



PALMS NEIGHBORHOOD COUNCIL
PLANNING & LAND-USE
Guidelines for Neighborhood Appropriate Developments



Preamble

The Palms Neighborhood Council (PNC) believes in a neighborhood that evolves and changes to support the needs of residents in Palms and the greater Los Angeles community. This cycle of change creates opportunities for exciting new projects to be built in Palms that can revitalize the neighborhood, bring in new enticing retail space, and help this neighborhood do its part to alleviate poverty created by rising rents by building new housing units for L.A.'s growing number of residents.

We just as strongly believe that new development should reflect the priorities of this community. To help developments begin their conversation with the community, we have developed the following list of priorities that we believe new developments should include. This list is developed to be reasonable and achievable. For “by right” development, this list is provided as a strong recommendation to reduce the likelihood of community opposition. For developments looking for a “variance”, any form of “bonus”, or explicit support from the PNC, this list is provided with an expectation that it be adhered to.

Main Requests for Neighborhood Appropriate Developments

1. **Parking Maximization** – All new developments should include as much parking as construction can feasibly permit. This is in addition to any minimum requirements imposed by the City.
2. **Native Landscaping** – Native landscaping is strongly supported and recommended (not just drought tolerant or “California friendly” plants). A list of easy to use, common sense options for your landscaping needs is provided here by our Green Committee: <http://palmsla.org/wp-content/uploads/2015/03/PalmsPlantList.pdf>
3. **Mixed Use** – Multi-family developments of more than three stories that sit along a commercial corridor (generally Venice, National, Overland, or Motor) should have some mixed use retail space.
4. **Articulated Architecture for Tall Buildings** – Any building of more than 3 stories tall should use some form of design articulation to eliminate an unfriendly “big box” style development that would be imposing for pedestrians, create a closed feel for our streets, and significantly block sunlight.
5. **Adherence to Building Line Ordinance** – Typically 25 feet but occasionally less, the neighborhood does not approve any exceptions to the building line ordinance, as it is crucial for open space, and the setback area should include some landscaping.
6. **Animal Waste Bag Dispenser** – All new developments should include a stocked dispenser of waste bags (preferably environmentally friendly) for pet cleanup by the front entrance.

Optional Requests for Neighborhood Appropriate Developments

1. **Rain Reclamation** – Properties where it is appropriate and reasonably economical (based on property size) should install rain reclamation systems. This is an easy way to reduce water use and water costs.
2. **Workforce Housing** – We request that developments work to include units at price points available to middle-income individuals, in addition to any required “affordable housing” units.
3. **Composting** – Composting and recycling receptacles at multi-family developments is encouraged.
4. **Planting Beds** – Open planting beds in front yard setback areas or along the greenway between the street and sidewalk are suggested where viable to allow residents to plant food.

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