



Mar Vista Community Council



Regular Meeting of the Board of Directors

Tuesday, August 9, at 7:00 P.M.

Mar Vista Recreation Center Auditorium
11430 Woodbine Street, Mar Vista, CA 90066

MINUTES

1. **Call to order and Welcome** – Chair (1 min)
Meeting called to order at 7:15 P.M.
Quorum present: Rob Kadota, Joseph Galloway, Melissa Stoller, Robin Doyno, Sherri Akers, Michelle Krupkin, Holly Tilson, Susan Klos, Paola Cervantes, Ken Alpern, Sarah Auerswald, Damien Newton (following election)
2. **Presentation of flag and Pledge of Allegiance** (1 min)
3. **Approval of July 12th, 2015 Board of Directors Meeting Minutes** (public comment permitted; 1min per speaker)
Motion to approve by Sarah Auerswald, 2nd by Joseph Galloway. Motion carried unanimously
4. **Public Comment & Announcements** - for items not on the agenda (max 1 min each unless waived by the Chair)
None
5. **Elected Officials and City Department Reports** (max 1 min. each unless waived by the Chair)
 - a. Mar Vista Recreation Center –Director tracie.field@lacity.org
 - b. [CD 5](#) – Councilmember Paul Koretz, rep by joseph.galloway@lacity.org
Baseline Masonization passed by city planning commission with some amendments. Will go to City Council PLUM Committee.
Wed, Aug 10 –Free Go Green/Save Green Event at Westwood Recreation Center.
LADWP [Customer Service Saturday](#), August 13, 1394 S Sepulveda.
[Clean Streets Challenge Workshop](#), August 30, 6:00 p.m., at Iman Center, 3376 Motor Ave.
LAPD is working with Cedars-Sinai to collect blood; Call Sgt. Low at 310-482-06307.
 - c. [CD 11](#) – Councilmember Mike Bonin, rep. by Field Deputy Len.Nguyen@lacity.org
Councilmember Bonin wants us to form right regulation, not let revenue frame the regulations. Waiting for scheduling from PLUM.
[Potential affordable housing opportunities](#): Council completed survey of city-owned vacant lots. Wants public input – what public wants to see at various locations.
Sarah Auerswald question RE: Airbnb number of days restriction. Originally was set at 90 days based on average host days of 76; increased to 180.
 - d. [LA City Board of Public Works](#) - Liaison to CD 2, 5, 11, Commissioner joel.jacinto@lacity.org
 - e. [Mayor of Los Angeles](#) – Eric Garcetti, rep. by Daniel.tamm@lacity.org
 - f. [2nd Dist. L. A. County Board of Supervisors](#) - Supervisor Mark Ridley Thomas, rep. by Karly.Katona@bos.lacounty.gov
 - g. [CA Assembly 54](#) - Assembly Member Sebastian Ridley-Thomas, rep by scott.malsin@assembly.ca.gov
 - h. [CA Assembly 62](#) - Assembly Member Autumn Burke, rep by District Director Robert.Pullen-Miles@asm.ca.gov
 - i. [US 33](#)– Ted Lieu, rep. by joey.apodaca@mail.house.gov

- j.- [US 37](#) - Karen Bass, rep by District Director Maral V. Karaccusian maral@mail.house.gov
 - k. Department of Neighborhood Empowerment (DONE), rep by jasmine.elbarbary@lacity.org
7. **Liaison Reports** (Public comment permitted; 1min per speaker)
- a. [Mar Vista Bi Monthly LADOT/CD11/LAPD Traffic Committee](#): Linda Guagliano
lindaguag@netzero.net
Next meeting is September 21. Most complaints are about speeding and ignoring stop signs near schools. LAPD will be more intensive once school starts.
 - b. [DWP MOU](#): Open
 - c. [LANCC](#): Joseph Galloway
Vision Zero: Mayor Garcetti using Great Streets to better address speeding in neighborhoods.
Motions to address homeless issue. Won't support proposition on November ballot, asking Governor to declare emergency.
Looking for NCs to support motions they've passed.
 - d. DWP Recycled Water Liaison: Christopher McKinnon www.ladwp.com/recycledwater
Now called One Water. Will have report form 9/13 meeting.
 - e. [WRAC](#): Rob Kadota/Joseph Galloway
Karen Bass attended last meeting.
 - f. WRAC LUPC: Sharon Commins
 - g. [City Budget Advocates](#): Holly Tilson, Joseph Galloway
Discussed \$1.2m bond measure, doesn't support. Believes city and county have enough resources.
 - h. [Recode LA](#): Sharon Commins
 - i. [Animal Services](#): Tom Ponton
Fall Festival – 50-60 booths. Repair Café in big gym; bring stuff & get fixed. Small gym: silent auction. Animal services fair, will license dogs, microchips,
 - j. [Fall Festival](#): Albert Olson
 - k. [Friends of Historic FS 62](#): Albert Olson
Meets 1st Thursday of September.
 - l. Mar Vista Celebrates 90: Open
 - m. [Mar Vista Chamber of Commerce](#): Sarah Auerswald
Monthly coffee time third Thursday, August 11. Topic: digital tools for small business.
August mixer August 22 at Rustic Kitchen.
8. **Officer Reports** (Action items included with public comment permitted; 1min per speaker)
- a. Chair - Rob Kadota
 - i. Nomination/approval of Zone 2 Director
Names of those submitting statements: Damien Newton & Martin Rubin
Damien Newton nominated by Rob Kadota, 2nd by Sherri Akers.
Damien intro: moved to Mar Vista in January, , because of neighborhood, Richland Ave Elem; volunteers at school a lot, on Rosendahl's bicycle advisory committee for Expo Phase II.
Motion carried unanimously.
 - ii. Nomination/approval of Second Signatory for funding functions
Nomination of Rob Kadota by Sarah Auerswald, 2nd by Melissa Stoller. Motion carried unanimously.
 - iii. Board retreat
Saturday, August 12. Encourages committee chairs to attend. Open to public. Think about committee work as it relates to calendar year.
 - b. First Vice Chair – Sarah Auerswald

