



# Mar Vista Community Council



## Minutes

### Community Plan Sub-Committee

August 27, 2019

St Andrew's Church

11555 National Blvd

Los Angeles, ca 90064

7:30

Mary Hruska, Chair ([mary.hruska@marvista.org](mailto:mary.hruska@marvista.org))

Stacy Shure, Chair, PLUM, ([stacy.shure@marvista.org](mailto:stacy.shure@marvista.org))

1. **Call to order** -Meeting called to order by Mary at 7:38PM
2. **Announcements-** Mary announced that materials from the 6/22/19 DCP Workshop at Windward are now online. Please visit [www.planninghtwestside.org](http://www.planninghtwestside.org), Events/materials. Adriana announced Grease Night at Venice High School on 9/28/19 Lenore announced the next Mar Vista Art Walk on 9/14/19 Ashley- announced the annual Nwana block party on 9/21/19
3. **Public Comment for Items NOT on This Agenda**-none
4. **Reading and Approval of Minutes** – approved without objection
5. **Special Orders** – Presentation by Jonathan Hershey (Senior Planner), Kinikia Gardner (Planner) and Diego Janacua (Planning Assistant) regarding materials presented at 6/22/19 Palms-Mar Vista-Del Rey Community Plan Update Workshop.

Jonathan introduced himself. He manages Polices and Neighborhood Initiative Work programs for the Westside. Addressed community concerns that have been expressed regarding what was presented at the workshop. Also introduced Diego as the planner addressing the plan specifically and as someone who has questions to ask the community as well regarding the plan. Stated that the purpose of the workshop was to show the diversity of ideas expressed regarding the plan. Acknowledged that the goal of the presentation was to present ideas other those that were submitted by the MVCC. Given that not every resident was able to participate in the MVCC process, DCP wanted to show other ideas for the future of the community. Wanted to also get feedback on whether these ideas were good or bad.

One of those ideas was the concept of an Arts District. This was a proposal that was given to DCP by a number of individuals. DCP does not take a stand on this, but wants to present it for review. Some of the responses to this idea were negative.

First thing that needs to be established here is that there's no hard and fast definition of an arts district, but DCP can define one if the community decides that it wants one. We would like to know what the concerns are, given that an arts district has not been defined here.

Mary-pointed out that the Comm Plan committee has developed some ideas for a combined Arts/Small Business district on Venice Blvd. We identified 4 requirements for such a zone.

- 1) **Affordability.** (We will have to mandate rents. This has never been done before, but why can't we try something that never been done before?)

- 2) Design guidelines for small town feel
- 3) No hotels
- 4) Possible overlap with historic preservation areas in Mar Vista

Stacy: if there exists a process by which we could create zoning to define and regulate such a district.

Jonathan : yes.

Mary: mentioned LAMC 13.06 which appears to regulate an arts district

Jonathan : this is merely aspirational. Has no teeth.

Stakeholder: will these regulations have teeth and can it be overridden by the City Council?

Jonathan: yes. The worst thing you can do to an arts district is call it one. Gentrification becomes a problem Both residential and commercial rents go up.

Mary: have looked at arts/cultural districts in San Antonio TX, Burlington VT, Pittsburg PA, Scottsdale AZ and Phoenix A

Identified 4 scenarios:

- 1) Artists go where land is cheap and create one. Then get gentrified out
- 2) Philanthropists buy cheap properties and create one. Same scenario as 1 but with some more permanence owing to philanthropists' legacy
- 3) Private and government groups work together to create one. Some additional permanence and preservation of affordability
- 4) Historic Preservation Zone is created

Jonathan: mentioned arts districts on Abbott Kinney, North Hollywood and downtown LA, all of which have seen gentrification

Jonathan: there's a new plan in Central City area including downtown arts district which will employ new zoning codes and hopefully will better define what happens there. So there are downsides to the idea but you can control and possibly limit this.

Mary mentioned Comm Plan's desire to incorporate a Streetscape Plan commissioned for Mar Vista through the Venice Blvd Streetscape Improvement Association called Greening the Boulevard as well as a 2010 Concepts Plan developed by the MVCC PLUM committee.

