



# Mar Vista Community Council Minutes



## Community Plan Sub-Committee

Tuesday, November 27, 2018, 7:30 PM

St Andrew's Lutheran Church 11555 National Blvd LA, CA 90064

- 1. Introductions** ~ Meeting was called to order by Presiding Chair Mary Hruska at 7:35 p.m. Attendees introduced themselves. In attendance, Mary, Stacy, Kolonia, Holly, Martin, Selena, Randy, Len, Kent, Jay Ross, Sara.
- 2. Minutes** ~ Holly moved, Mary seconded to approve the Minutes with changes as noted. Unanimous for approval, minutes approved. Change paragraph number 6 to reflect: discussion regarding C2 and C3 zoning, commercial and residential.
- 3. Public Comment** ~ Holly asked Len if a C-2 can be used for an R-3. (There is not a straight answer). Discussion with Jay Ross regarding the answer, discussion regarding density. Jay clarified about C-2, R-3 zones (commercial) and our general plan doesn't allow commercial (12444 Venice Blvd. was discussed). Len commented that there are flex zones that allow housing to be allowed on such a zoned lot. The new zones are going to be more "form based" that allows flexibility. In the general plan it's only commercial. Discussion regarding Re-Code and its timing as to implementation.

Kolonia asked if we can add a paragraph about protecting business owners from the vending set-ups that are showing up near shopping centers in our area. Kolonia referenced the properties at Trader Joes and CVS/Rite Aid properties. Mary responded that our next board meeting will address the Street Vending Issue and might not be able to be addressed in a Community Plan.

- 4. Mission Statement** ~ read and discussion regarding wording. Question and discussion about having a CDO, a specific plan, or general plan that supplements the Community Plan. The CDO also offers us a design review board that would be composed of members of the community that would be involved in the approving of design elements. There would be a community design overview (per Len) but it is uncertain if the authority for community involvement would remain under Re-Code plans. Proposed wording changes within the Mission Statement reflecting what would be best for the community.

"The mission of the MVCC Community Plan Ad Hoc Committee is to engage Mar Vista stakeholders in the City of Los Angeles' Palms-Mar Vista-Del Rey Community Plan Update with emphasis on public health, safety and quality of life. This would include issues of open space, development, infrastructure, transportation, public services, and mobility. Also included will be environmental issues (air/noise pollution, migratory birds) relating to airspace, water conservation, design elements and the restoration and maintenance of the urban canopy. A primary goal of the Subcommittee will be to create an algorithm for the exchange of information between the Mar Vista Community and DCP. This will include the identification for DCP contact as well as the establishment of a regular timeline and venue for exchanges between DCP and the Subcommittee. Information from these exchanges would then be communicated via monthly meetings, workshops and regular communications from the committee to the stakeholders. If feasible, the Committee could also develop a unique Mar Vista CDO which would encompass the MVCC boundaries.

---

\* **THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities, including sign language interpreters, assistive listening devices and other auxiliary aids and/or services. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting [chair@marvista.org](mailto:chair@marvista.org).

\* **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](mailto: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>. 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.

Holly moved for approval of the Mission Statement as provided, above. Selena seconded, unanimous vote approved.

**5. New Business** ~ Presentation by Jay Ross about density and calculations, population data, etc. It is important to find out what data the DCP is going to use for population calculations for the Community Plan. SKAG did projects about 20 years ago predicting 4.3 million people and we have much less. There is presently pending a lawsuit concerning the Hollywood Community Plan about the data that is being used. We need to monitor what their projections are and how they calculated them. They have always been off.

What is the population of our district and how much population can be accommodated under our current Community Plan? Jay discussed his projections and how he reached those numbers. The planning department is not going to answer reasonable requests for info and aren't going to be forthcoming with how they determined the numbers.

Every CP lists how much of each zone (acres) exists in the CP land area. It's a chart at the back of the community plan. It shows how many units per acre. R3-R4 high density we have about 73 acres, then we have dwelling units per acre from the Zoning Code. Discussion explaining the materials presented by Jay.

Len recommends doing an analysis of our excess capacity and our population estimates, per areas of corridors and why we want to maintain what we have because it can accommodate the growth that is estimated to occur. Jay said we can take pictures of the corridors where we can accommodate more density and show it to DCP of where we want it to go. Len recommends showing that we need more jobs (commercial brings jobs) and there would be an imbalance if commercial is removed and replaced by strictly residential. We want a more sustainable community with balance. We also have large developments that are planned on our borders that also will affect our balance.

Len said to get a number for just the MVCC area we need to use US Census tracts that corresponds to our area to get a precise population count. Stacy & Mary indicated a desire to meet with Len separately to have him show us how to do this and he agreed to do so.

Stacy and Mary will also pull the State Geologic maps for seismic faults to be incorporated within the Community Plan documentation (Fault Zones within the CP area).

Discussion regarding street widening, cut through traffic and infrastructure needs to accompany any additional density added and those projects currently pending, in combination with Venice Blvd. road diet and street services provided in the residential areas.

Mary questioned if we can use ordinances to address some of the through traffic area, Len discussed other ways that we can address the issues. Len recommended that we can make a comment in our feedback that we need to look at technology and how it can be used to mitigate some of the traffic issues (geocaching, predictive modeling). There is a West LA TIMP and a Coastal TIMP that has money that was to be used to mitigate traffic.

Here are our principles (list with bullet points and suggestions and what we need), including traffic mitigation (ordinances for cut through traffic) and an increase of law enforcement for safety, crime and traffic.

Once we get the data it can be a tool to push back against up zones and also push back to preserve residential. "Stucco cubes" ... we need more housing, etc. We don't need more housing, we have excess capacity. Not every site needs to be the maximum of what it can accommodate. We need more open space and discuss step backs of upper levels. Neighborhood mixed use zone with a step back. Brentwood wanted to avoid 6 story cubes and they made the front of the building - every 100 feet they must have a 40 foot break. Third story along the front they had to do a step back of 10-15 feet. These are ways to prevent them from being cubes. Open space on

the outside of the ground floor to contribute to open space for the neighborhood. Lee Rosenthal of Encino NC has a specific plan to protect the tree canopy including methods of enforcement and fines. We should look at their plan to see what we can incorporate into ours. Jay also discussed a project on Santa Monica Blvd. project that has zero space to plant trees in the front. They are going to use potted plants. Planning can tweak plans to include setbacks for dirt, grass, trees and a setback for sunlight for them to grow. We can include a list of native trees and plants within our community plan for developments.

Mary made an announcement about the new Policy & Procedures Ordinances and what it means and encouraged everyone to write in to voice their opposition.

- 6. Public Comment and Discussion** ~ None after the discussion above noted.
- 7. Future Meetings** ~ Next meeting is January 22, 2019 at 7:30 p.m. at St. Andrews' Church.
- 8. Future Agenda Items** ~ drafting of the plan timeline and those issues raised above.
- 9. Adjournment** ~ meeting was adjourned at 9:51 p.m.