- c. Second Vice Chair – Joseph Galloway
 - d. Secretary – Melissa Stoller
 - e. Treasurer – Holly Tilson
 - i. Report on current financial status
 - i. **APPROVAL** of July Monthly Expense Report (MER)
 Motion to approve by Sherri Akers, 2nd by Sarah Auerswald. Motion carried unanimously.
9. **Committee Reports** - (may include motions to refer action items to the appropriate MVCC committee where desirable; public comment permitted)
- a. **Aging in Place** - Sherri Akers, Tatjana Luethi & Birgitta Kastenbaum, Co-chairs
 EmpowerLA approved workshop at Congress of Neighborhood Councils
 - b. **Homeless Issues Ad Hoc Committee** – Robin Doyno & Susan Klos, Co-chairs, Joe Cuanan, Vice-chair
 Update on Billie: seeing his mom in Florida tomorrow (she’s very ill).
 - c. **Community Outreach Committee** – Sarah Auerswald, Chair; Joseph Galloway, Vice-chair
 Meets 3rd Tuesday of month at Mar Vista Library, 5:30.
 - d. **Green Committee** – Melissa Stoller, Jeanne Kuntz & Sherri Akers, Co-chairs
 - e. **Great Streets Ad Hoc Committee** – Michelle Krupkin & Greg Tedesco, Co-chairs
 Meets August 10 at Mar Vista Library (3rd Wednesday of month).
 - f. **Transportation & Infrastructure Committee** – Ken Alpern, Chair; Michelle Krupkin, Vice-chair
 - g. **Planning and Land Use Management Committee** - Mitchell Rishe, Co-chairs; Michael Millman & Latrice Williams, Vice-chairs
 - h. **Education, Arts and Culture Committee** –Robin Doyno & Paola Cervantes, Co- chairs; Lenore French, Vice-chairs
 - i. **Santa Monica Airport Committee** – Holly Tilson & Martin Rubin, Co-chairs
 Met yesterday. Wants to add LAX into committee name
 - j. **Safety and Security Committee** – Bill Koontz, Chair; Elliot Hanna, Vice-chair
 Changing name to Committee on Public Safety, and changing mission statement. Discussed illegal fireworks and mail theft.
 Special meeting August 25 to address mal theft.
 - k. **Recreation Open Space Enhancement Committee** – Jerry Hornof & Tom Ponton, Co-chairs
 - l. **Historic FS 62 Ad Hoc Committee** – Rachel Swanger & Roy Persinko, Co-chairs
 - m. **Elections and By-laws**- Rob Kadota, Chair; Holly Tilson, Vice-chair
10. **Zone Director Reports** – (may include motions to refer action items to the appropriate MVCC committee where desirable; public comment permitted)
- a. Zone 1 – Ken Alpern
 - b. Zone 2 – Damien Newton
 - c. Zone 3 – Melissa Stoller
 - d. Zone 4 – Greg Tedesco
 - e. Zone 5 – Michelle Krupkin
 Mail theft is issue.
 - f. Zone 6 – Holly Tilson
11. **New Business** - Action items, which may include motions to refer items to the appropriate MVCC committee where desirable; Public comment permitted, 1 min per speaker unless waived by the Chair). Items may be received and filed by consent if no discussion or public comment.
- CONSENT CALENDAR:**– Directors may request removal of any item from the consent calendar.

MVCC approves Items 11.a-11.k on consent.

Motion to approve consent calendar by Sherri Akers, 2nd by Paola Cervantes. Motion carried unanimously.

- a. **ADMINISTRATIVE MOTION: Ad-Hoc Website Committee** (submitted by Executive & Finance Committee)

MVCC approves the creation of an Ad-Hoc Website Committee.

Approved on consent.

