, we hope to see more flexibility to permit additional units to be constructed on single-family properties. At the same time, in order to protect the scale and character of single-family neighborhoods throughout the Community Plan, we encourage more intense development with greater density along the commercial corridors like Venice Boulevard.

Commercial Corridors

The PNC recommends higher intensity zoning along commercial corridors and larger streets throughout the Community Plan area including National Boulevard, Venice Boulevard, Washington Boulevard, Culver Boulevard, Motor Avenue, Overland Avenue, Sepulveda Boulevard, Inglewood Boulevard, and Centinela Avenue.

We recognize the Expo Line Transit Neighborhood Area Plan addresses this issue along a portion of National Boulevard, Motor Avenue and Venice Boulevard. We recommend a similar concept be expanded to the other major streets in the Community Plan with an emphasis on pedestrian activation and residential density.

Additionally, the PNC encourages a commercial corridor activation program to include storefront beautification and landscaping programs along commercial boulevards and

medians. The Venice Boulevard median is a missed opportunity for beautification and landscaping in our neighborhood. In Palms, we recommend a continuous and coordinated landscaping program in the Venice Boulevard median between Culver Boulevard and the 405 Freeway.

Although we have a vested interest in Venice Boulevard between Culver Boulevard and the 405 Freeway, we hope to see Venice Boulevard thought of as one thoroughfare from Palms to the ocean. We recommend the Department of City Planning work with the Council Office, Metro, Los Angeles Department of Transportation and the Bureau of Engineering to coordinate reliable and frequent transit service from the Culver City Metro Station to the beach.

Transportation and Mobility

To encourage residents to utilize the Expo Line, the PNC believes it is especially important to connect multi-modal mobility transit option throughout the neighborhood. To encourage the use of multi-modal transit options, the PNC recommends the following:

- Encourage pedestrian activity by streetscape improvements and ground floor retail.
- Implement maximum parking requirements and prohibit ground floor parking at the street frontage to reduce over-parked development projects and increase street level activity.
- Work with Metro to develop a transit-oriented development TAP Card program to implement discounted metro pass program for transit-adjacent residents throughout the City.
- Provide bus bench shelter and adequate lighting at every single bus stop.
- Incentive shared dockless transit options in new development.
- Provide a direct connection the Metro Station to the greater protected bicycle lane network via Palms Boulevard.

To encourage pedestrian activity, the PNC recommends developing a clear pedestrian connection between the Palms Expo Line Metro Station and Palms local retail area at National Boulevard and Motor Avenue. The PNC also recommends improving pedestrian access to the Expo Line Bike path by providing a striped crossing at either Tabor Street or Watseka Avenue along Exposition Boulevard south of Palms Boulevard and another striped crossing at Woodbine Street and National Boulevard.

The PNC also recommends improving pedestrian safety throughout the entire neighborhood. On our neighborhood commercial streets, we recommend curb extension

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requirements, specifically at the intersection of Motor Avenue with Regent Avenue, Tabor Avenue, and Woodbine Street. For pedestrian safety on commercial corridors, the PNC recommends striped mid-block crossings especially on Motor Avenue near the post office and at Woodbine Street, such as required by the Livable Boulevards concept (see Exhibit B"). For pedestrian safety on local streets, we recommend requiring all vehicular ingress/egress to new development projects be accessed from rear or side alleys, where available.

The alleys need to be a fully functional, safe and accessible part of the neighborhood. We also recommend that all new development projects be required to improve the condition of the full width of the alley adjacent to the project with adequate lighting, security cameras, and drainage. Since the Bureau of Engineering does not request alley improvements for by-right projects, Rewrite LAMC 12.37 regarding highway dedications that alley dedication and improvement be required for all new development.

Palms Expo Line Metro Station

The PNC would also like to see more development immediately adjacent to the Palms Expo Line Metro Station consistent with the below recommendations:

- An enhanced pedestrian experience with safer street crossings,
- Passenger loading and unloading area adjacent to the Metro Station,
- More density adjacent to transit station,
- Inclusionary affordable housing requirements to include a range of income levels including medium income levels/workforce housing,
- Maximum parking requirements,
- Required pre-paid transit passes for residents of new construction,
- Public Art in and surrounding the metro station, and
- Wayfinding signs to find transit and transit maps.

