



Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL

Planning Land Use and Management (PLUM) Committee

WINDWARD SCHOOL, Board Room, Room 800

11350 Palms Blvd, Los Angeles, CA 90066 (SW corner of Palms and Sawtelle Blvds.)

Co-Chairs: Steve Wallace and Mitchell Rishe

Vice Chair: Michael Millman

Monday, February 22, 2016, 7:00 – 9:00pm

MINUTES

1. **Call to Order. By Mitchell Rishe at 7:02pm.**
2. **Introductions and Public Comment** for items not on the agenda (5 min).
3. **Approval of Minutes** from November 2015 Meeting (2 min).
By Robert Baruch, Second by Tom Gilder. Passed on voice vote.
4. **Report on MVCC Board Actions** (5 min).
By Mitchell Rishe:
A. Martin Expo Town Center Project, 12101 W. Olympic Blvd. Case Nos. TT-72298-MU; ENV-2012-3063-EIR; CPC-2013-2567-GPA-VZC-HD- CU-MCUB-CUX-ZV-ZAD-SPR; CPC-2015-4455-DA.F.
Unanimously approved by board.
5. **Early Notification System ['ENS'] Update** (1 min).
By Steve Wallace. Reported on applications for 2 projects on Venice Blvd. by Crimson Holdings, one planned for 50 units and the other for 77 units.
6. **Update on Group Living Facilities/Short Term Rentals** (5 min).
7. **New Business** (60 min).
A. Discussion with Option for Possible Motion to Support or Deny:

1. **3277 S. Barrington Ave.** Case No. AA-2015-3982-PMLA.
Project Description: Small Lot Subdivision: 4 single-family dwellings in an R3-1-0 zone, to a max. height of 45 feet.

- ☒**Jerry Hornoff.** Stakeholders had meetings with developer on Thursday and Saturday.
- ☒**Aaron Belliston (for developer).** Revised project includes 3-foot dedication, and increased setback. Change to façade to break up blank wall by adding glass feature.
 - Increase of building height:
 - Barrington-facing unit: 26'7" to guardrail; 34'6" to stairway housing.
 - Indianapolis-facing unit: 36'6" to guardrail; 42' to stairway housing
 - Building to ½ density as allowed by right
 - Guest parking afforded by eliminating curb cut on Indianapolis
- Traffic mitigation: after meeting with DOT, no way to widen Barrington or make changes to alley. Will be adding a fourth "continental crosswalk" to intersection (currently there are 3).
 - Developer reached out to Mar Vista Elementary and made more than 30 calls, but school never willing to discuss traffic impacts.
 - DOT no longer installing speed humps, but may do so in the future.
- ☒**Melissa Stoeller.** Reiterated concern regarding kitchenette articulated at November meeting.
 - Per developer, kitchenette removed from plans. Melissa still concerned that plumbing can be accessed and door sealed to created a second unit.
- ☒**Marilyn Smart.** Would like to see a solar study.
- ☒**Shawn Galey.** Requested clarification on height; didn't understand drainage for the development; and believes that stairway housing can come down more.
- ☒**Ken Hakson.** Questioned if stairway housing can be angled. Per developer, no.
- ☒**Lucas Smith.** Questioned additional height above apartments lining Barrington, whih are approximately 24'.
- ☒**Lori Gilder.** Frustrated that total height went up 1 foot.
- ☒**Aaron Belliston (for developer).** Developer agreed to reduce plans by 2 feet. Original plans were for each floor to be 10 feet (10-10-10). Is now agreeing to 10-9-9. At November meeting, developer said it could to 9-9-9, but for marketability, it cannot.
- ☒**John Evans.** What can we do to make main motion enforceable against other properties?
Traffic Study Motion (see Attachment A). Motion by Jerry

Hornoff, Second by Tom Gilder.

Passed 22-0-1.

Small Lot Subdivision Motion (see Attachment A). Motion by Jerry Hornoff, Second by Tom Gilder.

Passed 12-4-5.

B. Policy Motions

1. WRAC Motion: VA Master Plan.

The Mar Vista Community Council supports the Los Angeles Homeless Veterans Leasing Act of 2015 (Feinstein / S. 2013 and Lieu / H.R. 3484), to place permanent supportive housing, and parking for dwelling in vehicles, on the Department of Veterans Affairs Greater Los Angeles Campus in West Los Angeles.

Sharon Commins. West LA NC supports. Will provide 1200 units and psychiatric services for veterans.

Mitchell Riske. Friendly Amendment to include parking for dwelling in vehicles.

Motion by Sharon Commins, Second by Mitchell Riske.

Passed 5-0-1.

2. WRAC Motion: VA Master Plan.

The Mar Vista Community Council supports the draft master plan for the Department of Veterans Affairs West Los Angeles campus.

Motion by Sharon Commins, Second by Mitchell Riske.

Passed 5-0-1.

3. WRAC Motion: Code Enforcement.

Whereas the Los Angeles City Attorney, the Los Angeles Department of Building and Safety, and the Los Angeles City Council continue to selectively enforce existing zoning ordinances to the detriment of our stakeholders' quality of life including, but not limited to, short term rentals, illegal signs, illegal boarding houses and the like;

Therefore, the member councils of WRAC demand that the City comply with its own ordinances and laws and immediately enforce all applicable zoning and building codes unless duly amended.