- b. **ADMINISTRATIVE MOTION: Community Champions Program** (submitted by Education, Arts & Culture Committee)

MVCC establishes community recognition "Community Champions" program that recognizes community members who go above and beyond in working to make Mar Vista a more vibrant, caring, welcoming community. Honorees will be recognized each month at the MVCC BOD meeting and be given a certificate of appreciation. Their efforts could be highlighted on the MVCC web page and on social media outlets. The program will rely on nominations from the board and community. All nominees will be listed and recognized. The EAC Committee can choose to highlight a particular nominee if they so choose

Approved on consent.

- c. **FUNDING MOTION: Board Retreat Funding** (submitted by Executive & Finance Committee)

MVCC approves the expenditure of up to \$250 for refreshments and supplies for the board retreat.

Approved on consent.

- d. **FUNDING MOTION: Westdale Homeowners' Association Annual Picnic October 9th** (submitted by Community Outreach Committee)

Whereas MVCC wants to offer support to local resident associations to help them gather for their annual events, and Whereas the Westdale Homeowners' Association has their Picnic on October 9th, and Whereas the MVCC leadership can attend and use the occasion as a chance to do Outreach for the MVCC, Therefore, be it resolved, that the MVCC will pay \$300 to the Westdale Homeowners' Association Picnic.

Approved on consent.

- e. **FUNDING MOTION: North Westdale Neighborhood Association Annual Block Party and Talent Show September 10th** (submitted by Community Outreach Committee)

Whereas MVCC wants to offer support to local resident associations to help them gather for their annual events, and Whereas the North Westdale Neighborhood Association has their Block Party and Talent Show on September 10th, and Whereas the MVCC leadership can attend and use the occasion as a chance to do Outreach for the MVCC, Therefore, be it resolved, that the MVCC will pay \$300 to the North Westdale Neighborhood Association Block Party & Talent Show.

Approved on consent.

- f. **FUNDING MOTION: Mar Vista Art Walk** (submitted by Community Outreach Committee)

Whereas the quarterly MV Art Walk is a signature event of the community now, and Whereas it attracts many people, both those who are new to the area and locals, and Whereas it presents a wonderful opportunity for the MVCC to do marketing and outreach at the event, Therefore, be it resolved that the MVCC should support the next 4 quarterly events with printing costs at \$300 each for a total of \$1200 over the 2016-2017 fiscal year.

Approved on consent.

- g. **FUNDING MOTION: MVCC Outreach Booth Rental** (submitted by Community Outreach Committee)

Whereas the Mar Vista Farmers' Market is a weekly community gathering event, and Whereas it attracts many people, both those who are new to the area and locals, and Whereas it presents an ongoing opportunity for the MVCC to do marketing and outreach, Therefore, be it resolved that the MVCC should pay the annual fee of \$1000 to the Market for the storage of materials, set up, tear down and two booth spaces.

Approved on consent.

- h. **FUNDING MOTION: New MVCC Tablecloths** (submitted by Community Outreach Committee)

Whereas the Mar Vista Farmers' Market Booth Tables need tablecloths with our logo on them, and Whereas the Monthly Board meeting also requires tablecloths with our logo on them, and Whereas the current tablecloths are 7 years old and showing their age, Therefore, be it resolved that the MVCC will buy new tablecloths for both events, three Blue and one Green, for an amount not to exceed \$600.

Approved on consent.

- i. **FUNDING MOTION: Mar Vista Farmers Market Outreach Tent – equipment, supply and printing needs to improve MVCC visibility** (submitted by Community Outreach Committee)

Whereas it's important to use the Farmers' Market Tent for Outreach, and Whereas we have a goal of improving the visibility and reach of the MVCC, Therefore, be it resolved that the MVCC will spend up to \$300 for seed money to determine Outreach Materials for the Outreach tent.

Approved on consent.

- j. **FUNDING MOTION: VHS screening of Grease** (submitted by Education, Arts & Culture Committee)

Whereas MVCC wants to offer support to the VHS Alumni Association for the annual screening of Grease at VHS and whereas MVCC EACC can attend and use the occasion to do marketing and community outreach for MVCC, Therefore be it resolved that MVCC approves a Neighborhood Purpose Grant for a maximum of \$500 to help offset operational costs associated with the VHS Alumni Association Grease Screening.

Approved on consent.

- k. **POLICY MOTION: Support for Santa Monica Airport Letter** (submitted by Santa Monica Airport Committee)

Whereas: The MVCC has already taken the position in support of closing Santa Monica Airport as soon as possible (see: <http://marvista.org/files/MVCC-120911-POLICY%20MOTION-SMO%20RESOLUTION%206296.pdf>);

And whereas: the Santa Monica City Council will revisit this topic at their August 23, 2016 meeting;

And whereas: the following letter (see Addendum A), drafted by a variety of local Santa Monica and Los Angeles community activists, establishes, arguably, the most risk-free, quick, and direct path to help Santa Monica achieve its Strategic Priority of local control at the Airport;

Be it resolved: that the Mar Vista Community Council will add its signature in strong support of this letter;

And be it further resolved: that the MVCC will submit for the record at, councilmtgitems@smgov.net, with the agenda item, (yet to be determined) for the August 23, 2016 SM City Council meeting, in the subject line.

