



Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL

PLUM Committee

May 3, 2018

6:30 P.M.

Mar Vista Public Library

Public Meeting Room

12006 Venice Blvd, Los Angeles, CA 90066

1. Call to Order

2. Introductions and Public Comments -

3. New Business

a. Presentation by developer with motion to support or oppose proposed

development at 12331 W. Palms Boulevard. Project Description A new 32 unit mixed-use residential and commercial project is proposed for the site at 12331 W. Palms Boulevard in the Mar Vista neighborhood. Currently, this lot is occupied by a singleuse, single-tenant retail store with an associated surface parking lot. More details available at <https://tinyurl.com/MVCCPLUM5-2018>

b. Old Business:

a) **Resolution: to oppose SB828**

The Mar Vista Community Council of the Westside Regional Alliance of Councils opposes SB828, which would allow the state to require cities approve zoning capacity for 200% of state assigned RHNA goals, and trigger a by-right process for approvals overriding all local plans IF cities fail to meet all assigned RHNA goals. WRAC notes this bill is based on arbitrary numbers, and by-right approvals with no affordable housing requirements would be a disincentive for developers to use city density bonus ordinances that produce affordable housing—and an unintended consequence of the legislation.

b) **Resolution: to oppose SB831**

The Mar Vista Community Council of the Westside Regional Alliance of Councils opposes SB813, which would eliminate the FAR, floor area square footage, of Accessory Dwelling Units from a site's total floor area. No compelling reason, and no planning justification, has been presented that demonstrates how the physical conditioned, livable space of an ADU is different from the physical conditioned, livable space of the primary residence on the property.

c) Resolution: PROPOSED MOTION OPPOSING SB 827 [WEINER] - Motion passed at last meeting, however, the legislation was defeated before the MVCC could weigh in.

Proposed amendments by Chair Newton

Whereas the City Charter-mandated Neighborhood Council system of Los Angeles, and the Community Councils of the City of Los Angeles, represent grass roots democracy,

Therefor Let It Be Resolved, that in the absence of a formal statement to the controversy on specific legislation, it should be assumed that the Mar Vista Community Council opposes any legislation proposed by the state that would infringe on the rights of cities and other municipalities to plan their neighborhoods or create development plans that have the power of law.

- ~~1. Whereas the newly introduced California State Senate Bill 827 [Scott Weiner] as written constitutes a top down pen-stroke planning measure which completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities,~~
- ~~2. Whereas removal of said authority clearly abolishes local input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles,~~
- ~~3. Whereas SB 827 as written trashes the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the people of Los Angeles—in good faith—in order to *guarantee* transit close housing opportunities would actually be available to working and low-income persons and families in the City of Los Angeles,~~
- ~~4. Whereas the lack of analysis of infrastructure and other costs associated with this pen-stroke planning creates grave uncertainty that a local agency would be able to “*levy enough service charges, fees or assessments sufficient to pay for the program or level of service mandated by this act within the meaning of Section 17556 of the Government Code*”,~~
- ~~5. Whereas, given the aforementioned lack of fiscal analysis, Section 6 of Article XIII B of the California Constitution “No reimbursement” clause is cited inappropriately in this legislation,~~
- ~~6. Therefore, the Mar Vista Community Council opposes SB 827 in its present form.~~

d) Presentation by developers with possibility of a motion to support or deny the construction of a new Starbucks at 3505 South Sepulveda. Team met with PLUM at July 2017 meeting to provide preview of projects.

6. Future Agenda Items

- 1) The Community Plan is Coming!
- 2) Hearing on easements for eldercare facility with 67 assisted care units and 20 memory care units with subterranean parking at **11405 W VENICE BLVD**

7. Public Comment

8. Adjourn

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Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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- * **PUBLIC ACCESS OF RECORDS** – *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website, <http://www.marvista.org>, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, contact secretary@marvista.org.*

- * **RECONSIDERATION AND GRIEVANCE PROCESS** - *For information on MVCC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the MVCC Bylaws. The Bylaws are available at our Board meetings and our website, <http://www.marvista.org>.*