Stakeholder: I'm an artist in Mar Vista is already unaffordable for artists. How do we get to become so?

Affordability must come first.

Jonathan: before answering that we need to define what an arts district is for Mar Vista.

Kathryn Wheeler: why was the input from the MVCC not displayed at the workshop? Why was there

No mention of it at the 6/22/19 workshop?

Jonathan: you (MVCC) have provided us with a wealth of information, but we have chosen to highlight other ideas presented to us from the broader community. There are still people out there who did not participate in the neighborhood council effort. DCP is not just soliciting input from the Neighborhood Councils. We're trying to solicit from the broadest segment of the community so we can consider all of the ideas that are out there. We chose common themes that we have received from various organizations and individuals. We do however want to hear your concerns. And we have not discounted the Neighborhood Council's input.

Stakeholder: can we have some elucidation on who or what organizations provided this input you highlighted?

Jonathan: I don't have the answer to that but maybe Diego does.

Diego: We did capture some of your ideas on the board, (historic districts and flood channel ideas) but since we wanted to capture a diversity of ideas we included others as well. As far as the Arts District goes, we heard from a coalition we heard from their plans to form a coalition who actually wanted to create such a district in both Venice and Mar Vista.

Stacy: What other sources provided input?

Diego: we heard from individuals at pop ups, community events and through surveys. Had almost 900 surveys.

Stakeholders: who is responsible for making these decisions? Is someone going to change our zoning?

Jonathan: Described ReCode LA project and how it will create a new zoning scheme that is more Adaptable and modular and can be deployed across the city in a more context-sensitive way. Technically we will be rezoning everything in LA, but this doesn't mean it can't be the the same if you want it to be. If you want your neighborhood to develop in a specific ways we have solutions for that. We need your comments.

Steve: Asked about whether developers in an arts district be paying into a Community Benefits Fund

That will only be use for Arts District?

Jonathan: there is no Community Benefits Funds currently, but we could, in theory create it. Not sure

If we would be successful in it, we need to know what you want such a district to be.

Steve: if, as you say, arts districts are created organically, why are we even talking about it. Why

Aren't we talking about a height district or something similar?

Jonathan: that's a good question;

Stakeholder: that's a recommendation

Stakeholder: I'm not hearing very much concrete from you.

Jonathan: new zoning will regulate the envelope, frontage, density, setbacks. Can tailor these based on  
Community input. How detailed this gets depends on you.

Stakeholder: asked about timeline and described her profession as a building expeditor. She said that  
she's come from Jersey City where this process took place and mentioned that string community input  
and regulations helped preserve its special character when gentrification threatened. Is very important

To specify what you want. Preservation society was crucial.

Mary: added that that we have already started on that process. We included 7 historic areas in MV in  
our input document. Also mentioned Mar Vista Historical Society and their opus , Distant Vistas.

Jonathan: are trying to get both the Community Plan and Recode to the city Planning Commission by  
2021

Stakeholder: Thinks NOT having an Arts District is a great thing for the community. Can't conceive of

Where is all the land going to come from for this arts district?

Mary: excellent question, and we are addressing it with a survey, which will hopefully come out in Oct

Adriana De La Cruz: would like to hear from Lenore on this

Lenore: protection is the main issue. There has been a wholesale removal of artists from Mar Vista.

Presented a synopsis of Artists in the area from Distant Vistas. Described early Artists' Colony on Grand  
View that has been replaced by a large home. Artists love this neighborhood and give freely of their  
time, but need space and affordability. Do not want what happened on Abbott Kinney to happen here  
Gave examples: Jail in Venice converted a museum, SPARK, Beyond Baroque and Pacific Resident  
Theater.

Stakeholder: I've lived in the area since 1965 and have a lot of fronds in Venice and here's what we're worried about: Silicon Beach. We do not want Hotels and High Rises. There is currently a 6-7 story building going up on Venice Blvd in Mar Vista. Don't need a survey to tell us that we don't want Venice Blvd to look like the south side of Jefferson Blvd in Playa Vista. Described the Manhattanization of the westside. You may not hear from these folks, but this is the vast majority of people in the area. I have not heard anyone voice a desire for giant block building in the Venice Mar Vista area. We want to be talked to before they do what they will do to Venice Blvd.