Approved on consent.

- l. **POLICY MOTION: Proposed development for 12444 Venice Blvd Alternative 1** (submitted by PLUM Committee)

Executive Summary: The MVCC ~~strongly~~ opposes the proposed development as is, but will strive to work with both the developer and the City of L.A. to create a development more in character with the neighborhood, and which best meets the City goals of affordable housing, transit-oriented development, and Great Streets Initiative. A Site Plan Review and a public hearing called by the Director of Planning is called for by the MVCC.

Whereas, the Mar Vista Community Council (MVCC) has been a leader in promoting affordable housing, transit-oriented development, environmental law, the Great Streets Initiative, and appropriate mitigation with respect to all Planning decisions in the City of Los Angeles; and

Whereas, the proposed mixed-use development for 12444 Venice Blvd. (DIR-2016-304-DB-SPR) calls for a seven-story, 85-88-foot-height (*to be confirmed by city*), 77-unit project with over 2000 square feet of ground floor retail but providing only 75 parking spaces; and

Whereas, this proposed development for 12444 Venice Blvd. ("the Development") has a height entirely out of character for the surrounding neighborhood, and sets an alarming if not dangerous precedent with respect to overdevelopment on Venice Blvd. (one of the City of Los Angeles' designated Great Streets) in that it almost guarantees parking spillover and inappropriate impacts on both the residential and commercial neighbors both immediately and regionally adjacent to the proposed development; and

Whereas, the Development has no safeguards for the residential and commercial neighbors with respect to environmental impacts, height impacts, inappropriate misinterpretation and precedent for affordable housing laws, and appropriate mitigation with respect to transit benefits in lieu of sufficient parking, and threatens both legal and political efforts of the City to promote consensus and political will to create more affordable housing, mass transit initiatives, and sustainable urban infill; and

~~Whereas, the Development's planners and promoters have resisted calls for a public hearing on the Development's negative impacts on pedestrian, traffic, bicycle and bus commuters, as well as the Development's negative impacts on promoting Venice Blvd. as a City of Los Angeles Great Streets, and have resisted calls by the CD11 Councilmember's office for meeting with the Mar Vista Community Council;~~

The Mar Vista Community Council must therefore, in fulfilling its proper and appropriate role as a duly-elected Neighborhood Council to protect the rights, environment, and quality of life of all its stakeholders, **STRONGLY OPPOSE** the Development as currently planned BUT WILL STRIVE TO WORK WITH both its developers and the City of Los Angeles to, at this site:

- 1) Support a project that is more consistent with the intent and implementation of City and State environmental, CEQA, affordable housing, and transit-promoting laws and ordinances; and
- 2) Establish, with a Site Plan Review, the proper environmental review so as to determine the full environmental impacts of the currently-proposed Development; and
- 3) Support a project that is planned and implemented after appropriate meetings with, and input from, the Mar Vista Community Council and any relevant neighbors and neighborhood associations, as well as the CD11 Councilmember and his staff, including a public hearing to be called by the Director of Planning (and which has also been requested by Councilmember Mike Bonin, because the proposed Development may have a significant effect in changing the character of this neighborhood; and
- 4) Support a project that has sufficient subterranean parking, and can therefore both minimize or eliminate overflow parking impacts on its neighbors, and has appropriate height/transportation mitigations consistent with the region; and
- 5) Support a project that is consistent with, and not a distraction or distortion from, the intent of affordable housing, alternative and multimodal transportation initiatives, the Great Streets Initiative (particularly that which the MVCC has for years and is still working on for Venice Blvd.), and environmental laws promoted by the City of Los Angeles; and
- 6) Support a project that, with the use of subterranean parking, can be of lower/appropriate height and with sustainable environmental and infrastructural impacts, and can enhance both the profitability of the Development yet be also consistent with the economic/environmental health of its residential and commercial neighbors.

Presentation by Pamela Day, Developer: Seven affordable units; they will be artist preference. Portion of roof deck is community garden, donating to Food Forward. A living wall blocks view of nearby properties.

Presentation by Cole Garrison, GMPA Architects: Working with Pamela about 2 years on project. Doesn't often have developers so focused on quality. Cole's role is to take intent given and create the content.

Studied nature of pedestrian experience on Venice; lots of pedestrian activity east of project, want to draw over. Lots of glass;; ried to break up mass of large building and take advantage of SoCal outdoors. Garage elements will be masked by retail and mural. Closing off two driveways, allowing city to provide up to 5 more parking spaces.

Mitchell Rishe (presented Alternative 1 motion): Some things need clarification. Mike Bonin has weighed in, can request public hearing. Nothing in project right now that guarantees artist preference.

Motion to approve Alternative 1 by Mitchell Rishe, 2nd by Ken Alpern.

