Miraleste Neighborhood Voices, Inc.

https://MiralesteNeighborhoodVoices.com

Mark Karmelich
President


Data CSUMB SFML, CA OPC
Data USGS
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA
Google Earth
Imagery Date: 6/2/2023 33°44'34.77" N 118°19'22.36" W elev 699 ft eye alt 784 ft





Builder's Remedy Project, Submitted to City of RPV March 2024

6320 Via Colinita, narrow curvy street in Miraleste

Backs up (with no setback requirement) to busy/narrow PV Drive East

90-unit, 13-story, 150,000 sq.ft. building on single family home lot

Multi-level underground parking for 100 vehicles

Jurisdiction of Palos Verdes Homes Association (PVHA)

Why is This Allowed?

- **Builder's Remedy**
  - State loophole allows developers to circumvent all city zoning laws
  - No restriction on height, setbacks, # units, square footage, view blockage
  - Only 20% of complex for affordable housing, 80% at market rate
- **Developers Taking Advantage of Loophole**
  - Developers are scooping up lots priced for single family homes and constructing high rises
  - Developers can make millions, with no regards for land use planning, city resources, or traffic issues. And no real help for affordable housing either.
- **This has succeeded in other cities**
  - Case law is inconsistent but in general has favored developers.
  - New Builder's Remedy Projects will spring up in RPV and PVE until the Housing Elements are approved by the State.

What Can You Do?

- **Support the RPV and PVE Housing Elements**
  - Even though the choices are difficult, planning affordable housing is far better than allowing more Builder's Remedy projects
- **Support the movements to change the State law**
  - **https://ourneighborhoodvoices.com/**
- **Get Educated**
  - Understand the State law, case law, and current proposed bills
- **Discuss with your Homeowners Association**
  - CC&Rs are separate from City Zoning and can wield power in these cases
- **Get Vocal and Get Involved**
  - Make yourself heard in City and State government

What Will Our Group Do?

- Miraleste Neighborhood Voices, Inc. is a 501(c)(4) non-profit
- https://MiralesteNeighborhoodVoices.com
- We will raise funds to support legal research and legal action
- We will help the City of RPV with research and data
- We will help the Palos Verdes Homes Association oppose this project
- We will educate Peninsula residents on how to oppose Builder's Remedy
- We will share data and support other groups opposing Builder's Remedy projects on the Peninsula (such as https://savethecanyon.net)
- We will support state-wide projects to repeal Builder's Remedy