Stacy: Some things are out of our control, that State legislation will override what we design in this process. If we don't put density along corridors, the state will put it in our single family neighborhoods.

It is unrealistic to say that we are going to override State legislation

April: I'm against designating it as an Arts District and would prefer to concentrate on zoning and transportation issues. Arts District idea is nebulous and could be changed by City Council.

Steve; Affordability doesn't exist in LA and will not come back. I would like to see a 66 ft limit on all commercial corridors in Mar Vista.

Wayne Wheeler: I'm hearing a lot of disparate points here. There's a broken process in how community input gets integrated in the final plan. If MVCC is not a major contributor, where would input come from? Are concerns about City Council not being responsive to the wishes of the community.

Jonathan: Community Plan process is an iterative process and you (community) will have further opportunities to see more concrete ideas about which way the community plan is going and provide us with feedback on that. Acknowledged transparency issues DCP has on the Westside and this drove what was presented on 6/22. Want to be more transparent on how community input is received and used. This is a new process for a community plan update. We're taking a little bit of extra time to show you the process. The next series of workshops will be "Concepts". Will be similar to the 6/22. Will be more concrete and show what direction the plan is going. Will be able to see some previews of the new zoning. Will get to a Preliminary Plan. Is taking the initial concepts and writing a Draft Plan. This is the one that will start really looking like a community plan. We will provide more resources about zoning and parcels. When we get feedback on that Draft plan, that's when we will really be going down the final road to approval.

Wayne: I'm not hearing any assurances that majority of the community's comments will be incorporated. The arts district, seemingly a major component of this presentation noted on the poster boards, came from a few people.

Lenore: coalition consists of 30 different organizations in West LA

Stacy: to summarize, these ideas were "other" ideas, but there will still be an opportunity to weigh in on what the MVCC community wants .

Mary: is there a time for the first draft?

Jonathan: probably late 2020

Mary: and how set in stone will the concepts in the first draft be?

Jonathan: the plan will become former and former with every iteration. Doesn't mean we can't make changes, but it becomes increasingly difficult to make substantive changes

Mary: what is the window for substantive changes?

Jonathan: between the "concepts" and immediately after the preliminary plan. Before the draft

Kathryn: very much appreciate what you're doing, but you have no documentation of the voluminous input (including the neighborhood walk through with you in Feb) in your official records. DCP keeps saying that they want neighborhood input, but the map from the 6/22/19 presentation still stands.

Would really be great if you had 2 boards: one with the MVCC input as well as "other" input. Could you please respect MVCC and theirs and the community's work by documenting it.

Adriana: wanted to thank DCP for all your documentation and getting ideas together so far. Hearing that DCP is still looking for other ideas. Is there a way others can include our ideas independent of MVCC?

Jonathan: can still leave comments via our website or directly to Diego.

Stakeholder: some of the concerns you're hearing from the community are the result of having been burned by persons who were supposed to be representing us on other projects. 30+ businesses have closed in recent times. We need to hear that your actions are not driven by developers' and special interests' timeline.

Jonathan: our timeline is driven by the budget, which mandates the job get done in 3 years. Diego would also like to pose some questions to you the community

Neil Kritzing: you are taking way too long to develop a concept. You have had a lot of input. What you were told just now is exactly correct. You should have arrived with a map reflecting all that input that you have gotten and you have not done that. You have also not had the courage to isolate and describe what the "other" input is. I'm a professional in the field and I'm not going to allow you to obfuscate. You need to reveal your zoning proposals right now. Your current guidelines do not work. You've reduced what few controls were in existence, and the community is left to address the results. To say that zoning is flexible is nonsense. It is a legal document and, as such is quite specific. We expect a lot better next time you come back

April Petersen: Given that METRO will likely be placing a rail station in our zone, how is this going to affect what you do with our Community Plan and how can the community prepare for that?

