



Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL

Planning Land Use and Management (PLUM) Committee

WINDWARD SCHOOL, Board Room, Room 800

11350 Palms Blvd, Los Angeles, CA 90066 (SW corner of Palms and Sawtelle Blvds.)

Co-Chairs: Steve Wallace and Mitchell Rishe

Vice Chair: Michael Millman

Tuesday, September 15, 2015, 7:00 – 9:00pm

MINUTES – DRAFT

1. **Call to Order.**
Meeting called to order at 7:01pm.
2. **Introductions and Public Comment** for items not on the agenda (5 min).
Bill K. - North Westdale event Friday after work. Saturday LAPD pancake breakfast, tour.
3. **Approval of Minutes** from June, July and August 2015 Meetings (2 min).
Motion to approve June, July and August 2015 Minutes by Bill Koontz, second by Sharon Commins. Motion carried by voice vote.
4. **Report on MVCC Board Actions** (2 min). **By Mitchell Rishe:**
 1. **11900 W Washington Place, Case No. AA-2015-2263-PMLA.**
Approved by Board, 8-0-2 (2 abstaining)
 2. **Maintaining Stability In Residential Zones And Neighborhood Conservation Under The Los Angeles General Plan Framework Element.**
Approved unanimously by the Board
5. **Early Notification System ['ENS'] Update** (1 min).
By Mitchell Rishe: Proposed new mixed-use project with 250 residential condominiums and 2,000 sf of commercial space within a 7-story, 85 feet in height building with a total floor area of 233,337 sf. 4040 S. Del Rey Ave., 90292, case no. CPC-2015-3276-CU-DB-SPR.
6. **New Business** (1.5 hours).
Motion by Michael Millman to advance item B.2., second by Gary Tedesco. Motion carried by voice vote.
 - A. **Discussion with Option for Possible Motion to Support or Deny:**
 1. **Good Hurt (12249 Venice Blvd.).** Project Description:

Application for a liquor license.

Application for liquor license for proposed new eating establishment in former "Good Hurt," to be called, "The Mar Vista." Executive chef of St. Josephs Center, partner George Rivas. Since 1967, held a beer and wine bar, same for pool hall and rock club. Applied for a 41 beer and wine for a full service restaurant. Will stay open until midnight.

Demetrios: Bringing up the old biker bar, which became the Billiards Inn and then the Good Hurt. Waited for the right time. Wants to light the alley; security cameras; plantings.

Public Comment:

Tom Ponton – concerned about parking.

Michael Millman – supports and trusts Demetrios, lessee and "guarantor" of the project; concerned about parking.

Bill Koontz – spoke in favor of the project; advised applicant to request 2:00am closing as a "place holder" because it will be difficult to get longer hours later.

Motion by Mitchell Rische to approve application as proposed, second by Bill Koontz. Motion carried, 12-0-1.

B. Policy Motions:

1. WRAC Motion: Access to Grading Documents.

Whereas, increasing number of grading operations in commercial, residential and hillside areas have the potential of undercutting and damaging adjacent properties.

Whereas, the owners of these adjacent properties, and the general public, have the right to have access to grading plans, geology reports and soils engineering reports that are submitted to the City for the purpose of development.

Whereas, access to these public records must occur before grading plans are approved to give the public the ability to review the plans and/or allow an independent expert to examine the plans to assure themselves that the proposed grading and development will not have an adverse affect on his or her own property or the environment.

Whereas, currently, adjacent property owners are not given timely notification that would allow them to inspect the plans submitted to the City.

Whereas, access to public records is a fundamental right of every California resident.

Whereas, "[i]nterim grading documents, including geology reports, compaction reports, and soils reports, submitted by a property owner to a city's building department in conjunction with an application for a building permit are subject to public inspection and copying under the California Public Records Act at the time the documents are first received by the building department," per the published opinion of the California Office of the Attorney General No. 05-1004 dated February 28, 2006 (See Attachment A).

Therefore, the Mar Vista Community Council supports all efforts to increase public access to submitted plans and requests that the Department of Building and Safety devise a protocol that would give timely access for public inspection, and provides notice to adjacent property owners, Neighborhood Councils, [and Community Councils] as soon as such plans are submitted to the City.

Motion by Sharon to approve resolution, second by Robin Doyno. Motion carried, 12-0-1. Mitchell Rishe abstained due to his employment by the Attorney General's Office.

2. Verizon Wireless, 3590 Grand View Boulevard (St. Bede's Church).

Whereas, Verizon Wireless proposes to construct a new stealth unmanned wireless telecommunications facility ("Facility") at 3590 Grand View Boulevard, commonly known as St. Bede's Episcopal Church. The Facility is described as a "40-foot tall RF transparent tower with stucco finish and painted to match the existing subject building [and] will contain twelve panel antennas, one microwave dish and twelve remote radio units" (See Attachment B).

Be it resolved, that the Mar Vista Community Council **supports/opposes** location of the proposed Facility at St. Bede's Episcopal Church.

Presentation by Vinculums Services, Inc., agent for Verizon: One many church locations; stealth design to blend in; there is a gap in service and location at St. Bede's is only available location to prevent "overlapping" of signals, which could result in dropped calls; cell tower may house co-location of other service providers; 911 connectivity required by law; all emergency services use wireless now; nowhere else to go.

Public Comment:

Father Jim Newman (of St. Bede's) - opposes application because not consistent with conditional use permit granted to the church.

Chris Crosman – signed petition opposing application that has 70 signatures.

Sharon Commins – spoke of “findings” which City must satisfy to approve application.

John Jones – questioned why Verizon did not look to N. Venice little league field.

Michael Millman – opposes application because 1) Father Newman says so, 2) no evidence of dropped calls, 3) opposes co-location with other carriers.

Patricia Weitz – concerned about safety.

George Nazal – lives next door to church; concerned about visual impacts, movie trucks, and parking from meetings held at church; will sue if application approved.

Rhonda Davis – conditional use permit prevents commercial activities and impacts to community; Grand View is not a mixed use commercial street, it is residential; church is on an R1 lot with a CUP.

Jerry Hornoff – church member opposes application because it is important for church to be a good neighbor to community.

Greg Tedesco – opposes project because it is a commercial project that doesn’t belong.

Cathy Coon – not enough evidence to prove no danger from cell tower.

Connie Call – not proven safe; concerned about low lever radiation.

Dennis Dubrow – is encouraged by church’s opposition which will cost the church money; opposes aesthetics of tower.

John Klos – questions truthfulness of Verizon; thinks tower can be moved to Centinela.

Marny Maslon – cell tower will affect real estate values; it is a required disclosure in transaction.

Robin Doyno – questioned the value to the church of the Verizon contract.

Bill Koontz – Hilltop took a straw poll: 128 against, 14 approved, 2 ambivalent.

Friendly amendment by Bill Koontz to strike “supports” from motion; accepted by Mitchell Rishe

Motion carried, 61-0-2.

7. Old Business/Open Issues (5 min).

A. CITYWIDE ORDINANCES.

8. **Public Comment** (5 min).
9. **Future Agenda Items** (1 min).
10. **Adjournment.**

**Motion by Mitchell Rische, second by Sharron Commins.
Adjourned at 9:00.**

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