

Planning/Land Use Management (PLUM) Committee MINUTES

Tuesday, September 15, 2009, 6:00 to 7:55 PM

Mar Vista Library (Southwest corner of Venice and Inglewood Blvds.)

12006 Venice Blvd., Mar Vista, CA 90066

Co-Chairs: Steve Wallace and Sharon Commins

1. Call to Order 6:10 PM
2. Volunteer to Take Minutes: Sharon Commins
3. Introductions and Public Announcements/Comments
 - a. Nancy Karlin reported on severely damaged sidewalk in the 3100 block of Crenitnala near Old FS 62
 - b. Ken Alpern noted Expo updates re grade separations
 - c. 3160 Barrington 48 unit condo conversion has been filed
4. Approval of August minutes, held til October meeting
5. Report on MVCC Board Actions on Urban Planning/Land Use Committee-Related Efforts:
 - a. Policy Motion: MVCC motion of support for the appeal of 11933 Magnolia Blvd - DIR-2008-1178-DB-SPP by Valley Village to the Planning Commission
The MVCC supports the stakeholders of Valley Village in regard to their two appeals of [DIR-2008-1178-SPP] regarding the SB1818 development located at 11933 Magnolia Boulevard Valley Village: (1) Dale Neglia et al; (2) The membership of the Board of Neighborhood Council Valley Village. The MVCC expresses its support for the concerns expressed by the Board of Valley Village Neighborhood Council and the apparent lack of transparency in regard to the project. We assert the need for the Planning Department to proactively engage Neighborhood Councils when evaluating these development projects.
 - i. Public Comment: Jennifer Reed from Valley village gave a brief review of issues pertaining to this project including no public hearing and lack of transparency.
 - ii. The motion was pared down for brevity; **Motion passed: 7 aye; 1 abstention**
6. Early Notification Update: none
7. Committee/Task Force Reports, with potential motions (15 min.)
 - a. Commercial Corridors Update and potential motions
 - i. Landscaping and Tree-Trimming/Planting Updates on National, Venice and other area Blvds: no report
 - ii. Update of Venice Blvd. Streetscape Improvement Association (Chris McKinnon, others): Chrysalis volunteers and funding for clean up
 - b. Update on Concept Plan, Old Fire Station 62 and ROSE Committees, Planning Pilot Program and Correspondence from CD 11 EC Planning Committee (Sharon Commins, Rachel Swanger and others): See Livable Boulevards update
 - c. Catering Truck Regulation and neighborhood monitoring
 - i. **PROPOSED MOTION:** *The Mar Vista Community Council hereby requests the City enforce the Ordinance, and LAPD enforce the law, pertaining to the legal **commercial and/or residential time limits** for food or catering trucks to park at one location as per **Chapter 8 TRAFFIC, SEC. 80.73. UNLAWFUL PARKING – PEDDLERS – VENDORS of the Los Angeles Municipal Code.***
 1. **Motion withdrawn:** the City's statute was overturned by the court in June 2009
 - a. Catering trucks have become a local phenomenon [think Kogi]
 - b. Catering truck business owners pay taxes and license fees, and are regulated by the health department
 - c. Parking problems can arise when too many trucks congregate in one area
 - d. speakers recommended working with the catering truck operators to resolve trash and odor issues
 - d. Sober Living Housing Regulation Update and neighborhood monitoring
 - i. An open house will be held at the newest sober living home on Barry; Len Nguyen will attend representing the concerns of the neighbors and CD11 office
 - e. Medical Marijuana Regulation Update and neighborhood monitoring
 - i. **PROPOSED MOTION:** *The Mar Vista Community Council hereby requests the Department of Building and Safety enforce the law and close all medical marijuana shops which have already been denied hardship exemptions. The MVCC further requests prosecution of scofflaw shops continuing to operate in defiance of the law.*
 - ii. **PASSED:** 6 aye; 0 nay; 1 abstention
8. Old Business, with potential motions (30 min.)
 - a. 3115 Sepulveda Red Mountain ENV-2008-1461-MND, Case # VTT-70440-CN, CPC-2008-1800(ZC)(HD)(ZAA)(SPR), see Attachment 1, Traffic and Infrastructure Committee motion on mitigations approved by MVCC BOD 9-8-2009
 - i. the developer presented revisions dealing with building articulation