Zoning and Land Use Designations

<u>Medium Residential</u>

While higher intensity zoning is supported, there are also several existing R3 neighborhoods with 45-foot height limits. Generally, the buildings in these areas are 2- to 5-stories. Before we begin developing 6 stories and taller within these R3 areas, let's start addressing the housing crisis adjacent to the Metro Station, on the commercial corridors, in other parts of the Community Plan and the City as a whole.

That being said, there are areas where these medium residential neighborhoods can be expanded to create better transitions between single-family uses and uses of greater

intensity. For example, there is a spot of single-family zoning sandwiched between medium residential on Tilden Avenue despite the fact that the entire neighborhood between Venice Boulevard and Regent Street is zoned R3. We believe this should be rezoned to be compatible with its adjacent neighbors and allow more density near Venice Boulevard.

Figure 1. ZIMAS map of Tilden Avenue

Industrial

Palms strives to be a walking residential area with neighborhood-serving commercial uses. Palms is an attractive neighborhood to residents because it is centrally located and transit-accessible to major employment centers in Culver City, Silicon Beach, Santa Monica and Downtown. But, we do not view our neighborhood as the major employment center, industrial center or hybrid industrial center. There are patches of industrial zones around the neighborhood at Overland Avenue and Venice Boulevard (see Figure 2) and on National Boulevard. These transit accessible areas could be supporting new and affordable housing or mixed-uses that include housing with minimum housing requirements instead of minimum industry requirements.

Figure 2. ZIMAS of Overland Avenue/Venice Boulevard intersection

Commercial

We recommend the Community Plan Update increase the Floor Area Ratio in commercial zones to allow for greater development on commercial corridors for residential/mixed-use projects in lieu of the Height District 1 limitation currently in place. Ground floor uses should activate the pedestrian environment. All ground floor parking should be lined with habitable uses toward the commercial corridor and vehicular access should be located from an alley, where available. As previously stated, PNC encourages a commercial corridor activation program to include storefront beautification and landscaping programs along commercial boulevards and medians.

Open Space

The Venice Boulevard median is zoned for Open Space (see Figures 1 and 2). This area is utilized as a public right-of-way. While we would look forward to a coordinated landscaping program in the Venice Boulevard median, we recommend removing the Open Space designation in the median to allow for greater development on Venice Boulevard without needing to seek relief from transitional height requirements.

That being said, our open space is extremely limited. We hope to see the creation of new open space, if possible. We also hope that Community Plan update will address open space access. There are nearby open spaces in Mar Vista and Rancho Park, but these are difficult to access without a personal vehicle.

Increase Housing Opportunity

Medium Income/Workforce Housing
New development should include restricted affordable housing for medium income and workforce housing. The Transit Oriented Communities program does not include medium income and workforce housing inclusionary options for development incentives. We hope to see the Low and Medium Income brackets represented in our community in addition to the Very Low and Extremely Low Income units.

Home Ownership
Current development targets the renter community. We recommended incentivizing creative opportunities for home ownership including new residential condominiums, condominium conversions and Small Lot Subdivision projects.

We would like to see the Community Plan Update provide some flexibility for current homeowners in single-family zones to create income opportunities on their lots by developing one to three units in their rear yards, if space is available.

Guidelines for Neighborhood Appropriate Developments
The Palms Neighborhood Council has approved Guidelines for Neighborhood Appropriate Developments that addresses basic good-neighbor policies including off-site construction parking and pest control. Please consider these guidelines while updating the Community Plan.

Thank you so much for your attention to our neighborhood. Please do not hesitate to reach out if you have any questions or if you would like to coordinate an outreach event in our neighborhood.

Sincerely,

Alison Regan
President, Palms Neighborhood Council

CC: Paul Koretz, Council District 5
Aviv Kleinman, Council District 5
Kinikia Gardner, Department of City Planning
Diego Janacua, Department of City Planning

Exhibit "A"