Motion by Sharon Commins, Second by John Evans.

Mitchell Riske and Melissa Stoller. Expressed concern with vagueness of motion.

Withdrawn by maker.

4. WRAC Motion: Small Lot Subdivision Ordinance.

The Mar Vista Community Council supports amending the Small Lot Subdivision Ordinance such that all Small Lot Subdivision projects shall comply with the land's underlying zone, including setbacks, and further amending to prohibit cantilevered construction over required open space, including driveways and required setbacks.

**Motion by Sharon Commins, Second by Jerry Hornoff.
Passed 4-0-1.**

8. **Old Business/Open Issues** (5 min).
A. CITYWIDE ORDINANCES.
 9. **Public Comment** (5 min).
 10. **Future Agenda Items** (1 min).
 11. **Adjournment. By Mitchell Riske at 9:20pm**
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DRAFT

Attachment A

TRAFFIC STUDY TO ADDRESS IMPENDING DENSIFICATION OF THE BARRINGTON CORRIDOR NORTH OF THE INTERSECTION OF FEDERAL AND INDIANAPOLIS AVENUES

A recent trend is underway whereby many as 14 historically single family homes on Barrington, just north of the intersection of Federal and Indianapolis Avenues, are likely to be redeveloped as multifamily homes or apartments due to their underlying R3 zoning designation. The City of Los Angeles is also embarking on the Mobility Plan 2035 to address transportation challenges in Los Angeles. Given that the resulting densification will significantly increase cumulative trips generated in the corridor, and given that the corridor is designated for a bile lane(s) under Mobility Plan 2035, the MVCC hereby requests that the 11th District Council Office (Councilmember Mike Bonin) coordinate with the City of Los Angeles Department of Transportation to conduct an expedited comprehensive traffic circulation study of the Barrington Corridor area to address impacts and develop potential mitigations, including but not limited to:

- Assess the potential for a signal crossing at Navy Avenue across Barrington Avenue to facilitate pedestrian crossings and vehicular turning movements onto Barrington Avenue;
- Assess the impact at ingress and egress of the alleys on Federal and Indianapolis Avenues, just east and west of Barrington, that are likely to provide access for all the additional off-street parking required to serve the developments. Safety issues that need to be addressed include conflicts in turning movements at the alleys so close to the intersection of Barrington Avenue, and the blind curve on Federal Avenue approaching the alley access;
- Assess the impact and effectiveness of the timing of lights and turn signals at the intersections of Barrington&National, Barrington&Federal, and McLaughlin&Palms;
- Assess the impact and effectiveness of a 4-way stop at the intersection of Federal&Barry/Colbert.
- Installation of a continental crosswalk on the East side of the Barrington&Federal intersection;
- Assess the impact of potential cut-through traffic, speeding and safety on the parallel streets, Stoner, Stanwood, Barry, Clover, Colbert and Federal Avenues, and develop proposed mitigations; and
- Assess the potential impacts on the path of travel of students walking or biking to Mar Vista Elementary School and on drop-off and pick-up at Mar Vista Elementary.

Attachment B

SMALL LOT SUBDIVISION FOR THE BARRINGTON CORRIDOR NORTH OF THE INTERSECTION OF FEDERAL AND INDIANAPOLIS AVENUES

The MVCC values the unique history, character and residential scale of the Westdale neighborhood. The existing two story apartment buildings and single family homes along Barrington Avenue were designed to blend with the surrounding neighborhood. We support the desires of the owners in the fourteen houses that are zoned R-3 to be able to live along-side developments that are appropriate in scale. Our first preference is that these fourteen properties remain single family homes. However if any of these properties are to be developed for other uses, the MVCC supports the small lot subdivision model over the larger apartment building model. The reasons included reduced density, better conforming to neighborhood character, and ownership model. We support in concept the plan proposed for 3277 Barrington Avenue with the following conforming stipulations as agreed to by the developer:

1. That the design and materials conform to the character of the existing neighborhood structures.
2. That the existing setback (green space) along Barrington Avenue be preserved.
3. That the first structure facing Barrington Avenue has a lower profile (<= 34' 6" railing height) than the structures set further back on the lot resulting in less massing as viewed from the street. (*note the railing is 42" in height by code).
4. That the height the remaining structures from ground to the railing height to be <= 36'6".
5. That the development adheres to a 9'1", 10'1", 9'1" ceiling height model.
6. That the roof decks be stepped back from the outside perimeter to retain privacy for the neighbors and utilize the frosted glass laminate to ensure privacy and a light and pleasing roofline.
7. That landscaping is designed to enhance the appearance and includes trees and hedges along the structures facing the alley to mitigate the view of the building from the single family homes adjacent to the alley.
8. That every effort be made to reduce the height (massing) of the structure. Possible considerations would include eliminating the rooftop stairwell enclosures resulting in the screened upper level stairs and handrails being the highest building element on the project. This request is an effort to find common ground with the developer and neighborhood on the project's overall height and is based on the understanding this will allow the developer to continue to provide each of their buyer's a roof deck with no change in the deck's finish floor railing height elevation, currently shown as < 34'6" and its' code required 42" tall frosted glass laminate guard rail.

The MVCC appreciates the time spent and willingness of the developer to adjust plans in a manner that helps to mitigate the concerns of the community and we support this model as an acceptable approach to the other properties on the street.