

POLICY MOTION

COMMITTEE: Planning and Land Use Management (PLUM)

TITLE: Action concerning Department of City Planning file ZA-2022-3859-CU for a new development at 3871-3877 Grand View Blvd.

PURPOSE: This motion is to express the Mar Vista Community Council's position on a proposed development which involves demo of existing buildings and construction of a new 58,180 sf, 3-story self-storage facility.

BACKGROUND:

On June 2nd, 2022, Mar Vista SS Investors, LLC represented by Rand Paster & Nelson, LLP, submitted plans subject to administrative approval to the Los Angeles Department of City Planning (LA DCP) for the demolition of existing buildings and construction of a new 58,180 sf, 3-story self-storage facility.

SEPTEMBER 6th MOTION [PLANS AS PRESENTED]:

The MVCC **DOES NOT SUPPORT** the Department of City Planning file **ZA-2022-3859-CU** for a new development at **3871-3877 Grand View Blvd.**

BACKGROUND:

On September 6th, The chair of PLUM discussed with applicants on the record that he would be willing to hold the approved Motion of Non-Support from advancing to the Board for a full vote in exchange for revised plans with substantial changes to be presented at the next months' PLUM meeting. Applicant agreed to changes would reflect the community input from the September 6, 2022 PLUM meeting. Notwithstanding the request, applicant asked for two additional months to prepare a new presentation and plans. That request was granted.

DECEMBER 1st MOTION [PLANS AS PRESENTED]:

The MVCC Opposes the Department of City Planning file ZA-2022-3859-CU for a new development at 3871-3877 Grand View Blvd. The MVCC understands that we currently have industrial uses such as a building supply store and an auto repair shop, but Mar Vista Community Council has greater plans for the emerging downtown area with a focus on seeing proposed development like creative uses of space, art studios, mixed-use, affordable housing and studio space that foster community shared public space. We further envision uses including but not limited to a restaurant scene, boutiques, retail businesses, and a farmers' market which attract stakeholders. Therefore, a Self-Storage Facility does not fit within the character of the neighborhood. Furthermore, the Great Streets project was installed with the idea that this neighborhood would support walkability. A storage facility is in complete opposition to the city's Great Streets initiative. The MVCC imagines Grand View to be a more livable, walkable area, and less industrial.

JANUARY 9th MOTION [REVISED PLANS]:

The MVCC **SUPPORTS** the Department of City Planning file **ZA-2022-3859-CU** for a new development at **3871-3877 Grand View Blvd.**

DIRECTED TO:

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POLICY MOTION

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ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, September 6th, 2022

Motion of **OPPOSITION** moved by **GREENWALD**, seconded by **SARA ROOS**

Motion of **OPPOSITION** passed by MVCC PLUM **23Y-2N-1A**

MVCC PLUM Committee meeting, December 1st, 2022

Motion of **OPPOSITION** moved by **MARISSA GLENNON**, seconded by **GREENWALD**

Motion of **OPPOSITION** passed by MVCC PLUM **15Y-1N-2A**

MVCC Board Meeting, December 15th, 2022

Motion of opposition moved by Director **RUESCH**, seconded by Director **GREENWALD**

Motion of opposition approved by the MVCC Board **12Y-0N-1A**

MVCC PLUM Committee meeting, January 9th, 2023

Motion of Support moved by Director **ANDREW MARTON**, seconded by Director **KALANI WHITTINGTON**

Motion of Support approved by the MVCC Board **10Y-02N-03A**