Map of TOC Projects in the Palms Neighborhood Council Area

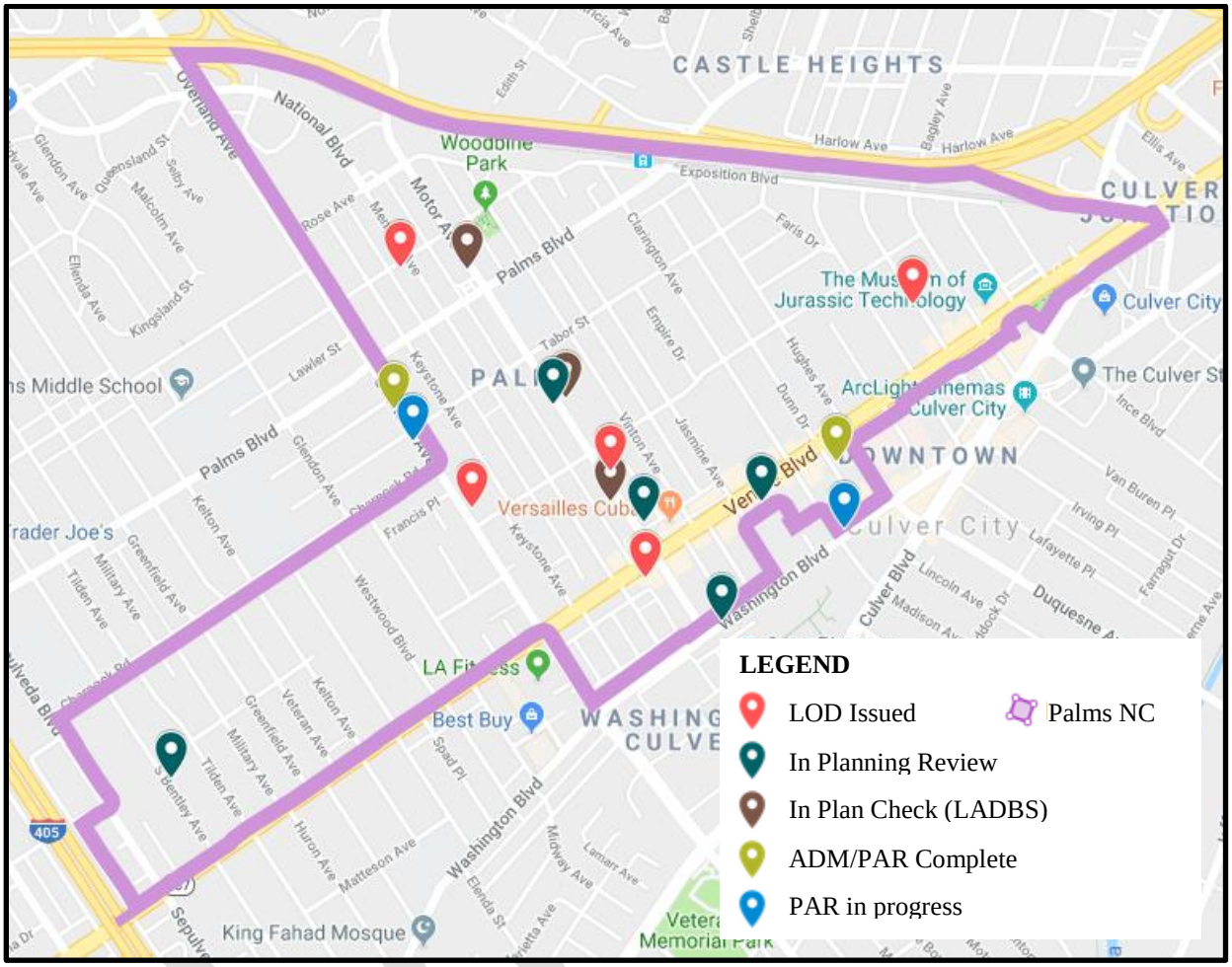

Exhibit "A" Continued

Table of TOC Projects in the Palms Neighborhood Council

ADDRESS	CASE NUMBER	PROJECT DESCRIPTION	STATUS
3642 S MOTOR AVE	ADM-2018-1441-TOC	6-story residential project with 62 dwelling units.	In plan check.
3739 S MOTOR AVE	ADM-2018-5351-TOC	5-story mixed-use project with 30 dwelling units.	In plan check.
3451 S MOTOR AVE	ADM-2018-6238-TOC	5-story mixed-use project with 30 dwelling units.	In plan check.
3535 S OVERLAND AVE	ADM-2018-868-TOC		Administrative review complete
3739 S CARDIFF AVE	DIR-2017-5455-TOC	6-story residential project with 74 dwelling units.	LOD Issued
3678 S OVERLAND AVE	DIR-2018-1136-TOC-WDI-SPR	Mixed-use project with 187 dwelling units and 3,864 sf of commercial.	LOD Issued
3716 S MOTOR AVE	DIR-2018-3014-TOC	7-story mixed-use project with 34 dwelling units.	LOD Issued
10412 W VENICE BLVD	DIR-2018-3021-TOC	Mixed-use project with 79 dwelling units and 1,145 sf commercial.	LOD Issued
10150 W VENICE BLVD	DIR-2018-3536-TOC	6-story mixed use projet.	Under Planning review.
3716 S BENTLEY AVE	DIR-2018-4296-TOC	6-story residential prject with 17 dwelling units.	Under Planning review.
10524 W WOODBINE ST	DIR-2018-4752-TOC	6-story residential project with 33 dwelling units.	LOD Issued

