



**Palms Neighborhood Council**  
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To Whom It May Concern,

The Palms Neighborhood Council (PNC) voted during the October 3, 2013 General Assembly meeting to support the project proposed for 3627- 3637 S. Hughes Avenue. The project is a by-right 27 unit apartment complex. The developer of the project intends to use SB1818 to increase certain dimensions of the property relative to zoned allowances in exchange for designating units for low income renters.

The PNC met with representatives of the developer on several occasions. The meetings took place at Brown Act compliant Planning and Land Use Committee Meetings, for which agendas were posted in public locations. The developer took PNC's considerations into account, increasing parking and using drought resistant plants.

The motion that passed was: The Palms Neighborhood Council supports the planned residential apartment complex being developed at 3627-3637 South Hughes Avenue after being engaged by the developer about the project and showing a willingness to work with the Planning and Land Use committee and council on parking and landscaping concerns.

Sincerely,

Niall MacMenamin  
Vice President  
Palms Neighborhood Council