



## Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL  
Planning Land Use and Management (PLUM) Committee  
MAR VISTA LIBRARY  
12006 Venice Blvd., Los Angeles, CA 90066  
(SW corner of Venice and Inglewood)  
Co-Chairs: Steve Wallace &  
Vice Chair: Michael Millman  
Tuesday, June 21, 2015, 6:30 – 8:00pm

### MINUTES

1. **Call to Order.**
2. **Introductions and Public Comment** for items not on the Agenda.
3. **Approval of Minutes** from April 2016 meeting. **Chris McKinnen made a motion, seconded by Lenora, motion passed.**
4. **Early Notification System ['ENS'] Update. 2 Projects on Venice Blvd, being presented at the next meeting, one Apartment Building and one Mixed Use Project.**
6. **Update on Group Living Facilities/Short Term Rentals.**
7. **New Business.**
  - A. **Discussion item, new project:**
    - a. **12119, 12115 Victoria Ave. and 3663, 3668, 3670 Grand View Blvd., case no. AA 2016-1738-PML, env. case no. ENV-2016-1739-EAF. Project Description: Subdivide existing R1 lot into three R-1 lots. Demolish existing structures, and build three new homes. **Presented by Ameen Amanat and Mehrdad Amanat, purchased the property in February with the intention to develop. The application is to remove all the trees, some Queen Palms which upset some neighbors. Immediate neighbors were concerned that it would drastically change the character of the neighborhood. Many items were brought up by concerned neighbors, the fact that there is many reduced setbacks between and around the 3 different proposed properties as well as the alley. That the 2 story portions of the property abuts the alley and believe that the City will not allow this without a 10 foot setback, many neighbors believe that 3 New Homes are maximizing the build area on the lot, forcing a reduction in the front set back on Grand View, and changing the main entrance to the properties to Victoria. A number****

spoke of the possibility of 2 homes and the owner agreed that it's less to build 2 homes, but was not sure of the marketability and thought the design of 3 made more sense. Many neighbors felt that the current property has a lot of greenspace, that they love the open design, and that the 3 new homes would be a drastic change in the overall character in this area. Many neighbors spoke of the increased traffic and parking from 3 large new homes, verses 4 small single units of which one has been occupied recently. An immediate neighbors commented that she thought the applicant was not being forthcoming with all the current information and skirting subjects and asked that the applicants be more open and honest and to work with the neighbors to develop a more suitable project. Michael Millman asked for a straw vote as to who would be in favor of the current project as presented and this gained no support at all. Sarah Auerswald suggested that we allow the applicant the opportunity to consider all the comments by the neighbors and see if they can come up with a more suitable project. Steve Wallace suggested that the applicant meet and work with the neighbors to come to some common ground with regards to a suitable design before they come to PLUM again when they have a hearing date.

**B. Discussion Item Only:**

a. **12803-12823 W. Washington Blvd.** Project Description: Culver City mixed-use project. **Presented by Jim Suhr, 37-unit apartment project with 7,293 square feet of ground-level retail space in a 4-story building on a 0.55 acre site located at 12803-12823 West Washington Blvd, Culver City. The development program includes three (3) Very Low Income affordable units as well as 21 public off-street parking spaces in addition to all code-required parking, both ongrade and in a single underground level.**

Developer has purchased the site from the City's former Redevelopment Agency as of November 2015, and is now working to entitle/build within a set schedule under the terms of a Disposition and Development Agreement ("DDA"). Allowed through a combination of Public Benefits (public parking in this case) and the State Density Bonus (SB1818).

Former land uses on the property included a motel, apartments and a small retail building which included a previous dry cleaners (circa 1960s). Developer has completed Phase 2 environmental analyses, concluding that the site holds no

**environmental risks for the proposed project. Copies of these studies are available.**

**Process:** The site is owned in fee by the developer, subject to a Redevelopment Agency contract (DDA).

**In 2011 Developer negotiated with City to replace the project's office component with apartments. City later requested Developer consider adding affordable units, resulting in current Density Bonus project program, which is supported by City Council.**

**Unit Mix:**

- (23) 2-Bedroom/2-Bath units @ 1,063sf average**
- (8) 2-Bedroom/2-Bath + Loft units @ 1,348sf average**
- (2) 3-Bedroom/2-Bath units @ 1,492sf average**
- (4) 1-Bedroom/1-Bath units @ 856sf average**

**7,250 RSF retail space on 1st floor (divisible up to 5 tenants)**

**There were traffic concerns driving through Mar Vista, concerns of overdevelopment, a Left Turn only into the parking off Meijer heading south and a Left Turn only out of the structure on Moore Street heading toward Washington Blvd. should be considered. Developer stated that there is 32% less traffic from the previous approved project of an office building development. Expected rents are to be around \$3000-\$4000 per month.**

**8. Public Comment.**

**9. Future Agenda Items.**

**10. Adjournment.**

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