

## PLUM-130716-MINUTES MVCC Planning/Land Use Management Committee

Tuesday, July 16th, 2013, 6:00 to 7:55 PM Mar Vista Library (SW corner of Venice and Inglewood Blvds.) 12006 Venice Blvd., Mar Vista, CA 90066

**Co-Chairs: Steve Wallace and Michael Millman**

**MINUTES** [all stakeholders present may vote on any motion presented at this meeting]

**1. Call to Order: 6:10 pm**

**2. Introductions and public comment for items not on the agenda (2 min) –none**

**3. Approval of Minutes (2 min.)-approved**

**4. Report on MVCC Board actions:**

**A. 3472 S. Centinela** – old Wild Oats Building – Motion Passed 7-3 Full report on status of illegal remodel occurring onsite. LADBS has issued a stop order and it has been posted at this location.

**B. Mural Ordinance** – Passed BOD unanimously

**5. Early Notification System [‘ENS’] Update, if any (1 min)—none**

**6. New Business (30 min)**

### **A. MEDICAL MARIJUANA ORDINANCE – MOTION**

**a.** The current Medical Marijuana Ordinance allows 135 Dispensaries to operate in the City of Los Angeles legally, however, should one of the current 135 dispensaries decide to move locations within the City boundaries, there is no regulation stating that a dispensary should require a conditional use permit or a variance, allowing the stakeholders surrounding the potential new location to be involved in the process. The Mar Vista Community Council recommends that the city ordinance be updated to include, “If one of the 135 registered dispensaries wish to relocate from its original location to a new location within the City of Los Angeles, a Conditional Use Permit and or a Variance should be required, so that stakeholders in the surrounding area are made aware of the potential relocation of the dispensary and be part of the process to be able to support or appeal against it.

**i.** Discussed only—the city process is non-existent and under the present ordinance [prop D] the ZA is barred from determinations on these businesses with regard to zone classification. The ordinance literally legalizes the ‘illegal’

**1.** Text of Prop D would appear to exclude the Wild Oats building altogether:

**a.** *Shall an ordinance regulating businesses where marijuana is cultivated, processed, distributed, delivered or given away to qualified patients or primary caregivers (MMBs)by: (1) prohibiting MMBs but providing limited immunity for MMBs that operated since September 2007, timely registered with the City, generally have not ceased operations, pay City taxes, pass annual background checks, are separated from residential zones, maintain certain distances from schools, parks, child care facilities, other designated places and other MMBs, and meet other requirements and operational standards; (2) exempting dwelling units used by three or fewer patients/caregivers to cultivate medical marijuana on-site for their patients or themselves, and other exemptions; and (3) increasing the MMB tax to \$60 per each \$1,000 of gross receipts; be adopted?*

**B. 3815 MCLAUGHLIN AVE,** 26 units with 1 guest. Convert Guest Room to a unit and convert storage are in basement / garage level to a unit. This will offer 28 units with 48 parking spaces required, with 52 spaces provided. The changes create not change to the current footprint of this building.

**a.** These were bootleg units. The owner is trying to legalize them

**b.** Over parked; enough spaces for these two units plus extra

**c.** Motion proposed by Jefferson Schierbeek: the MVCC disapproves of developers and others installing bootleg units on their properties. However, MVCC supports the idea of increasing affordable units on the west side and so supports this project moving forward

**i.** Approved unanimously

**7. Old Business/Open Issues:** Committee/Task Force/Updates receive and file by consent if no report (15 min.) NOTE: Community care workshop item is put over until August as Mr. Wallace is travelling]

### **A. CITYWIDE ORDINANCES**

• **SPECIAL REPORT: Plan: Recode LA** - A new, five-year initiative that will provide the first comprehensive update of the Zoning Code since 1946. This initiative will create a modernized and accessible zoning code for the City of Los Angeles. Report on listening session of 7-13-2013

- Must monitor the 5 year process—the consultants have already met with the special interests: land use attorneys, developers and expeditors--without ordinary folks present at the same time
- Many speakers expressed dismay with the Casden process and questioned the overall trustworthiness of the planning system
- Based on Denver’s code rewrite—similar challenges
- war on low density housing
- anticipated push for more commercial uses into low density zones
- major infrastructure issues—not enough water to support higher densities all over LA and not enough sewerage capacity either

• **CITYWIDE: PLANNED DEVELOPMENT ORDINANCE CPC-2010-3315-CA:** Residential Planned Development supplemental use district establishment to enable innovative, mixed-use, and infill development projects as planned developments in the City of Los Angeles. No update—IN LIMBO, no action since 2011

• **CITYWIDE: APRON PARKING: Council File 11-1676\_MOT\_10-04-11** [Rosendahl/Koretz] that the City Attorney be requested to prepare and present an ordinance to repeal Section 80.00(h) of the Municipal Code so that the definition of “parkway” is consistent throughout the Municipal Code. No news—CC motion adopted and sent to City Attorney’s office in 2011

• **CITYWIDE: SIGN ORDINANCE, COUNCIL FILE 08-2020; 08-3386-S1:** Sent back to CC PLUM 7-10-2013

- **MURAL ORDINANCE:** Council referred item to Planning Committee, pursuant to Council Action of July 2, 2013, Council File No. 13-0823. Will be agendized with new CC PLUM
- **CELL TOWERS ORDINANCE REPORT:** Ordinance has been drafted by the City Attorney; Council referred item to Planning Committee; Public Works and Gang Reduction Committee, pursuant to Council Action of July 2, 2013, Council File No. 13-0823.

**B. MVCC and SURROUNDING AREA PROJECT WATCH LIST:** no motions, receive and file

- **BERGAMOT STATION [OTHER SANTA MONICA PROJECTS]:** status of massive mixed use proposals
- **MARCASEL/WASHINGTON CULVER CITY project update and other projects,** if any – New Developments – they purchased the lot across the street and expect to break ground soon on the first lot.
- **CASDEN SEPULVEDA RECAP**
  - Transit orientation missing
  - 15K as highest number of commercial SF—others rejected by the applicant
  - Illegal project
  - Final CC vote expected July 23, 2013
- **Martin Cadillac:** Martin Expo Town Center Notice of Preparation and Initial Study
  - **ENV-2013-3063-EIR: March 20, 2013**
  - **Martin Expo Town Center Initial Study**

9. Public Comment (1 min.) none

10. Future Agenda Items (1 min.) none

11. Adjournment 7:40 PM

\*Translators, sign language interpreters, assistive listening devices for the hard of hearing and/or other auxiliary aids/services are available upon request. To ensure the availability of services, please make your request at least three (3) working days before the date. If you have any questions regarding this notice, please call (213) 485-1360. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that are within the Committee's subject matter jurisdiction will be heard during the public comment period. Public comment is limited to two minutes per speaker, unless waived by the Chair of the Committee. Mar Vista Community Council Planning and Land Use Management Committee meetings follow Rosenberg's Rules of Order, the latest edition. For more information, please visit the MVCC web site.