



Mar Vista Community Council



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REMOTE MEETING AGENDA

Planning & Land Use Management (PLUM) with the Board of Directors

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Tuesday, August 3, 2021 from 6:30pm - 8:30pm

PUBLIC WELCOME

Remote Conferencing by Device: <https://zoom.us/j/95872862038>

Remote Conferencing by Phone: 720-707-2699 | Meeting ID: 958 7286 2038

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1. **CALL TO ORDER** - 6:34pm - Drew Reusch (PLUM Chair), Stacey Greenwald (PLUM Vice Chair), Tyler LaFerriere (PLUM 2nd ViceChair), Kathy Rodriguez (At Large Director), Martin Rubin (Zone 2 Director), Carolyn Honda (At Large Director), MB Blakely (At Large Director), Bitta Sharma (At Large Director), Ashley Zelden, Kathryn Wheeler (MVCC Chair)
2. **ROLL CALL AND EX-PARTE COMMUNICATIONS/CONFLICTS-OF-INTEREST** - NONE
3. **WELCOME AND ANNOUNCEMENTS** - NONE
4. **APPROVAL OF THE MINUTES** - NONE
5. **CHAIR REPORTS** - **Small Lot Subdivision at 11503 Venice Blvd** - This committee denied approval based on outstanding design issues including a possibly dangerous curb cut on Berryman Ave. The developer has since provided revised drawings, available on under supplemental materials for this meeting. The DAA approved the plans with original curb cut in place.

Temporary Signs on Construction Walls - An amendment is in progress which would allow a permit to be canceled if there is no construction within 90 days.

Flood Plan Update - New flood maps, mandated by FEMA, currently at the City Planning Commission for review.

2011 Sign Ordinance - An updated billboard sign ordinance is underway, to be presented at PLUM soon.

Evacuation Route Motion - As a part of the safety plan, updated evacuation route plans will come before PLUM, estimated October.

West LA Civic Center Redevelopment - City Council approved Avalon Bay and Abode Communities to refine the project. The project to be transformative, creating over 900 units, 400 of which to be affordable housing.

SB 9/ SB 10 - Generally Bonin opposes two housing bills because they circumvent the city's authority to manage their individual housing strategies.

Mellow Ordinance - The city of LA seeks to implement the Mellow Act which preserves and expands the number of affordable housing units in the State's Coastal Zone. LA's Coastal Zone includes portions of Pacific Palisades, Venice, Del Rey, Playa del Rey, San Pedro and Wilmington.

Revised Bus Shelter - The City started outreach for a Bus Shelter program including new designs for digital information and paid advertising with the objective of encouraging ridership.

Reduced Appeal Fees - City Council turned back the proposed fees to appeal a motion from \$16,000 reduced to \$150 total fees.

Safe Camping Ordinance - The feasibility study regarding safe camping in parks and at beaches will come out this month.

Home Sharing regulations - Tyler LaFerriere described upcoming regulations to codify that home sharing is safe and equitable.

Public comments - made by Nance, Scott Gruber, Ashley about **the Bus Shelter** issue and whether Transportation & Infrastructure should take it over. **The Mellow Ordinance** was discussed with concern for the coastal areas that fall within our boundaries. Bill was said to be very knowledgeable on the subject and may be invited to speak with PLUM.

6. SPECIAL ORDERS - NONE

7. STANDARD ORDER OF BUSINESS

7.1. DISCUSSION CONCERNING THE DRAFT OF THE HOUSING ELEMENT OF THE CITY OF LOS ANGELES GENERAL

PLAN - Tyler LF covered these in depth. Generally, the State gives LA County 'RHNA' numbers which refers to the extent of up-zoning required to house the estimated population growth in CA. The State specifies the number of housing units that must be built, broken down by median household income level. Each planning department then decides where and what is allowed to be built. The draft plan for our area is incomplete and the information we do have is not easily sorted for comment.

The comment period is open until September. Although we have an incomplete plan, stakeholders are encouraged to call the planning department as soon as possible. Where stakeholders have commented so far, the planning department has been responsive.

7.2. DISCUSSION AND POSSIBLE ACTION CONCERNING A COMMUNITY IMPACT STATEMENT (CIS) REQUESTING THE LOS ANGELES CITY COUNCIL AND DEPARTMENT OF CITY PLANNING (DCP) TO RELEASE A FULL AND COMPREHENSIVE DOCUMENT, INCLUDING A "TARGET MAP", INDICATING WHICH PLANNING AREAS AND PARCELS

THE CITY PLANS TO DESIGNATE FOR REZONING IN ORDER TO MEET THE CITY'S REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION.

Public comments were made by Scott Gruber, Martin Rubin, Tyler LaFerriere, April, Stacey Greenwald and Ashley Zeldin. The consensus was while we must comply with State mandate to build new housing, we must preserve the ratio of built space to open space that characterizes Mar Vista today. Stakeholders insist that the city provide sufficient infrastructure to accommodate increased density.

Stakeholders brought it to PLUM's attention that Mary Hruska previously studied Mar Vista housing stock and determined that Mar Vista already meets RHNA requirements and more. PLUM will invite Mary Hruska to present her report again.

Scott Gruber, Martin Rubin, Tyler LaFerriere and Carolyn Honda all made suggestions that will move PLUM toward the goal of working cooperatively with city planners and developers.