- ii. more outreach to the neighborhood associations in the project's area needed
- iii. questions about RAS3 vs RAS4 density and height were raised
- iv. height is still an issue
- v. need traffic signal at Clover
- vi. first hearing re tentative tract map scheduled for September 23, 2009
- b. 11957 Washington Blvd, Culver City, Kevin Read, Bastion Inglewood, LLC (Applicant) Marcasel Building: see attachment 2
 - i. project is 3 stories down from 4
 - ii. bigger plaza on Marcasel
- c. West Washington Blvd. Corridor Update: Update on Washington/Centinela and adjacent Developments: no report
- 9. New Business, with potential motions (30 min.)
 - a. Livable Boulevards update
 - i. outreach for the October 17, 2009 event ongoing
 - ii. 4 areas in Mar Vista will be walked: gateway at Barrington; National at Sepulveda/Sawtelle; Centinela at Venice; and National at Barrington
 - iii. Target: 10-12 walkers per site
 - iv. Presentation of project to be at the Traffic and Infrastructure meeting September 22, 2009
 - b. The Planning Report subscription: See Attachment 3
 - i. **PROPOSED FUNDING MOTION:** *The Mar Vista Community Council PLUM Committee recommends the funding of an MVCC one year subscription to The Planning Report journal at the not for profit rate of \$100.00 per year. Motion to meet all Empower funding guidelines and will expire at the end of fiscal year* **PASSED 6 aye, 0 nay, 1 abstention**
 - c. AT & T and AGF ['above ground facilities']
 - i. **PROPOSED MOTION:** *The Mar Vista Community Council hereby recommends all new or replacement AGF's should be placed underground* **PASSED 6 aye, 0 nay, 1 abstention and forwarded to T & I for their consideration**
- 10. Public Comment: none
- 11. Future Agenda Items: TBD
- 12. Adjournment: 7:55 PM

Attachment 1:

a. Traffic and Infrastructure Committee Policy Motion approved 9-8-2009

"The MVCC Board:

1) Recognizes the need to establish a quality mixed-use project at the old Circuit City/Shoe Pavilion site (3115 Sepulveda Blvd.) that would benefit the neighborhood and region, and

2) Opposes the request for a zone change from C2-1VL to RAS 4-1, and

3) Recommends the mitigations to include:

- a) Retaining existing height district classification (1VL) of 45-50 feet*
- b) Adheres to 15-foot front yard and rear yard setbacks, and a minimum 10-foot side yard setbacks*
- c) Articulated structure and pedestrian-friendly landscaping*
- d) Conforms with, and adheres to, all City General Plan and Community Plan Policies*
- e) The City shall install a signal-controlled intersection at Sepulveda Blvd/Clover Ave. east of Sepulveda-Alley west of Sepulveda*
- f) A restriction on all left turns from the alley north of the project (Clover Ave.) to/from Sepulveda Blvd."*

Approved: 7 aye, 1 nay, 0 abstentions

b. Valley Village appeal motion [DIR-2008-1178-SPP]:

The MVCC supports the stakeholders of Valley Village in regard to their two appeals of [DIR-2008-1178-SPP] regarding the SB1818 development located at 11933 Magnolia Boulevard Valley Village: (1) Dale Neglia et al; (2) The membership of the Board of Neighborhood Council Valley Village.

The MVCC expresses its support for the concerns expressed by the Board of Valley Village Neighborhood Council and the apparent lack of transparency in regard to the project.

We assert the need for the Planning Department to proactively engage Neighborhood Councils when evaluating these development projects.

Approved: 8 aye, 0 nay, 1 abstention

Attachment 2: Culver City Official Notification: Planning Commission Agenda Item Public Hearing for Proposed Development of 11957 Washington Blvd

The Planning Commission is pleased to invite your participation in a Public Hearing concerning:

WHO: Kevin Read, Bastion Inglewood, LLC (Applicant) Marcasel Building

WHAT: Proposal to construct a multi-use office and retail building consisting of a three story building totaling approximately 50,849 square feet. The project will include 8,850 square feet of ground floor retail space, 41,999 square feet of office space, and two and a half levels of subterranean parking with a total of 180 parking spaces.

Attachment 3: The Planning Report

The Venice Neighborhood Council bought a subscription to The Planning Report for VNC/LUPC starting 2 years ago and highly recommends it as a valuable planning resource to NCs. TPR publishes information about local planning before local planners get it. An insert in the hard copy lists information on planning projects no more than 24 hours old. The non-profit rate is \$100/year. For-profit rate is \$400/year. NCs are non-profit and qualify. This includes a hard copy, which could be made available at MVCC PLUM and BOD meetings, PLUS the email version. One email address may be set up to serve the entire MVCC BOD and PLUM, too.