



Mar Vista Community Council Minutes



Planning and Land Use Committee

April 2, 2019 , 7:00 PM

Mar Vista Recreation Center, Mar Vista Park, LA, CA 90066

1. **Call to Order/Introductions** Meeting was called to order by Co-Chair Stacy Shure at 7:05 p.m. Co-Chair Ken Alpern was in attendance. **Minutes** Minutes of the last meeting (2/6/19) were read. Mary Hruska moved to approve. Aaron seconded the motion. Minutes passed unanimously for approval.
2. **Public Comment.** Public comment about SB 50 and the committee said that there will be a future meeting, if possible, but that a director's motion would be made by Stacy to support Councilmember Koretz's motion in opposition to SB 50. Stacy encouraged everyone to attend the regularly scheduled MVCC Board meetings for further news and to participate in the council.
3. **Subcommittee Updates.**

A. Posy: No update presented.

B. Community Plan: Committee Co-Chair Mary Hruska stated that the feedback documents were submitted to DCP and feedback from DCP was that we had the most voluminous feedback from stakeholders that they've seen. We are continuing to get feedback via questionnaires and the committee and Mary encouraged everyone to attend the Community Plan Update meetings to participate as we plan our future. Upcoming meetings will focus on tree canopy, open space and aesthetics in our community.

4. **Old Business: Wellbrook:** Stacy announced that there appears to be changes to the plans originally passed by motion at the MVCC board. They will be invited back to the PLUM committee to review the changes being made.

11444 Venice Blvd.: Stacy announced that a homeowners' meeting is going to have the new developers present changed plans about this development and these developers will be invited back to PLUM to present the new plans. Stacy will additionally attend the homeowners' meeting to ascertain what the new plans are.

5. **New Business: Barrington/Gateway Development (Zone 2)**

The developer of this new project was present as was his development reps. Andrew Kratzer and Aaron Green. Their slide presentation showed the architectural details, the amenities being offered, the height and density of the development.

This development is on a parcel that is zoned C-2 which is a commercial property, BY RIGHT they may build a 4 story building on this parcel without any incentives or any approval. THERE IS NO ZONE CHANGE associated with this development, that information was circulated today and that was incorrect.

Under the Priority Transportation Access plan that is in effect in our community, the developer may request up to 3 incentives BY RIGHT for this development if they, in turn, offer a minimum number of affordable housing units.

This developer has asked for 2 incentives that is an increase of one floor height for a HALF FLOOR that would be the 5th floor, on the front half of the building only. As a result, the developer is

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* **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>. The MVCC Board of Directors meets regularly on the second Tuesday of each month, Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066.

* **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, please contact secretary@marvista.org.

offering 7 units of affordable housing which is one unit more than they are required to provide by law. NO ONE DOES THIS!

Further, the reality of the situation in Los Angeles at this time is that our Mayor has made densification and building of housing a PRIORITY. Therefore, pretty much EVERY PROJECT that is submitted to the planning department is getting approval. Even when appeals are filed against a project, they are summarily denied and projects are approved.

This project is NOT not unreasonable. They are asking for a 1/2 floor of additional apartments. They did NOT seek a reduction in parking, what they are providing is what the law calls for.

They are offering amenities to the community that other developments do not offer, and have not. Including the median landscaping, security call button, enhanced landscaping, a well lit alternative transportation zone.

We deal with many developers and some do not choose to present to PLUM or the MVCC or do any outreach. They are not required to do so. We ask for it, but developers know what they can build by right. They also know what the current climate is at the Planning Department.

This team did incredible outreach, for which they should be commended. They met with the co-chairs of the PLUM committee, went door to door canvassing the neighborhood (one day with the Co-Chair of PLUM, Stacy), made a presentation to the homeowners' association, presented to PLUM and have been responding to emails and calls from the community. They have additionally offered to continue this outreach and stay in touch with the community throughout the building process.

The team working with this development are to be commended for their efforts and they are, frankly, the example that we hope to use as a model for future developments.

Given that this developer knows that he can build BY RIGHT, they still met with our NC and were flexible about many changes and recommendations that were made by us and the community.

Many people have raised the issue concerning traffic and pass through traffic. There have been a great number of jobs created in Santa Monica and the Waterpark Area of Olympic that has created an influx of passthrough traffic because we do not have housing to meet the demand on the westside. We need more housing. We need reasonable housing. THIS IS IT. There will be 70 plus families that will not be driving through the neighborhood because they will be driving home to this development. We heard the concerns, and they are valid. I believe that those concerns have been addressed by the development team, and will continue to be addressed by them.

We are encouraging development that is near transportation that will encourage the use of non vehicular transportation. This development is within 1/2 mile of the Expo line, directly accessible to a bus line that directly services UCLA and near high employment areas of the Westside. And of course it is providing 7 affordable units which we have a great need for.

Remember that if this developer does not get the incentives that they have asked for THERE IS NO AFFORDABLE UNITS BUILT. They can, by right, build 4 stories and they do not have to meet with the neighborhood, do not have to negotiate as they have done with us, and there is nothing you can do to prevent the development.

Our job at the PLUM and the MVCC is to advocate for our stakeholders and we've done that here. We look at the zoning, the amenities being offered by the developer and the neighborhood in which it will be located. This is not an unreasonable, overly dense development. They could have asked for something much larger and it would have been granted. In this case, PLUM and the MVCC got the best amenities that we could for the Zone 2 neighborhood that will help beautify your zone, provide much needed housing, more affordable housing than was required, and the bonus was working with a team that did the kind of outreach we wish ALL developers would do when coming before our stakeholders.

Motion was made by Ken Alpern to approve the Barrington/Gateway development. *Vote was 26 in favor, 0 opposed and 4 abstentions.* Motion passes and will be presented to the full MVCC

board at our next Board of Directors meeting.

- 6. Public Comment and Discussion** ~ None after the discussion above noted.
- 7. Future Meetings** ~ Next meeting will be moved up one week because of scheduling conflicts of the Co-Chairs, please visit the Mar Vista Organization site to see the new time and location. The meeting will be returning to Windward High School, the last week of April.
- 8. Adjournment** ~ meeting was adjourned at 9:05 p.m.