

## **Planning/Land Use Management (PLUM) Committee**

Tuesday, November 17, 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

(Every MVCC Stakeholder present is allowed to vote on every motion introduced at this meeting)

### **MINUTES**

1. Call to Order: 6:05 PM
2. Introductions; Public Announcements/Comments, items not on the agenda: None
3. Approval of Minutes: put over til December
4. Report on MVCC Board Actions on Urban Planning/Land Use Committee-Related Efforts: Planning and Land Use Management Committee:
  - a. **Policy Motion:** To support ZA-2009-3132-CUB-CU [ENV-2009-3131-EAF]: 7-11, 12403 W. Venice Blvd 90066 CUBConditional Use Beverage (Alcohol) CU-Conditional Use for off-site consumption of beer and wine in a 3,357 sq ft 7- Eleven convenience store with 24 hour operation and alcohol sales from 6am to 1am, daily. **Motion passed.**
  - b. **Policy Motion:** To CD11 and Zoning Administrator Nick Brown: The MVCC wishes to express its concern on how the Vista Del Mar Church variance was handled, and strongly requests reassurance from the CD11 office and Zoning Administrator Nick Brown that the following can and will be prevented in the future: 1) Any sale of this property that could result in the formation of a future rehab or sober living house. 2) Any prevention of enforcement that this boarding house will serve only in a temporary function for visiting students. **Motion passed.**
5. Early Notification System Update, if any
  - a. **ZA-2009-3304-ZAA ENV-2009-3305-CE** 1830 S Walgrove Ave 90066 conversion of existing garage to living space & legalize carport. ZAA-area, height, yard, and building line adjustments< 20% (slight modifications: **No comments**
6. New Business, with potential motions (60 min.)
  - a. **WeAreMarinaDelRey** presentation
    - i. The Marina del Rey small craft harbor area is undergoing significant growth without adequate planning by the County of Los Angeles
      1. Coastal access once guaranteed to the public is being reduced by large urban waterfront development projects
      2. County not following the certified LCP; says it can't afford to do a comprehensive planning process
      3. no schools, no new rec facilities; traffic flow and water and sewerage issues
    - ii. **Policy Motion:** *The Mar Vista Community Council supports SCR 56, State Senator Jenny Oropeza's bill which requests the County of Los Angeles to undertake a comprehensive update of the Marina Del Rey local coastal program prior to any further approvals of coastal development permits.* PASSED 14 Aye-0 Nay-0 Abstaining
  - b. **ADU, Accessory Dwelling Unit [aka 'granny flat'] Report**
    - i. City of LA's code studies proposals, when compared directly with other area cities, lack controls
    - ii. significant impacts to infrastructure because 1200 sq ft is a full dwelling unit size
      1. 10,000 sq ft lot threshold [double the standard 5,000 sq ft] better able to handle 1200 sq ft
      2. The state law clearly specifies these units may not be counted towards density. They become invisible to future density planning under the law:
        - a. 65852.2. (a) (5) *A second unit which conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot. The second units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.*
      3. NOTE: the school district planning exemption to local density limits the state tried to put through in AB 2702. IF LAUSD chose to exercise what this statute would have permitted: Richland Elementary has no multi within 300 ft and would be subject to the HIGHEST zone designation in the P MV DR plan: the R4 or even RAS4 75 feet high.
    - iii. Small step to small lot subdivision in the R1-1 zone
    - iv. Upzoning and densification outside community plans with a single pen stroke
      1. doubling the density in 40% of the City zoned R without an environmental assessment.
      2. State law specifies a city may (A) *Designate areas within the jurisdiction of the local agency where second units may be permitted. The designation of areas may be based*

on criteria, that may include, but are not limited to, the adequacy of water and sewer services and the impact of second units on traffic flow.

- v. If the City allows a primary DU and a large ADU on the standard 5,000 sq ft R1-1 lot, that's a potential legal occupancy of 18 unrelated persons--9 per unit. Plus all their cars
- vi. the City will need to hire more Building Inspectors, but there's an ERIP in progress (over 100 employees in Bldg & Safety has submitted ERIP applications as of 11/13, that's 12% of the department. Code enforcement implications
- vii. **'Privatized open space'** and the R single family detached yards/setbacks: This phrase is presently used to justify densification of single family neighborhoods. The implication is, those private property spaces in low density neighborhoods which provide air, light, and green areas are 'wasted spaces' which should somehow become public in order to accommodate future population growth
  - 1. This is a dishonest and insidious framing of the issue by some smart growth proponents because these spaces were NEVER public or intended to be public. The people who paid for their SF detached dwellings own the yards/setbacks, and have paid taxes on them for years.
- viii. **Policy Motion:** *The Mar Vista Community Council finds: A CEQA analysis is imperative prior to passing any Accessory Dwelling Unit ("ADU"), ordinance relative to implementing AB 1866. The MVCC requests the Los Angeles Department of Planning undertake the necessary analysis to gather data on environmental impacts of this ordinance and evaluate them. The MVCC further requests the interim ADU guidelines current minimum lot size of 7,500 sq ft be raised to 10,000 sq ft, and asks that the public comment period on this proposed ordinance be extended 90 days from December 15, 2009 to March 15, 2010. PASSED 15 aye-0 nay-1 abstention*

- c. **ZA-2009-3395-ZV ENV ENV-2009-3396-CE**, 3544 S Centinela Ave 90066: variance from a Q condition established by ORD. 164475 limiting the building height to 33 feet for a loft projection at the roof which increased the height from 46.5 feet to 49 feet.
  - i. **Policy Motion:** *The Mar Vista Community Council recommends denial of ZA-2009-3395-ZV ENV ENV-2009-3396-CE, 3544 S Centinela Ave 90066: variance from a Q condition established by ORD. 164475 limiting the building height to 33 feet for a loft projection at the roof which increased the height from 46.5 feet to 49 feet. PASSED 10 Aye-6 Nay-1 abstention*

7. Old Business, with potential motions (55 min.): **Postponed to December**

a. **Casden Project update [15 min]**

b. **Bundy Village Project update [15 min]**

c. Committee/Task Force Reports [15 min.]

- i. Vista Del Rey Christian Church, 12118 Pacific Ave, Update – Len Nguyen
- ii. Commercial Corridors Update and potential motions
- iii. Venice Blvd. Streetscape Improvement Association (Chris McKinnon, others)
- iv. Concept Plan/Livable Boulevards
- v. Old Fire Station 62
- vi. ROSE Committees [tree plantings et all],
- vii. PLANCHECK,
- viii. CD 11 Empowerment Congress Planning Committee
- ix. Sober Living Housing Regulation: Update; neighborhood monitoring [Len Nguyen]
- x. Medical Marijuana Regulation: Update and neighborhood monitoring [Len Nguyen]

8. Public Comment: None

9. Future Agenda Items: None

10. Adjournment: 7:55 PM