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10375 W WASHINGTON BLVD	DIR-2018-6322-TOC-SPR	Mixed-use project with 108 dwellin units and 3,600 sf of commercial.	Under Planning review.
3766 S MOTOR AVE	DIR-2018-6691-TOC	6-story mixed-use building with 36 dwelling units and 458 sf of commercial.	Under Planning review.
3641 S MOTOR AVE	DIR-2018-7340-TOC	30-unit apartment building.	Under Planning review.
3818 S DUNN DR	PAR-2018-5737-TOC		Administrative review complete
3565 S OVERLAND AVE	PAR-2018-6947-TOC		PAR in progress.
10015 W WASHINGTON BLVD	PAR-2018-7137-TOC		PAR in progress.

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PALMS NEIGHBORHOOD COUNCIL

2017 - 2018 ANNUAL REPORT

palmsnc.la | @palmsnc | info@palmsnc.la

Impact Beyond Palms

The Palms Neighborhood Council was honored to be awarded the 2018 EmpowerLA Award by the Board of Neighborhood Commissioners, who recognized the Palms NC's innovative and impactful work in activating stakeholders in Palms.

We acknowledge and thank our entire volunteer board, our city and community partners, and the many residents who work together to make Palms a great neighborhood!

2nd Annual Palms Community Day

Nearly 1,000 community members joined the Palms NC for its 2nd Annual Palms Community Day! The day's highlights included dance performances from Clover Avenue Elementary and Palms Elementary students; appearances from Assemblymember Sydney Kamlager-Dove, State Senator Holly J. Mitchell, and Councilmember Paul Koretz; a Palms photo booth for residents and visitors; a voting booth for potential public art projects; public Safety and City services; food trucks; and jump houses for the children.

Thank you to all of the participants, vendors, community organizations, and volunteers who made the event possible!

Palms TAP Cards

In partnership with Big Blue Bus, the Palms NC approved the procurement and distribution of 2,400 one-way, pre-loaded, limited edition Palms Transit Access Plan (TAP) cards to encourage transit use and build community. The Palms NC became the first-ever neighborhood council to be granted a commemorative TAP card!

Palms Food Truck Festival

In late 2017, the Palms NC brought the neighborhood the first-ever Palms Food Truck Festival, which welcomed over 1,000 residents!

Transportation Improvements

In partnership with the Los Angeles Department of Transportation, the Palms NC played an important role in refreshing the Palms signage on Washington Blvd. and Motor Ave. and gaining a new sign on National Blvd. near the I-10.
Welcome to Palms!

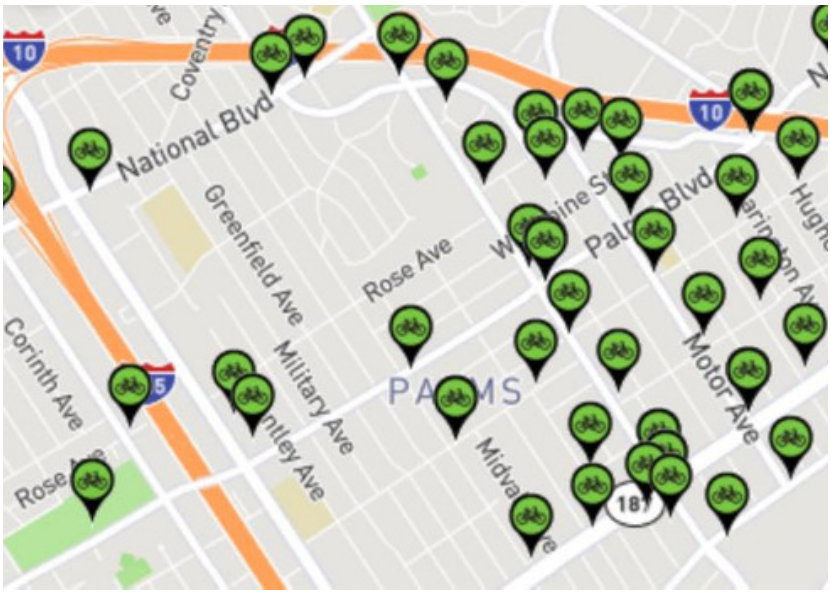
In an effort to reduce congestion on Overland Ave., the Palms NC worked closely with CalTrans, LADOT and CD5 to restore the second right turn lane from Overland onto the I-10 West.

