

MAR VISTA COMMUNITY COUNCIL
BOARD OF DIRECTORS MEETING
APRIL 22, 2009
DRAFT MINUTES

7:05 P.M.

CALL TO ORDER

The following members of the board were present or arrived shortly thereafter: Ken Alpern, Laura Bodensteiner, Stephen Boskin, Sharon Commins, Bob Fitzpatrick, Rob Kadota, Bill Koontz, Babak Nahid, Albert Olson.

PUBLIC COMMENT (I)

None.

NEW BUSINESS

POLICY MOTION: to approve a letter of support for the Appeal being submitted by the Westdale Homeowners Association regarding:

Case No. TT-69349-CN-DB

Address: 3160-3178 South Barrington Avenue

Planning Area: Palms-Mar Vista Del Rey Zone: R3-1

SEE ATTACHMENT A

Tony Sanelli presented a letter of support from North Westdale Neighborhood Association.

Sharon Commins commented on the need to appeal the approval. If the request for appeal is declined, there is the option to appeal to the City Council.

Albert Olson presented some additional wording as a friendly amendment to the motion. Withdrawn.

Babak Nahid asked if the owner had responded.

Tom Ponton commented on the motion that was passed in committee was a shortened version of the one presented on the agenda.

Nancy Karlin commented in favor of the motion.

Motion passed unanimously.

PUBLIC COMMENT

Tom Ponton announced that there will be an informational rally in front of the apartments on April 23.

The meeting was adjourned at 7:21 PM.

Minutes submitted by Laura Bodensteiner on April 22, 2009.

ATTACHMENT A

POLICY MOTION: The Mar Vista Community Council supports the appeal of the Westdale Homeowners Association regarding the Advisory Agency approval of Mitigated Negative Declaration ENV-2007-2438-MND and Tentative Tract No. 69349-CN-DB located at 3160-3178 Barrington Avenue, for a maximum 92 unit new residential condominium project.

- The approval of a 1-lot subdivision for a new 92-unit residential condominium project with a 54 foot height incentive is not in conformance with the stable, well established neighborhood character of Barrington Avenue and the surrounding neighborhood.
- The project is not consistent with the Palms Mar Vista Del Rey Community Plan
- The project decreases open space
- The project increases traffic in an already congested area
- The project reduces affordable housing
- The project's size and scale have significant environmental, safety and economic issues that are not adequately

addressed in this decision

• The project as approved does not reflect the good faith negotiation between the Mar Vista Community Council, Councilmember Rosendahl's office and the applicant. At the August 19, 2008 meeting of the Mar Vista Community Council's Urban and Land Use Planning Committee, a compromise was reached where the applicant agreed to a renovation and condominium conversion of the existing dwelling units and the Mar Vista Community Council agreed to support a conversion and reduced parking. The applicant also agreed to withdraw Tentative Tract No. 69349-CN-DB as stated in the minutes of the August 19, 2008 PLUM meeting and the September 9, 2008 Mar Vista Community Council Board of Directors meeting:

4. Old Business

a. 3160-3178 Barrington Tentative Tract Map NO. 69349-CN [ENV-2007-2438-MND]

i. Motion: The UP/LU Committee recommends the Mar Vista Community Council support the following compromise proposal put forward by the owner of the 3160-3178 Barrington Ave. properties, Mr. Assil.

1. Mr. Assil agrees to file a new application for his property, 3160-3178 Barrington, in order to convert the 48 apartment units in the 4 buildings currently on the property, keeping the original construction and character, and turning them into condominiums.

2. A waiver from the City's parking requirement of 1 and one quarter spaces per dwelling unit, or 60 total spaces, plus an additional one quarter space per dwelling unit, or 12 spaces for guest parking, will be necessary to implement said condominium conversion.

3. NOTE: additional parking spaces [12-14] beyond the existing 48 spaces will be created by reconfiguring the existing enclosed garages and carports for a total of 60-62 spaces. The resulting shortfall of parking will be 10 to 12 spaces.

4. The residential buildings will not be demolished.

5. Changes to the street and parkway are not contemplated as part of the project.

6. The MVCC believes this alternative best accommodates the desires of the surrounding community that any proposed development of this property respect the character and scale of the existing residential neighborhood.

PASSED: 30 aye, 9 nay, 6 abstentions

The following motion was submitted and passed unanimously at the September 9, 2008 Mar Vista Community Council Board of Directors meeting (full minutes attached).

POLICY MOTION: The Mar Vista Community Council supports the following compromise proposal put forward by the owner of the 3160-3178 Barrington Ave. properties, Mr. Abraham Assil:

1. Mr. Assil agrees to file a new application for his property, 3160-3178 Barrington, in order to convert the 48 apartment units in the 4 buildings currently on the property, keeping the original construction and character, and turning them into condominiums.

2. A waiver from the City's parking requirement of 1 ¼ spaces per dwelling unit, or 60 total spaces, plus an additional one-quarter space per dwelling unit, or 12 spaces for guest parking, will be necessary to implement said condominium conversion.

3. NOTE: Additional parking spaces [12-14] beyond the existing 48 spaces will be created by reconfiguring the existing enclosed garages and carports for a total of 60-62 spaces. The resulting shortfall of parking will be 10 to 12 spaces.

4. The residential buildings will not be demolished.

5. Changes to the street and parkway are not contemplated as part of the project.

6. The MVCC believes this alternative best accommodates the desires of the surrounding community that any proposed development of this property respect the character and scale of the existing residential neighborhood.

Motion passed unanimously.

In view of all these facts, the Mar Vista Community Council supports the Westdale Homeowners Association in requesting the Advisory Agency take the following actions:

i) Withdraw the approval of Mitigated Negative Declaration ENV-2007-2438-MND as the environmental clearance and Tentative Tract No. 69349-CN-DB merging of four lots into one lot, located at 3160-3178 Barrington Avenue, for a maximum 92 unit new residential condominium project.

ii) Review the issues presented in this appeal as well as the issues that were presented in writing and oral presentation at the July 23, 2008 hearing and address these issues in the revised document.

iii) Release a new Decision Document that is based upon the item (ii) review and incorporates the necessary changes and/or clarifications.

Respectfully submitted,
The Mar Vista Community Council

DRAFT