Latrice Williams (minority report.): Impressed with Ms. Day in finding a way to increase parking by 60% more than what is required by law. Feels Ms. Day is trying to accommodate the needs of the community in which she also lives and works. We don't live in a bubble and are affected by the larger issues of living in LA, lack of housing (for which the city has a mandate), lack of affordable housing, pedestrian friendly streets and transportation issues. This project fits perfectly into the Great Streets Initiative that we as a community embraced. It's a block away from farmers market, post office, library and if we turn the old fire station into a community center, this project is a block north further providing a central corridor. The high density building will serve as an anchor in a location of Mar Vista with a higher ratio of apartments, to single family homes. Since change is enviable as a community we should embrace and "focus on a vision" as to how we plan to allow Mar Vista to grow, to meet the ever-changing needs of living in a big city.

Public Comment (at meeting)

Joseph Treves: Beautiful project, but not right for Mar Vista. Agrees we need more housing. Number less than 77 would still increase housing. Need to provide ample parking. Height and parking are issues.

Randy Freeman: Lives near project. Nothing but increases in traffic. We were told Playa Vista wouldn't increase traffic. Parking is way under what we need.

Joe Santana: 36 years in Mar Vista. Used to be laid-back neighborhood, now road-rage, cut-thru neighborhood.

Wayne Gunther: Project is all about foreign venture capitalism money. \$200 million a year.

Melissa Stirling: 10-year resident. Rides bike to work. Supports project: need more housing, it's green & beautiful, is enough parking. As young person, really loves.

Lorena Monarnez: 10-year resident. Rides bike to work, without a car for about 5 years. This type of new community is definitely for younger generation. Here for the future.

Marcus Gladney: 3-years in area. People are coming to LA. Totally for the project. Leads Venice Electric Light Parade (bikes). Nobody wants to come thru Mar Vista – nothing to see. Change is happening.

Amy Oswick: 12-years in area. Got rid of car 2 years ago. 10,000 new employees are coming in to Mar Vista. If they can't live here, will drive to work.

Susanne Hines: Homeowner here for 26 years. Development is incongruous with neighborhood. People do still use cars. Rents will require 1-bedroom, 2 people, 2-bedroom, 4 people. Artist rendering doesn't show width of Venice (makes it look narrower).

Roy Persinko: Voted for 4-house small lot subdivision behind his house. This is out of scale, ridiculous.

Bernie Eisenberg: 36-year resident. Against. Inevitability: Both sides of Venice Blvd will be lined with tall apartments. Who can afford \$3000 rent?

Jay Duerr: In Mar Vista since 1994. Had bike accident on Venice Blvd. Son was run over by bike. Will be a lot more bike injuries.

Brad Kraus. Lives around the corner from project. One car family, has one parking space. Moved here because loves neighborhood, takes bus to EXPO line. People now live with one car, they figure it out.

Ram RaFee: Grew up in neighborhood, thinks project is amazing.

Jim LeFever: In Mar Vista since 1984. Architect. Looked at drawings, visited site. Conforms to code and is well-sited. Can't see any significant impact on community. 1/2/3 story housing is unsustainable. This needs to be our future. This project is part of the solution..

Wen-Chia Parker. Architect. 12 years. Worked on HUD, low-income housing. Sad: Now there's a divide in community. One parking space is not enough. Scale of building is not right for community.

Kristin Duerr: Educator, long time resident. Lives three houses away from multi-unit apartment building: parking is issue, bike issues have impacted family. Design has issues. Supports Bonin request for hearing.

Michael Millman: 6-years on MVCC board and vice-chair of PLUM. Mar Vista passed resolution setting 3-story precedent. Michaels family provides housing for 200 families, has apartment buildings. Why was it essential to circulate letters to neighbors telling them not to come tonight or they'd be sued?

Bill Koontz: Loves artists of Mar Vista, but if preference for them is not in covenant, artist housing won't happen. It's up to us to make sure it happens. Would like to see 2-layers of underground parking, make retail pay for it; would pay for itself in 10 years. Young people will grow up, have kids, need a minivan.

Darian B.: Pamela employees 200 people. Mar Vista has car problem, get over it. 1465 people will be employed for this in neighborhood.

Mark Beasley: Local artist. Made it, need to give opportunity to local artists.

Lenore French: Mar Vista Art Walk organizer. Approached Pamela about artist preference. Trying to extend the law.

Gina Levy. 26-year resident. Doesn't believe we have a housing crisis. High vacancy rates downtown (LA Times). Has traffic flow concerns: egress in and out on alley. No left turn into from Venice. Building is too tall.

Yvette Davis: 3rd generation Mar Vista. Not against progress or change. Husband rides bike; so many near misses surprised he's still alive. Wants clear idea of how artists will be chosen, clear commitment. Playa Vista will have 6000 units.

Michael Ernstoff: Can't stop the project – developer has right. Need to address the state law that says can only require ½ parking space per unit. Are monetizing street parking, which developer doesn't own.

Saeed Ali: Live on 3600 block of Maplewood. Should supports Alternative 1 because it's consistent with past BOD positions and states six concerns that should be addressed.

Robert Schaffer: 30-year resident, a few blocks from development. We are a community of 2-story buildings, with occasional 3-story building. Could see 5-story building, not seven.