Expo Line Transit Neighborhood Plan

The Palms NC issued a community impact statement in support of the City of Los Angeles' Expo Line Transit Neighborhood Plan, which covers the half mile area around the Palms Expo Line Station and proposes to make changes to various rules regarding land use, density, height limits, parking, and more.

Metro Bike Share

Big news for Palms! Our Palms NC collaboration with LADOT, Metro and the City of Culver City led to LADOT officially recommending that Palms be included in the expansion of the Metro Bike Share program. The Palms NC has encouraged the community to participate in making suggestions for station locations.



Microtransit

The Palms NC also partnered with LADOT to get input for a potential new Microtransit pilot in Palms – a public transit-like service, but on a smaller, more flexible scale that uses vans instead of large buses! The community's input will help Palms be one of the first communities in L.A. to test this new potential transportation option, which seeks to alleviate traffic.

Serving the Palms Community

The Palms NC screened several proposed developments in the neighborhood, responding to community concerns and serving as the liaison between developers and Palms.

In addition, the Palms NC wrote letters in support of AB 1506 to repeal Costa-Hawkins and AB 2364 to amend the Ellis Act.

A community impact statement in support of plan B for billboards was issued, calling for limits on digital signage in the neighborhood.

Public Safety and Homelessness

The Palms NC coordinated with L.A. County Public Health and the Palms Emergency Preparedness Coalition to attend the 2nd Annual Palms Community Day, where 150 attendees were given info on CPR and 88 attendees learned “hands only CPR."

At the request of the Homelessness and Public Safety committee, LAPD increased patrols and presence within Palms. Senior Lead Officer Juan Ceja as well as other officers from LAPD Pacific Division have been vital in keeping Palms safe!

The Palms NC surveyed whether neighbors were in support of or against the use of drones by LAPD. 75% of the surveyed persons indicated that they support the use of drones by LAPD in limited circumstances to increase officer as well as public safety.

Special Election Town Hall

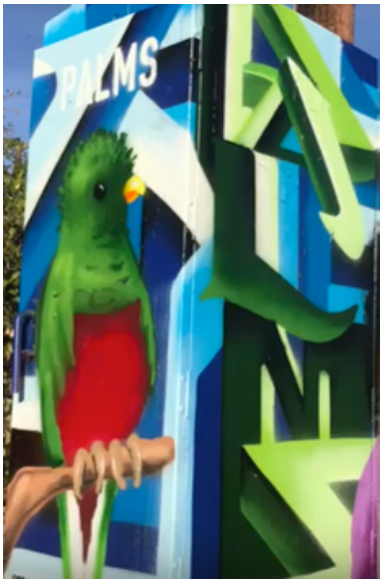
In March, the Palms NC helped prepare Palms for the Assembly District 54 Special Election by hosting a town hall event at the IMAN Center, where members of the community had the opportunity to ask questions and hear how the three candidates intended to represent Palms in Sacramento on key issues such as housing, homelessness, and transit.

Palms Neighborhood Walks

In 2018, the Palms NC hosted its inaugural Neighborhood Walks, a series of walks showcasing the creative art assets we have in our Palms community. The walks range from 2 - 4 miles, and are both kid-friendly and pet-friendly.

