



Palms Neighborhood Council
10008 National Blvd., #210 Los Angeles, CA 90034
president@palmsla.org
www.palmsla.org



October 3, 2013

Deborah Kahen
Department of City Planning
200 North Spring Street, Room 721
deborah.kahem@lacity.org
213-978-1202

Re: CPC-2013-2450-CA - ENV-2013-2451-CE

Ms. Kahen,

On behalf of the Palms Neighborhood Council, I would like to extend our support for the Citywide Proposed Zoning Code Amendment, Section 17.06 of the Los Angeles Municipal Code: Case: CPC-2013-2450-CA - ENV-2013-2451-CE.

On September 25, 2013, Modative asked the Palms Neighborhood Council Planning/Land Use Management Committee to review the amendment. After a full presentation at the Brown Act noticed public meeting, with questions and answers and an opportunity for community members to provide input on the amendment, Modative asked the committee if they could move forward the motion to the full Neighborhood Council board with a recommendation to support the project. The Palms Neighborhood Council General Assembly discussed a motion of support at its Brown Act noticed public meeting on October 2, 2013; the motion was approved unanimously.

The motion of support to move the project forward to the full Neighborhood Council Board, with a recommendation to support the amendment by the Palms Neighborhood Council passed based on the following understanding:

1. The proposal doesn't allow or disallow anything physically different from what is currently allowed, it only allows construction to start immediately after the project is approved rather than waiting for the technical subdivision completion. This should benefit the community by replacing vacant properties sooner.
2. The removal of the adjustment package requirement will make the proposals more in line with the code and more transparent, as formal notices and applications won't be required for things that are already allowed after the subdivision is completed.
3. In the event a property developer is actually requesting a real variance or adjustment from a code requirement, it will now be clearer to the neighborhood because they would then and only then get a notice, rather than seeing notices for every project and becoming desensitized to them regardless of project conformance.
4. The removal of the adjustment package requirement will reduce time and work demands on city planners, allowing them to focus more on other community

projects that could and should benefit the neighborhoods.

The Palms Neighborhood Council wishes the best in moving forward with the proposed amendment and recommends that the Los Angeles City Planning Department approve the amendment as proposed.

A handwritten signature in black ink, appearing to read "E. Lipmen", written in a cursive style.

Eli Lipmen
President
Palms Neighborhood Council
president@palmsla.org