Christopher McKinnon: Opposed because it's out of character with neighborhood. Has divided community; is hoping we can bring back together.

Don Rossmore: 39-years in Mar Vista. Concerned at some point will need to move to apartment and won't be one he can afford.

Martin Rubin: 23-years in Mar Vista. BOD role: stated unanimously 4-years ago to limit height. If MVCC is deliberative body, need to stick with that. More and more young people are moving into neighborhood to raise family. Need to maintain Mar Vista as family-oriented community.

Nancy Moarret: Lived in Mar Vista since 1982, bought house in Jefferson Park, sold it and moved back to Mar Vista. More people, more families, need place to live, and Mar Vista is nice place to live.

Margot Griswold: Over 20 years in Mar Vista. Project just too big. Shouldn't allow McBuildings. Not against change. Mar Vista doesn't have 10000 jobs coming in, Playa Vista does. Residents will need to get to work, not all will ride bikes. Building is too tall, not enough parking spaces.

Rose Marie Durocher: 40-years in Mar Vista. Concerned about parking. Where will people going to retail businesses park? Why artists – gardeners need apartments. We need low/moderate income housing. Limit to 3-4 stories.

Marilyn Zweifach: In area since 1979. Wants to be able to stay in community as senior. Seniors do better when have vibrant world around, are part of community.

Ezra Gale (Mike Bonin' Senior Planner): Works on projects that are not 100% by-right. Building will two major areas of impact: parking and height. Pleased to see increase in parking. LA is on way to public housing, not there yet. Concern whether commercial component will be able to attract tenant

that will enliven street. Would be tallest building on Venice Blvd.; 13-15 feet of project are architectural features, don't provide housing. The two anti-growth initiatives coming up won't have impact on this type of project.

Mitchell Rishe: PLUM was very divided meeting, very close vote

Public Comment (via email)

Susan Keirn: Supports project. Need for affordable housing cannot be denied and she applauds the developer for considering the need for housing for artists. I would also like to see consideration given to those who work in Mar Vista but cannot afford it, like teachers, retail workers, police, etc. While the height does exceed what we have been accustomed to in Mar Vista (over 40 years for my family), it is within the law and is keeping with the block that it sits on. The 'all age appropriate' design is especially of interest as addressing the needs of seniors would allow for more of us to 'age in place' while close to commercial stores.

Jeanne Kuntz: This structure appears to be an opportunity for a multi-use development that will ultimately enhance our community. providing much-needed housing in Mar Vista and doing so in a manner that improves our environment and has minimal negative consequences. Whether or not we like it, our city is changing and we must take advantage of every opportunity to make the transition with grace and intelligence.

Andrew Basmajian: Project fits with thinking about what would be the most sustainable way to add necessary housing to our busy metropolis, meets existing land use planning criteria and should not be evaluated by criteria that does not yet exist. That is only fair to the developer and how the system should work. Beyond that, the density the project delivers will improve the foot traffic to local businesses, including dozens of small businesses, and the Mar Vista Farmer's Market, etc., which is exactly what a "Great Street" deserves.

David & Susan Feinstein: Totally in favor of the development of multi-use commercial and residential. Please accept my favorable view of this project.

Board Comment

Ken Alpern: hasn't this BOD always fought for more housing, affordability, more bike lanes, EXPO.? Is this not a Trojan horse.

Holly Tilson: Accommodating some with promises to artists. How do we know won't flip? Want written agreement. Majority of those opposed want accommodations for height and parking: 3-4 stories, 1.5 parking spaces per unit.

Damien Newton: There is market for this type of building. Hard to make decision when so many questions. Does this count as public hearing? Bonin wants public hearing for Planning Commission.

Michelle Krupkin: Oliver building (next to Payless) has 37 units, 3 stories, more parking, Retail is overwhelming neighborhood.

Melissa Stoller: Torn. Single-family homeowner, but hears the renter in our neighborhood. Wants to age-in-place; if I had to move to an apartment, this is the type of building I would like. Concerned about height and parking. Would like more opportunity to review.

Joseph Galloway: Lots of promises, as artist he wants to see affordable housing. City needs opportunity to sit down with developers, need to clarify details about project.

Sarah Auerswald: Pleased so many are taking time to express themselves--small d democracy. Is in favor of more housing.

Robin Doyno: Recusal because of proximity to project.

Susan Klos: Need more affordable housing and need to start somewhere. Will create more green space where now is parking and cinderblock building.

Sherri Akers: Excitement in seeing so many people and so many opinions expressed. Venice is due for renaissance. Wish height wasn't such an issue. Is the city I'd like us to be. We need more mixed-use residential to support our seniors. If have problem with height, need to work with city to change code.

Paola: Cervantes: Have mixed feelings about project. Need more time, more clarity.

Sherri Akers: Some of wording in #1 is incorrect, would like to amend:

- Verify and correct height
- Delete 6th paragraph
- Delete “STRONGLY” from 1st and 7th paragraphs.

Ken Aperm (motion author): accept friendly amendment.