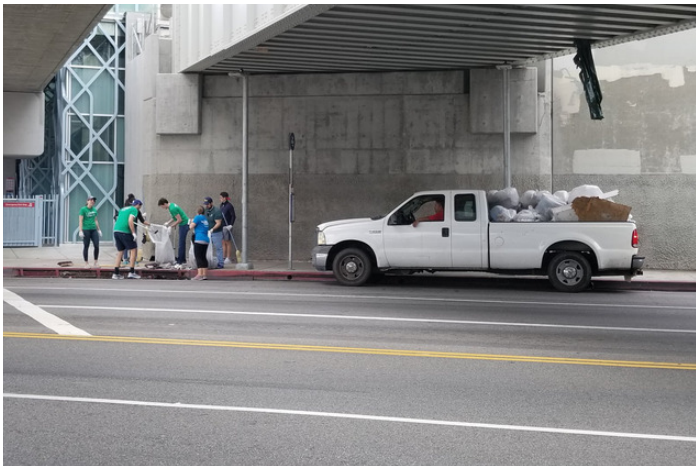
Utility Box Artwork

Palms NC continues its successful utility box artwork program, which awards $250 to artists who provide original designs. During fiscal year 2017-2018, 100% of the utility boxes in Palms had been painted!



Neighborhood Cleanup Days

Clean up, and green up! The Palms NC launched a yearlong initiative to beautify our neighborhood, hosting three neighborhood cleanup days, which brought together several members of the community for trash removal and maintenance.



Overland Mural

Have you seen the massive, show-stopping Palms Community Mural on Overland Ave.? Over 100 community volunteers painted the base colors of the mural, likely the largest on the Westside, which was created in partnership with Beautify Earth.

Get Involved

Want to help out? Committees are an opportunity to empower you, members of the Palms community, to come together to discuss, deliberate, and VOTE for action on a wide range of issues. Meetings are open to the public.

Commercial Corridor Activation Committee
Matters pertaining to exciting commercial streets, promoting great new businesses, walkable streets, and delightful public art.

Green Committee
Issues and policy affecting environmental quality, sustainable energy, waste reduction, green space.

Homelessness & Public Safety Committee
Informs and educates Palms stakeholders on the issues of homelessness in our community and connects homeless individuals to available resources. Serves as a voice and liaison between the people of Palms and Los Angeles agencies to establish relationships and improve responsiveness.

Outreach and Communications Committee
Promotes and advertises the PNC as a community resource to residents, while facilitating engagement and a sense of neighborhood for residents.

Planning and Land Use Committee
Tracks new residential and commercial developments planned for Palms and advises on citywide planning policy.

Transportation and Infrastructure Committee
Policy advisory body to the PNC on parking, mobility, traffic, transit and infrastructure needs that impact the Palms community.

For more detailed committee info, visit: palmsnc.la/committees

Meet the Palms NC

PRESIDENT
Alison Regan *Oct. '18 - present*
Nick Greif *July '16 - Oct. '18*

VICE PRESIDENT
Eryn Block *Dec. '18 - present*
Andres Cuervo *July '16 - Aug. '18*

SECRETARY
Claire Jadulang *July '16 - present*

TREASURER
Katie Clarkin *Feb. '18 - Jan. '19*
Connor Barclay *Aug. '17 - Dec. '17*

COMMUNITY-BASED ORGANIZATION REP
Randell Erving *Jan. '19 - present*
Alison Regan *July '16 - Sept. '18*

AREA A REP
Jenn Gers *Feb. '17 - present*

AREA B REP
Erika Graves *May '18 - present*
Pam Fellin *July '16 - Jan. '18*

AREA C REP
Scott Chase *July '18 - present*
James Dusenberry *July '16 - Feb. '18*

AREA D REP
Paul Seo *July '16 - Dec. '18*

AREA E REP
Karla Van Horn *Jan. '19 - present*
Eryn Block *Nov. '17 - Nov. '18*
Elena Albright *July '16 - Sept. '17*

AREA 1 BUSINESS REP
John Stanley *Sept. '17 - present*

AREA 2 BUSINESS REP
Maria Muñoz *July '16 - present*

AREA 3 BUSINESS REP
Aijaz Dagga *Jan. '19 - present*
Caity Wallace *May ' 18 - June '18*
Zale Richard Rubins *July '16 - Feb. '18*

Upcoming 2019 Election

On Sunday, June 2, 2019, the Palms NC is hosting elections for the upcoming 2019 -2021 term. All Board seats will be open, and all Palms residents are encouraged to run as candidates and vote.

