

# Mar Vista Community Plan Update

What's New, What's Next, and What It Means for Mar Vista



PRESENTED BY JEFF KHAU ON 12/11/25

# What is a Community Plan?

## Purpose of the Plan:



### **Guides Future Development & Mobility**

Guides land use, density, mobility, and development patterns for the next 20–25 years.



### **Establishes Policy Framework**

Sets the policy framework; not a building permit generator.



### **Ensures Regulatory Consistency**

Ensures consistency with Citywide Housing Element and State requirements.



### **Balances Growth & Community Character**

Balances growth with neighborhood character, mobility needs, and environmental resilience.

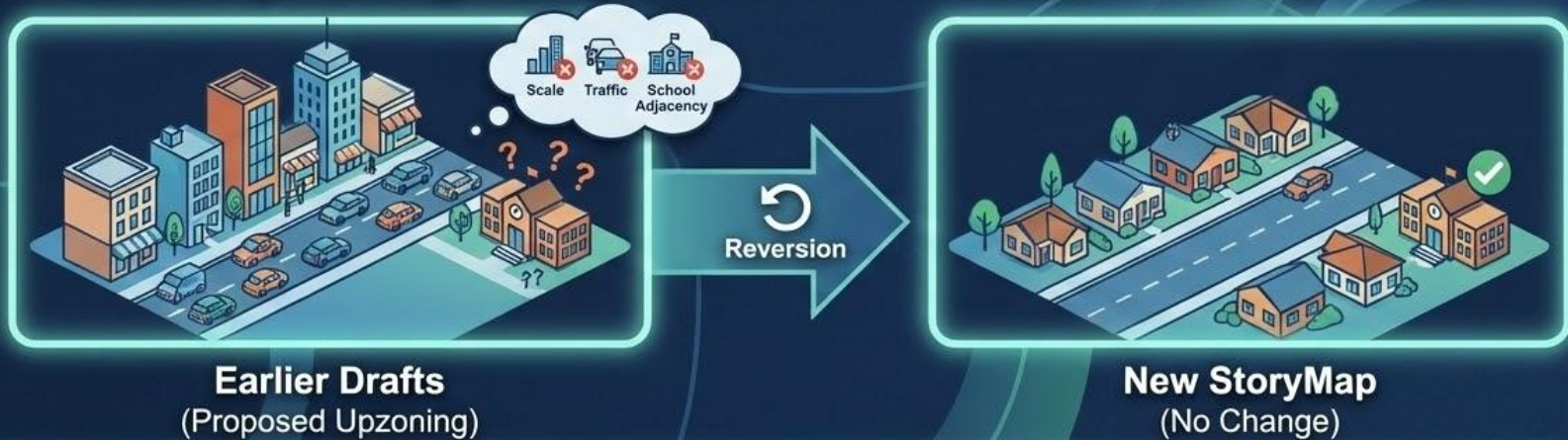


# Where We Are in the Process



# Key Revisions in New StoryMap

## Removal of Upzoning Along Palms Blvd



- Earlier drafts showed expanded mixed-use / higher density along Palms.
- Community concerns raised: scale, traffic, school adjacency, small-parcel feasibility.
- Planning analyzed and agreed that growth objectives could be met without those additional upzones.
- StoryMaps now reflect **no change** to base zoning along Palms.



# Key Revisions (continued)

## Removal of Upzoning Along Grand View Blvd



**Earlier Drafts**  
(Proposed Intensification)

Reversion



**New StoryMap**  
(Upzoning Removed)

- Similarly, the previously proposed intensification on segments of Grand View has been removed.
- Supported by updated parcel analysis and modeling showing adequate capacity elsewhere.

# What stayed the same

Reinforced neighborhood-serving corridors.

Target growth areas near high-quality transit.

Incentive-based mixed-use opportunities around major nodes (e.g., Venice Blvd).

Refinements to open space and mobility networks.