Jonathan: that's a question that I can answer after Diego presents

Mary: There are 2 things that keep coming up in our input: affordability and also the legislation coming out of Sacramento which is at odds with that. SB1818 and Measure JJJ have, essentially already upzoned all of Los Angeles The METRO stops will either be at Venice/Sepulveda, Venice/Centinela or Venice/Overland. Whichever they choose, the area surrounding it will become a TOC. A clause in Measure JJJ allows for the percentage of affordable required in order to receive a TOC bonus to be updated as part of the Community Plan update process. It is currently about 10%. We, on the committee, have asked that it be 60%. It's all yours Diego.

Diego: Thank you. The next step is getting into the details. Someone mentioned that we have room along the corridors. Venice for example is currently zoned commercial. We'd like to know what types of uses you'd like to see: all commercial, a mix of commercial and residential or just residential. The next question is what kinds of height would you like.

Kathryn: that was addressed in our input document

Mary: the preservation areas were included, but not all of them

Diego: A lot of what you included was policy related and not zoning related, so you'll see it when we write the policy document.

Stakeholder: I'm a working artist in Venice/Mar Vista and have lived here for 3 years. Artists needs space and affordability. We need limits on rents or artists won't be able to live here.

Diego: would Live/Work be something you'd like?

Mary: with rent control

Diego: that will come with TOCs

Mary: but we can zone for this specifically can't we? Independent of TOCs

Stakeholder: is there any current zoning that mandates arts usage?

Mary: possibly LAMC 13.06?

Jonathan: No. It expresses a range of uses that are desirable, but it doesn't prohibit or require. With the new zoning code we will have the ability to tailor the kinds of uses allowed by right, those that you want to prohibit and those you want to allow conditionally. It's really important when talking about a special district like an arts or neighborhood serving commercial district. For arts district we can talk about live/work, minimum size for non-residential portions, and uses (arts requires the widest industrial uses) We want to know what kinds of artistic activities you want to allow or don't want to allow.

Stakeholder: density is already increasing, and what happens in terms of dealing with the traffic?

Jonathan: we can discuss this later, but for now, I'd like to let Diego finish

Diego: so think about the major streets: Venice Sepulveda, Sawtelle. We heard very loudly that you don't want to touch R1, but if we need more housing, where is it going to go? Or maybe we don't need

more housing? What do we do along Venice and Centinela? We want a bit more detail on uses, size. It already mostly commercial. Are you comfortable with those uses that currently exist? Because this is a long-range plan. This is 20 years down the line.

Mary: You said that we have to provide housing, but, in our Input Document we included a Dwelling Unit capacity calculation that showed that our existing zoning can handle the anticipated housing needs, so I'm not sure why we're even talking about increasing housing capacity.

Diego: we're not really talking yet about the numbers. Maybe your numbers are right. We have to do our own calculations though. Even if we don't out additional density here, there's the building form. Are you comfortable with how the buildings look? Do you want to see parking lots on Venice.

Mary: We presented a 2010 MVCC Concepts plan that includes design and theme elements, a comprehensive style, but I think the major concern for the community is density

Diego: so maybe that's the next step. Talk about the density. Let us know. Are you comfortable with housing or not. Let us know. The purpose of this map is to get the conversation started before the next step. Because it would do you any good if we told you were going to put in 8 story mixed use.

Stacy: I have a policy question for you: If we, as part of our community plan, mandate setbacks for TOCs that abut R1 Zones?

Jonathan: Yes

Diego: Also think about Sawtelle and Sepulveda. Development is already happening there.

Kathryn: Sawtelle still have a lot of residential. There's no bus line there.

Diego: so provide us more detail as to the scale of the buildings

Diego: another area that we didn't get any feedback on is the Santa Monica Area. It's a huge area and it's R1. Also Santa Monica College, which is a huge portion of land. If we're not touching R1, how about the other areas? That's the next step. We'll probably have another workshop for this.