Learn more at palmsnc.la/elections

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Questions? Interested in a Committee?
Email us at info@palmsnc.la

Report Bulky Items, Graffiti & More
Submit a request at lacity.org/311-services
or download the MYLA311 app

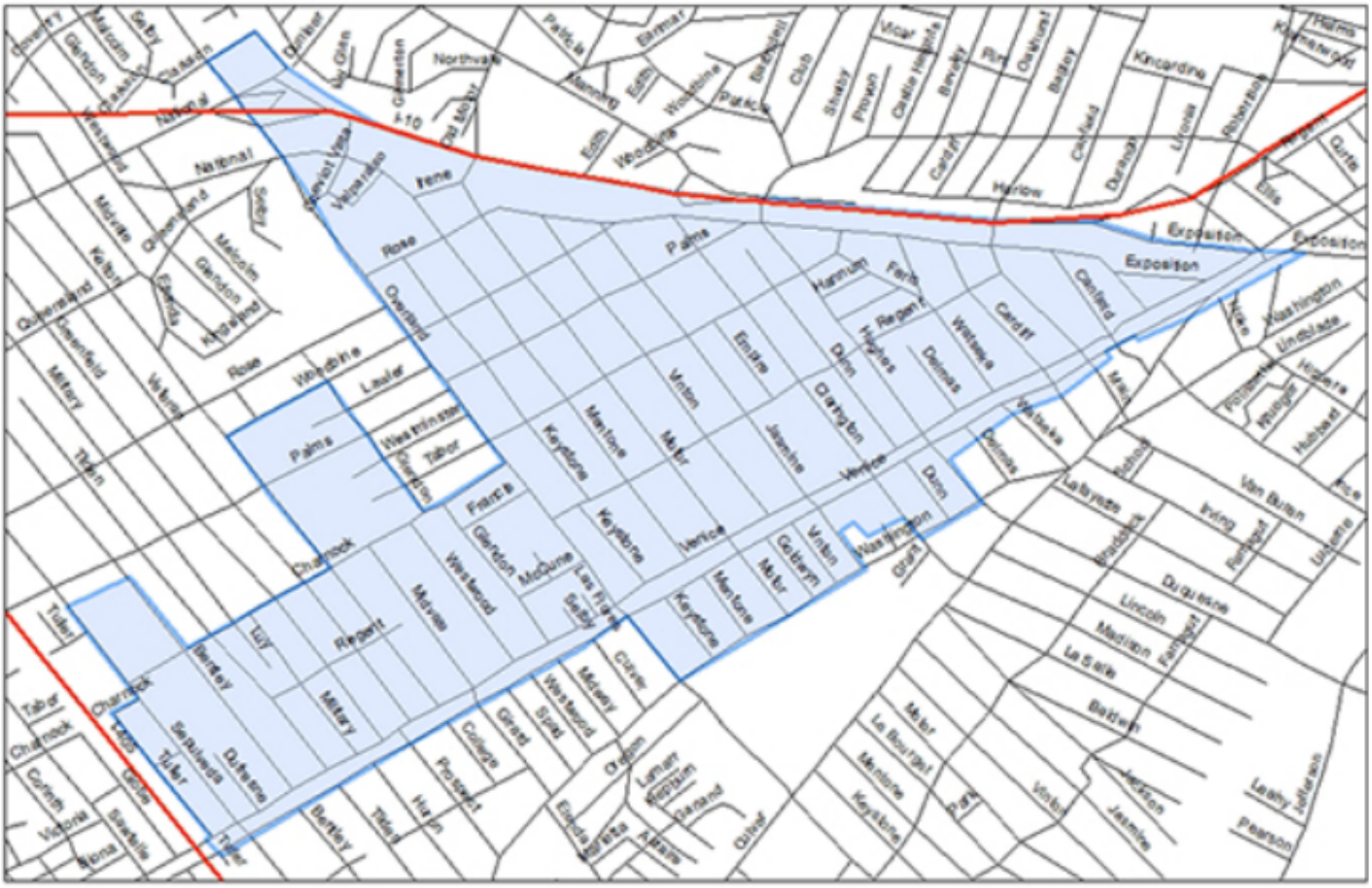
Connect With Us | @palmsnc

Report Broken Sidewalks
Submit a request at sidewalks.lacity.org

Visit us at palmsnc.la

Palms Boundaries

PALMS NEIGHBORHOOD COUNCIL BOUNDARY



PNC RESIDENTIAL AREA REPRESENTATIVE BOUNDARIES

PNC BUSINESS AREA REPRESENTATIVE BOUNDARIES