

[Policy][Community Plan]-Discussion and possible action on further community response to July 2020 Palms-Mar Vista-Del Rey Draft Community Plan

The motion:

The Mar Vista Community Council, after extensive feedback from the community requests the following specifications on the proposed zoning changes for Mar Vista:

- 1) With regard to the Low Residential-Duplex concept:
 - a) Requirements that there be one owner per Duplex parcel
 - b) Setbacks: 15 foot Front Setback,
6 foot Side Setback
20 foot Rear Setback
 - c) Height: 30 foot height limit
 - d) Parking: 4 minimum parking spots per Duplex Parcel
 - e) Specific protection preventing the combination of Duplex lots for a Zone change to a denser zone type
 - f) Specific language to preclude the application of Density Bonuses (as currently exists on R1 parcels)
 - g) Incorporation of New Owner incentives into these parcels to provide preferential leasing assistance to first-time buyers. These would be developed by DCP, the LA County Tax Assessor, The Franchise Tax Board, the Chief Legislative Analyst and the LA Controller's Office.
 - h) Incorporation of Affordable Covenants to any rented units on these lots
 - i) Include a required fee to a Community Benefit Fund with each new Duplex development, which would be required to improve the surrounding infrastructure
- 2) Remove the Medium Residential designation from the parcel that encompasses the Bowlero parking lot on Grand View Blvd (3781 Grand View Blvd), which is out of character with the proposed Downtown Mar Vista concept presented in the Draft Plan and include the parcel in the Downtown Mar Vista zoning concept
- 3) In the Neighborhood Serving Node at National and Sawtelle Blvds, re-zone the areas on the North West corner parcel (11321 to 11411 National) that had formerly been zoned P1 to Open Space.
- 4) Create a Character District to preserve the North side of Pacific between Marcasel and East Blvd

- 5) Preserve the community encompassed by Westminster, Tabor and Charnock Rd between Overland and Glendon Avenues, with a Character District designation, instead of the proposed Medium Residential

- 6) Preserve the communities in the cul-de sacs East of Sawtelle on Brookhaven, Sardis Avenues and Sardis Place