

MAR VISTA COMMUNITY COUNCIL
PLUM Committee
Wednesday, November 16th, 2016, 6:30-8pm
Mar Vista Public Library
Public Meeting Room
12006 Venice Blvd, Los Angeles, CA 90066
MINUTES

1. Call to Order

a) Meeting chaired by Damien Newton, MVCC Zone 2 Director. Other directors in attendance include Robin Doyno, Sarah Auerswald, Melissa Stoller. Aaron Belliston representing the property at 3230 S. Barrington. There were also 15 Mar Vista residents in attendance.

2. Introductions and Public Comment for items not on the agenda

a) No public comment

3. Approval of November Minutes

a) minutes approved by consent

4. Report on MVCC Board Actions

Board approved motion to support CPUC Permit application for Atmosphere Cafe

5. Early Notification System [‘ENS’] Update

6. Update on Proposed City Ordinances

Draft Mansionization Ordinance recommends R2V2 for Mar Vista/Venice. MVCC Board recommended R2V2

7. New Business.

A. Discussion with Option for Possible Motion to Support or Deny:

A) **3230 S BARRINGTON AVE**

DEMOLISHMENT OF TWO (2) SINGLE-FAMILY HOMES AND THE CONSTRUCTION OF TEN (10) NEW SMALL LOT HOMES WITH EXPEDITED PROCESSING

Belliston Presents :

The model for the project houses is similar to a similar project MVCC supported after much debate across the street on corner with Indianapolis. The lot across the street has four small lot single family homes, while each of these double lots has five home each.

Belliston says the project in terms of density, height, etc are similar to what was negotiated with the previous project.

Project in r3-1 zone. For every 800 sq feet of lot, the code will allow for one housing unit. The lots are 17400 sq feet of lot, so 21.76 units allowed. With the state density bonus of the building is allowed 45 foot limit. Building is at 37.6, additional 5.7 for stairway housing - 43.2 total feet, slightly lower than the maximum.

This is technically one foot taller than the developer’s other project on Barrington, but that’s because of grading issues with the surrounding

Public Comment Summary :

No members of the public spoke in favor of the project as presented, although some said they could favor the project if there were small changes. One person said he favored the project “in concept” but had some

reservations. The chair received no written comment before the meeting. The most common concerns with the project included :

Ingress and Egress through the alley that will be turned into the driveway for the project. A full plan has yet to be developed, but a permit will be required from LADOT before construction is completed.

The density of the project. Residents believed that the compromise from the previous project capped the project at four units per lot. Belliston responded that the four lots was based not the square footage and that the units per lot square foot were roughly the same.

The height of the building and the roof decks. Residents were concerned about the roof decks looking into backyards and the potential for noise as people recreated outside. Belliston said that the roofdecks are the only outside space that the units at the top floors have.

The low number of car parking spaces. Because of density bonuses and transit access, each unit has only 1.25 spaces per unit.

There was concern that local and state laws didn't provide enough power for communities to fight developments such as this one.

There was debate over whether or not the existing residents would prefer an apartment building (which has less of a community process in its creation and could provide greater density) or the project as presented by Belliston. In the opinion of the chair, the majority of the room preferred condo owners over apartment dwellers in the community. When a motion was presented, nobody spoke in favor or having the project be for renters instead of home owners.

There was concern that none of the units were affordable. The entire project is market rate.

Newton wrote and presented the following motion that was approved by voice consent by the room with no objections :

MVCC does not support of the project as it is stated and wishes to ask the developer to consider reducing the number of units from 10 to eight which would allow for the removal of roof decks, more ground level open space, increased guest parking, and a full mitigation plan alley.

We would ask the city to complete a circulation study for the corridor for this and other projects along the corridor.

B) Hearing on **3950 S BEETHOVEN ST** was postponed because the architect for the project was not feeling well.

PRELIMINARY PARCEL MAP (PMLA) FOR A 4 LOT SMALL-LOT SUBDIVISION

8. Public Comment

9. Future Agenda Items

Update on January forum - January 18. Speakers TBD.

10. Adjournment

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comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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