Motion as amended carried: 7 ayes, 0 nays, 3 abstentions (Melissa Stoller, Joseph Galloway, Paola Cervantes), 1 recusal (Robin Doyno).

Minority Report Opposing Alternative 1 (See Addendum B)

Alternative 2 (Directors’ motion submitted by Sarah Auerswald & Sherri Akers)

Whereas the July 20th PLUM meeting was attended by close to 100 people with 12 comment cards to support the project and 14 to oppose it and a vote of 56% opposing and 44% supporting the project.

Whereas the community concerns were primarily focused on the building height and 85 feet and limited parking which the developer has agreed to mitigate.

Whereas creating additional housing is a key priority with the [City Comprehensive Homeless Strategy](#) reporting that “Los Angeles is last in a list of major cities to build housing supply to keep up with population demand. Los Angeles is also first nationally for the least affordable housing market when considering local income to local housing cost ratios.”

Whereas this is a ‘By Right’ project and was planned within the current zoning laws with no variances requested.

Whereas we have an aging community that urgently needs our support and creating more multi-unit residences is a key component of that with the senior friendly features that new building codes require. By January 3, 2017, the General Manager of the Department of City Planning has been instructed to report on how to prioritize zoning matters that affect older adults, including encouraging multiple-unit developments.

Whereas sustainability is a signature characteristic of Mar Vista and current code requires green features generally lacking in our existing multi residential and commercial buildings.

The MVCC supports the proposed development with the following compromises:

1. Increase parking spaces to 87 or more
2. Clarification on height which is currently is 60' tall at the roof deck with lofts of a few fifth floor units up to 71' at the tallest. Explore the elimination of 5th floor lofts or of retail space if there is a community urgency to further height reduction.

Motion not considered due to passage of Alternative 1.

12. **Grievances**, if any, received

13. **Future agenda items**

14. **Public Comment**

15. **Adjournment**

Meeting adjourned at 9:30 P.M.

* **PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS** – The public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

- * **PUBLIC POSTING OF AGENDAS** - MVCC agendas are posted for public review at Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066

You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

- * **THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting chair@marvista.org.
- * **PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website, <http://www.marvista.org>, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, contact secretary@marvista.org.
- * **RECONSIDERATION AND GRIEVANCE PROCESS** - For information on MVCC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the MVCC Bylaws. The Bylaws are available at our Board meetings and our website, <http://www.marvista.org>.

ADDENDUM A: Santa Monica Airport Letter

Residents of Santa Monica,
West Los Angeles, Venice, and Mar Vista

August 8, 2016

Santa Monica City Council
1685 Main Street, Room 209
Santa Monica, California 90401
E-mail: council@smgov.net

RE: The Community's Request for Interim Actions Prior to Closure of Santa Monica Airport

Dear Santa Monica Mayor and City Council Members:

We thank you for your efforts to close Santa Monica Airport. While the closure process proceeds, gaining "local control" of the Airport is one of the 5 Strategic Priorities of the City. Today, multiple fixed base operators (FBOs) provide aeronautical services and have significant control of the Airport. These FBO operations include fueling and maintenance, as well as many extra services, such as limousine service, aircraft washing, baggage handling, catering, concierge services, rental cars, and hotel arrangements.

Beginning July 2015, these FBOs have had no right to continued leases at the Airport. Their leases are expired, but they remain at the Airport and continue to perpetuate harmful impacts on the community. There are no agreements, laws, or regulations that prohibit the City from evicting the FBOs. In fact, the 1984 Settlement Agreement that obligated the City to "provide sufficient space for the location and operation of 3 full service fixed base operators" expired on July 1, 2015. Furthermore, the FAA Director's Determination dated November 22, 2000 which was affirmed by the FAA Final Decision dated February 2, 2003 confirmed (a) that FBO leases were not 30-year leases, but were actually 29-year leases timed to expire on July 1, 2015, (b) that it would be unreasonable for the City to be required to enter into FBO lease agreements beyond July 1, 2015, and (c) that beyond July 1, 2015, the Airport is "a local land use matter".

The City, as the owner and proprietor of the Airport, should legally and immediately remove the FBOs and assert the City's "proprietary exclusive right" to be the only exclusive service provider at the Airport. As the sole service provider, the City would achieve *de facto* "local control" of these Airport services and be able to directly manage them in line with the interests of the local community.

The Proprietary Exclusive Right

The FAA Airport Compliance Manual, which provides guidance on an airport sponsor's commitments when they accept federal grants, explains the Proprietary Exclusive Right as follows:

"The owner of a public-use airport (public or private owner) may elect to provide any or all of the aeronautical services needed by the public at the airport. In fact, the statutory prohibition against exclusive rights does not apply to these owners. However, while they may exercise the exclusive right to provide aeronautical services, they may not grant or convey this exclusive right to another party. The

airport sponsor that elects to engage in a proprietary exclusive must use its own employees and resources to carry out its venture. An independent commercial enterprise that has been designated as an agent of the airport sponsor may not exercise nor be granted such an exclusive right."