Tyler LaFerriere proposed developing Community Design Guidelines going forward. Stacey Greenwald volunteered to work with Tyler on gathering stakeholder input and developing excellent design guidelines. Land banking was also suggested.

Tyler LaFerriere proposed a motion to request from the City a completed draft plan. Stakeholders must be able to easily search information within the plan in order to comment. Kathryn Wheeler moved to a vote. Carolyn Honda seconded and it was approved unanimously.

7.3.DISCUSSION OF PLUM GOALS FOR 2021-2022 FISCAL YEAR - NONE

8. OLD BUSINESS

8.1.CONTINUED DISCUSSION OF 11502 VENICE BLVD, CURRENTLY A SFR, PROPOSED SMALL LOT DIVISION FOR 2 UNITS. FURTHER DISCUSSION OF CURB CUT NEAR THE INTERSECTION OF BERRYMAN AND VENICE. POSSIBLE MOTION OF SUPPORT OR OPPOSITION. - [The development at 11502 Venice Blvd was withdrawn from the agenda after the new update.](#)

9. PUBLIC COMMENTS FOR ITEMS NOT ON THIS AGENDA The Brown Act provides for a "part of the meeting where the public can comment on any item of interest that is within the subject matter jurisdiction of the local agency." The MVCC is an advisory board to the Los Angeles City council and, as such, its jurisdiction is restricted within Los Angeles and most importantly, the Mar Vista Community. Therefore, please keep public comments within the MVCC jurisdiction. Thank you.

10. ADJOURNMENT

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.

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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>

SERVICIOS DETRADUCCION - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a chair@marvista.org para avisar al Concejo Vecinal.

PLUM CHAIR REPORT 8.3.21

1. **[11503 VENICE BLVD] SMALL LOT DIVISION.** I attended the public hearing on Wednesday July 28, 2021 regarding the approval of 11502 Venice Blvd. Sublot division. I watched back the February and March PLUM meetings through the recorded zoom calls. This committee voted in opposition to several issues (including a curb cut). I spoke with the developer Raphael Martinez, and he provided new plans. Those plans are available on the Marvista.org website under the supplemental materials for today's meeting. Most of the issues were addressed, except for the curb cut. At the meeting, The DAA – Deputy Advisory Agency approved the plan.
2. **TEMOPORARY SIGNS ON CONSTRUCTION WALLS.**
 - In 2017, Applicants would pull a permit for building and then ad a wall for advertisement
 - There is a code amendment is in the works, plum already approved the amendment, next is full council
 - This ordinance would allow building inspector to cancel a permit for a temp construction wall, if there is no construction activity within 90 days.
3. **FLOOD PLAN UPDATE // Flood maps**
 - **The new maps are Mandated by FEMA**
 - Currently making its way through the system
 - Currently at the City planning commission
4. **2011 SIGN ORDINANCE**
 - This is about billboards within the city, Planning is trying to clean up the code regarding lit signs & sign equity
 - The new ordinance will list specific rules about signage
 - Waiting on a PLUM date
5. **EVACTION ROUTE MOTION**
 - This is part of the general plan's safety component
 - expect CPC in September
 - expect in PLUM in October
 - expect that an evacuation route will work in tandem with safety element of the general plan
6. **REDEVELOPMENT OF THE WEST LA CIVIC CENTER**
 - City council and county approved authorization for Avalon Bay and Abode Communities Working to refine the project
 - Submitted the initial application
 - Met with west LA NC
 - Started outreach, brochure – feedback and suggestions
 - Working with Farmers Market
 - Project will be transformative, improve the center
 - Create over 900 units of housing
 - i. 400 units of affordable housing

7. SB 10 // SB 9

- Generally, Bonin has opposed those bills because they attempt to circumvent the city's authority
- Bonin is planning on putting something in writing soon

8. MELLOW ORDINANCE

- The Coastal Zone within the City of Los Angeles includes portions of the communities of Pacific Palisades, Venice, Del Rey, Playa Del Rey, San Pedro, and Wilmington—in Council Districts 11 and 15. The City of Los Angeles has released a draft ordinance that would implement the State of California's Mello Act (California Government Code Sections 65590 - 65590.1). The Mello Act seeks to preserve and expand the number of affordable dwelling units in the Coastal Zone areas of the State of California. Once adopted, the proposed ordinance would replace the City's Interim Administrative Procedures (IAP) that have been in place since 2000.
- City is working on a new ordinance, expect it back in fall 2021

9. REVISED BUS SHELTERS

- Initial round of outreach has begun
- Every new proposed shelter will have a digital ad screen facing oncoming traffic, 4 x 5.75 feet in size, which will change its message every 8 seconds in most cases. It will include real time bus information.
- In the proposed program, existing bus shelters currently in use will be refurbished and repurposed without any advertising – likely located in areas where ad revenues would be poor. As proposed, it is the new shelters and public amenity kiosks that will generate all program revenues.
- <https://plancheckncla.com/2021/04/09/truth-squad-on-streetslas-bus-shelter-program/>
- PLUM will not be addressing this issue, please check the T&I agenda

10. APPEAL FEES

- Council turned back the proposed amount of \$16,000 and reduced it to a \$150 increase. Which leave the rate around \$185 or \$189.

11. SAFE CAMPING – 21-350

- Bonin's office expects the city clerk report (feasibility study) to come back this month