Jonathan: we'll have to decide what the best venue is for this

Stakeholder: what happens when the Airport closes. Does the City of SM work with LA to decide what happens to the land?

Diego: we're doing that right now. Do you want to see it be residential, a park or multifamily, for example

Mary: you were talking about uses. As far as Venice blvd goes, it's mostly C2, and anything above C1 allows for hotels, right?

Jonathan: we'll say yes.

Mary: so, in theory, hotels are allowed there



Diego: we'll have new zoning for it

Mary: are we assuming the new zoning will be approved?

Jonathan: yes

Giancarlo Mancarella: I'm an architect and can appreciate the design guidelines, but I have concerns about traffic. We're building all these units without traffic mitigation. It's a big problem. We are suffocating. We need to have traffic mitigation.

Diego: so we need to figure out the parking

Mary: there is a mobility element to the plan, so maybe that can address this?

Stakeholder: It's not just parking, it's driving. If it take you 45 min to drive your child to school that a problem. Walgrove is a parking lot every morning and afternoon. Centinela is the same, and there are at least 10 construction sites in the area. There has to be a plan for how to move all these people around.

Jonathan: we can address the transportation/mobility aspects after Diego gets done.

Diego: So think about what you envision for the corridors and put some teeth on it

Jonathan: Also what you don't want.

April Petersen: I would like to see the diversity of places of worship maintained

Jonathan: that's a very good comment. It's currently poorly regulated

Stacy: can we designate a parcel for only religious purposes?

Jonathan: No. What you would do is identify a neighborhood where you would allow residential and religious institutions.

Diego: I'm done now.

Community thanked him with applause

Mary: I anyone wants Jonathan, Diego or Kinikia's contact info, just contact Stacy or I. Jonathan , I don't know if you have time for another question but I'd like to ask about the Agriculture Incentive Zones. It seems that if a property . is zoned for this and a property owner wants to, he/she can apply to do this? Most of the parcels in Mar Vista are zoned for it

Jonathan: It's an existing overlay. It has work within our existing zoning framework. Would have to look at the new regulations and how it rolls out with the new zoning codes. That would be part of our use list in residential areas.

Stacy: would like to thank everyone for coming tonight as well as the teams from DCP

Jonathan: would like to answer the questions that have been posed to us by this committee in the last few months:

- 1) Can Mar Vista create a Community Plan Advisory Committee as was done in South LA?

Ans: No. Time does not permit this. In the 3 years that we have, frequent meetings with the NCs accomplishes the same thing between

- 2) Per the SLA CPIO pg 5, how many 100% affordable units have been created in the SLA Plan area since its adoption?

Ans: Zero. The plan was adopted Dec 31 2018. Insufficient time has elapsed

- 3) With regard to the TOD Sub Areas in the SLA CPIO: who was involved in making the decision on which parcels to designate as such? The minimum percentage of affordable in TOD E is 21 and in TOD F,G, and H is 25. How many projects that utilize these incentives have been approved since the plan's inception?

Ans: That was an iterative process between DCP, community member and property owners. Also SLA was one of the last plans created using the old zoning scheme. As such we don't have to use the same approaches with your plan.

- 4) Replacement Affordable Units and Affordability Covenants in the TOD subareas are addressed on pg 5 and 45 and appear to be regulated via the same protocols that other such units are in the City are. In the 2017 Controller's Audit of Income restricted Affordable Housing Units, in which it was reported that the city does not adequately monitor the number of units created or the Occupancy Compliance Rate for Affordable units, noted that the target date for implementation of corrective measure (by DCP, HCID and UFBA) for the former was 2017. No target date was identified for the latter. The SLA Community Plan would be an excellent one on which to implement these improvements. Some that were mentioned in DCP's response to the Audit were upgrades to it's Planning Case Tracking System and Dwelling Unit Data Tracking Function. Have these been implemented and applied to the Plan?

Ans: we implemented a method of tracking the number of dwelling units demolished vs replaced vs net new, in our tracking system years ago. Right now, we're trying to get our planning staff to input that data more rigorously, so yes, we are already tracking that information.