# What's Next for Mar Vista?

## Upcoming steps:



## How stakeholders can stay engaged:



Bookmark the StoryMap for ongoing updates



Sign up for Planning's email lists + CD11 updates



Submit focused comments (parcel-specific or policy-specific comments are most helpful)

# Opportunities Ahead

## Santa Monica Airport: A Once-in-a-Generation Transformation



### **Airport operations end in 2028**

Under the City of Santa Monica's  
agreement with the FAA



### **The Great Park — a major open space, recreation, and environmental asset**

Santa Monica is planning for the site to  
become a world-class park



# Mar Vista Community Plan Update

What's New, What's Next, and What It Means for Mar Vista

# What is a Community Plan?

## **Purpose of the Plan:**

- Guides land use, density, mobility, and development patterns for the next 20–25 years.
- Sets the *policy framework*; not a building permit generator.
- Ensures consistency with Citywide Housing Element and State requirements.
- Balances growth with neighborhood character, mobility needs, and environmental resilience.



# Where We Are in the Process

**StoryMaps Update**  
(Completed)



**Draft Plan Released**  
(Early 2026)



**Draft Environmental  
Impact Report (DEIR)**



**Public Hearings**  
CPC → PLUM → Full Council



**Final Community Plan  
Adoption**

# Key Revisions in New StoryMap

## Removal of Upzoning Along Palms Blvd

- Earlier drafts showed expanded mixed-use / higher density along Palms.
- Community concerns raised: scale, traffic, school adjacency, small-parcel feasibility.
- Planning analyzed and agreed that growth objectives could be met without those additional upzones.
- StoryMaps now reflect **no change** to base zoning along Palms.



# Key Revisions (continued)

## **Removal of Upzoning Along Grand View Blvd**

- Similarly, the previously proposed intensification on segments of Grand View has been removed.
- Supported by updated parcel analysis and modeling showing adequate capacity elsewhere.

# What stayed the same

Reinforced neighborhood-serving corridors.

Target growth areas near high-quality transit.

Incentive-based mixed-use opportunities around major nodes (e.g., Venice Blvd).

Refinements to open space and mobility networks.



# Being responsive to community concerns

Community input flagged concerns that were legitimate and specific.

Parcel-level feasibility + infrastructure modeling showed capacity targets could be met without the removed upzones.

Ensures the Plan remains consistent with the Housing Element capacity requirement while preserving neighborhood character.

Aligns with the Planning Department's citywide strategy: growth in transit-oriented areas, not mid-block residential streets.

# What's Next for Mar Vista?

## **Upcoming steps:**

- Draft Plan + zoning maps released with EIR → public comment period
- Additional workshops, office hours, and public hearings
- CPC hearing → PLUM → Council adoption

## **How stakeholders can stay engaged:**

- Bookmark the StoryMap for ongoing updates
- Sign up for Planning's email lists + CD11 updates
- Submit focused comments (parcel-specific or policy-specific comments are most helpful)

# Opportunities Ahead

## Santa Monica Airport: A Once-in-a-Generation Transformation

Airport operations end in 2028 under the City of Santa Monica's agreement with the FAA.

Santa Monica is planning for the site to become The Great Park — a major open space, recreation, and environmental asset.



# What This Means for the Westside

- **Large-scale public open space** adjacent to Mar Vista for recreation, wellness, and community use.
- Potential for **new mobility connections** (bike paths, pedestrian greenways, transit linkages) through or around the former airfield.
- Opportunity to **expand the regional park network**, linking Mar Vista → Airport Park → Bundy Drive → Expo Line.
- Supports broader Community Plan goals:
  - Improving multimodal access
  - Increasing tree canopy & ecological resilience
  - Expanding community-serving spaces

Questions?

# Palms Boulevard (Between Walgrove & Beethoven)

Existing: Low Residential (R1V2)

2024 StoryMap proposed “Low Neighborhood Residential” to allow commercial uses.

2025 StoryMap reverted back to Low Residential

# National Boulevard (between Bundy and Burkshire)

Existing: Low Residential (R1V2)

2024 StoryMap proposed “Neighborhood Center” to allow commercial uses.

2025 StoryMap reverted back to Low Residential



# Grand View Boulevard (between Victoria and Venice)

Existing: Low Residential (R1V2)

2024 StoryMap proposed “Low Medium Residential” to allow multi-family uses.

2025 StoryMap reverted back to Low Residential