"Aircraft fueling is a prime example of an aeronautical service an airport sponsor may choose to provide itself. While the airport sponsor may exercise its proprietary exclusive to provide fueling services, aircraft owners may still assert the right to obtain their own fuel and bring it onto the airport to service their own aircraft, but only with their own employees and equipment and in conformance with reasonable airport rules, regulations, and minimum standards."

Even if we assume the 1994 grant commitments extend to 2023 (which is actively being disputed), the "proprietary exclusive right" is still in complete compliance with all obligations of the City.

We strongly but respectfully request you take the following actions:

1. Give Notice to Vacate to all FBOs at the Airport, including Atlantic Aviation and American Flyers, before September 1, 2016.
2. Authorize the City to assert its "proprietary exclusive right" and provide minimal levels of service while continuing to evaluate and periodically adjust service levels until Airport closure is legally cleared.
3. Rent or buy equipment and employ staff that may be required to operate fuel services and to park aircraft.

These steps are the most direct path to help the City achieve its Strategic Priority of local control at the Airport. Meanwhile, the remaining legal issues with the FAA related to the 1994 Grant and the 1948 Instrument of Transfer should continue to be aggressively pursued.

Santa Monica is an extremely capable city that maintains and operates many services efficiently and effectively, including fire, police, Big Blue Bus, waste collection, recycling, cemetery, CityTV, and parks and recreation. With the addition of FBO services we can also safely operate the Airport with the local control necessary to reduce the Airport's impact on our surrounding communities.

Sincerely,

Residents and Representatives of the
Santa Monica, West Los Angeles, Venice, and Mar Vista Communities

ADDENDUM B: 1244 Venice Blvd. Alternative 1 Minority Report

The July 20th PLUM meeting was attended by close to 100 people. There were 30 comment cards with 12 in support the project and 14 opposing it. Supporters urged the committee to look forward rather than back, and to recognize the changes taking place in our community. Some spoke to their concern that their children would not be able to live in the community that they were raised in. As there were so many in attendance, the meeting started late and ran late. Many people had to leave and were unable to speak or vote.

Renters represent 60% or more of our community and there was a strong renter turnout. 68 people stayed to vote and 44% voted to support the project – 38 to 30. It was moving to hear the testimony of so many who want a place in our community and look forward to the creation of more multi-unit residences to make that possible. There are numerous points that we hope the Board will consider.

The [City Comprehensive Homeless Strategy](#) reports that “Los Angeles is last in a list of major cities to build housing supply to keep up with population demand. Los Angeles is also first nationally for the least affordable housing market when considering local income to local housing cost ratios.” We have to change that and change is difficult.

How can we change the rules midstream?

This is an ‘By Right’ project and was planned within the current zoning laws. There are no variances requested. The community concerns with height and parking need to be addressed with our elected officials to change the rules. Once a stakeholder has invested in our community it does not seem ethical to stop a project that conforms to all of the existing laws and regulations. If someone proposed that we sell our single family homes for under market price ‘for the good of the community’ it is unlikely that many of us would volunteer.

We have an aging community that urgently needs our support and creating more multi-unit residences is a key component of that. The Mayor issued the Purposeful Aging LA initiative to make Los Angeles the #1 friendliest city for aging in the US. That includes the following mandate –

- By January 3, 2017, the General Manager of the Department of City Planning shall report on **how to prioritize zoning matters that affect older adults, including encouraging multiple-unit developments**, updating regulations to support affordable senior housing and care facilities, and promoting accessory dwelling units
- New projects provide enhancements for aging that are lacking in Mar Vista for ADA compliance. Elevators provide easy street access for those with limited mobility. A pedestrian entrance from Venice but car entry only from ally – no driveways or cars turning in from Wasatch or Venice – provide safe access for residents and pedestrians. LADOT calculates a reduction on traffic impact

Sustainability is a signature characteristic of Mar Vista – this project embraces those values with a high commitment to sustainability. Current code requires green features generally lacking in our multi residential buildings such as -

- The current plan calls for 220v plug ins at every parking stall. This hopes to be the 1st building in Mar Vista to boast full EV charging.
- The project plans include a large amount of green space and an exterior green wall
- There will be 89 bicycle parking spaces and every unit gets a long term bike locker
- One to two Zip car spaces – the first in the community – are planned to reduce the need for car ownership.
- SUSMP is done via biofiltration planters along the sides of the building and inside the core of the building, in the green sitting areas.

Pets – Los Angeles is 60% renters and apartments that don’t accept pets contribute to our high kill rate in shelters.

- As a policy, all of this developer’s buildings are pet friendly, regardless of breed. That is managed via their property management company, Crimson Property Management. The plans include a dog run.

Mar Vista has a strong artist community which is becoming a signature of the community. This project supports that community.

- The developer has proposed that her affordable housing units (subsidized units) in the complex be made available for artist preference using the federal housing regulation H.R. 3221.
- The project will include an exterior mural wall created by a prominent member of our Mar Vista artist community.

Respectfully submitted by Sarah Auerswald and Sherri Akers, MVCC At Large Directors