- 5) Also, in Section III-1 (D) (6) (b) of the SLA CPIO, it is stated: "Any covenant described in this paragraph must provide for a private right of enforcement by the city, and tenant or owner of any building to which a covenant and agreement applies" What is the meaning of this paragraph?

Ans: that was put in by the City Attorney's Office to clarify who has the right to enforce it. Anybody who's a party to it (the city or a private party) has the right of enforcement

- 6) In the Policy Document, Policy LU2.2 and on pg 7 of the SLA CPIO Subarea M is identified as “Legacy Single Family (Low II). Is this something that can be applied to Mar Vista?

Ans: No. Because that’s language from the old zoning scheme. It won’t be necessary in the new zoning scheme

- 7) In Chapter 6 of the Policy Document (implementation), Program P9 of the Policies Adopted with the Current Plan, mentions that, in addition to the CPC Advisory for freeway-adjacent projects, the CPIO Ordinance requires mitigation measures including a Health Risk Assessment. It references LU 8.5, however LU 8.5 only mentions mitigation measures and not a health risk assessment. What does such an assessment incorporate, who is responsible for performing it and what are the criteria for its performance? Where would such an assessment be documented?

Ans: that’s privately done. The applicant is required to perform (contract out) for this assessment. It’s a little above and beyond a normal air quality assessment.

Mary: have you ever had a project be stopped because if the results of one of these Health Risk Assessments:

Jonathan: no. It’s informational only.

Stacy: can we, as part of our community plan mandate that the maintenance records of any filter in freeway-adjacent buildings be submitted to the MVCC on an annual basis?

Jonathan: you are not an enforcement agency. Even if you got it, you couldn’t enforce it.

- 8) There are, in Mar Vista, 7 Historic Districts identified in Survey LA. Could the creation of an HPOZ for Mar Vista be part of the Community Plan update? The SLA Policy Document LU25 states: “Preserve neighborhoods that are identified and/or appear to be eligible for historic district status by initiating and adopting new Historic Preservation Overlay Zones (HPOZs) and other neighborhood preservation techniques”. Can such a policy, referencing Mar Vista, be written into our new Community Plan, to be followed by the adoption of an HPOZ ordinance? Since the latter is a lengthy process, this would seem like a necessity in order to protect those areas to be designated HPOZ until the district is created.

Ans: Yes. We have new zoning tools that speak directly to those historic districts that are not designated HPOZ, because an HPOZ have strict prerequisites that not all areas can fulfill, and this way, we can preserve as many of these as we can without having to do an HPOZ. We call them HPOZ Light.

- 9) Will the Sepulveda Transit Corridor Project be incorporated into the Community Plan update? How? Will a Transit Corridor Plan be created similar to the Expo Corridor Plan?

Ans: maybe. METRO is still in the planning stages for this. If we know with assurance of their decisions, we will have to incorporate them into our plans, but we can draw up contingency plans for you addressing multiple possibilities. Timeline for this project currently extends to 2050s. We’ll be updating the plan again anyway during that time.

10) What is the City of Los Angeles' estimate of how many affordable units are currently needed?

Ans: don't know yet

11) What is the city's plan for how to achieve those? See answer to #10

12) What is the status of our input document request to increase the percentage of required affordable units to 605 for all TOC projects in Mar Vista?

Ans: still working on that. We've got a number of internal research number crunching projects that we need to do

13) Why is there an apparent discrepancy between the boundaries of the Palms-Mar Vista-Del Rey plan and the MVCC boundaries.

Ans: The Community Plan boundaries were developed in the 70s and the NC boundaries in the 90's. Neighborhood Council Boundaries were never meant to correlate with Community Plan Boundaries. There was never any intent to align the boundaries of the 2.

Mary: so the triangular area north of the 10 that's included in the Palms-Mar Vista-Del Rey Community plan is actually part of the WLA NC.

Jonathan: yes

6. **Adjournment** -meeting adjourned at 9:38 PM

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 <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). \*\*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. Sign language interpreters, assistive listening devices, or any auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting [chair@marvista.org](mailto:chair@marvista.org).