



Mar Vista Community Council



Minutes

Community Plan Sub-Committee

Tuesday, Aug 25, 2020, at 7:00pm

Zoom Electronic Meeting

Meeting ID : 978 7032 9234

1. **Call to order**-meeting called to order by Chair, Mary Hruska, at 7:00PM. Ashley Zeldin, Co-Chair, was in attendance. Board members in attendance were: Kathryn Wheeler, Michelle Krupkin, Holly Tilson, Christine Stemar, Stacy Shure, Rob Watkins, Krishna Curry and Selena Inouye. Public participants were 64.
2. **Adoption of the Agenda**-Agenda approved without objection
3. **Reading and Approval of Minutes**-Motion to approve (Wheeler/Tilson). Approved without objection
4. **Special Orders**- Discussion and feedback with Dept of City Planning (DCP) regarding July 2020 Palms-Mar Vista-Del Rey Draft Community Plan
City Planners Kinikia Gardner and Diego Janacua did a short presentation of the recently released Draft Concepts for the Palms-Mar Vista-Del Rey Community Plan.
https://www.marvista.org/productphotos/Screenshots_of_DCP_Community_Plan_Update_at_MVCC_August_25_2020.pdf
Highlights: Have been receiving a lot of input from the Mar Vista area
Plan region covers 8.2 square miles
Land use element of Los Angeles General Plan is divided into 35 Community Plans, each with its Own Policy Document and Land Use Map.
Update process will be comprised of 4 components: Policy Document, Land Use Map, New Zoning Scheme and Environmental Impact report (EIR)
Outreach Process began in July of 2018, and is comprised of 5 Phases: Listen, Share, Consult, Finalize and Adopt. Are currently in the Share Phase and moving into the Consult Phase, will be accepting input until the Adopt Phase.
Four Overarching themes that guide the process: Climate Change, Equity, Housing and Jobs and a Strong and Inclusive Economy.
Guiding Principles : Housing, Accommodating Growth, Mobility, Jobs and Employment, Design and Compatibility, Complete Neighborhoods, Industrial, Open Space and Climate Change Resilience. Have been informed by input received.
Next Phase: Consult-preparing for the Environmental Impact Report Scoping Meeting and zoning feedback activities. Will provide opportunity for community feedback as regarding alternatives and issues to be studied. New zoning codes will be applied to all parcels within the community plan area. Some areas will take on new uses, such as allowing more than one home on a lot.
Will be hosting community workshops to discuss some ideas together.
New zoning codes will provide more flexibility.

Draft Concepts for Mar Vista are not final. Will be more revisions made.

Residential Draft Concepts: try to focus on proximity to jobs, schools, transit and commercial amenities.

Missing Middle Housing: allows multi-unit type, which are compatible with single family. Proposed heights of 1-4 stories. Not final as input from community indicates less height is desired. Introduced Low Residential Duplex, which would allow 2 primary residences each of which would be permitted ADUs. Heights for these still under review.

Low Residential would allow greater units including triplex, and quadriplex. Medium Residential would allow still more density and is located along major Streets such Venice and Centinela. Would be residential only and introduces a Customized Affordable Housing Program. This program would provide for additional height in exchange for additional [affordable?] housing. Heights would be 2-5 stories but still under review.

High Residential (along Sawtelle) again, utilize Customized Affordable Housing Program. Heights 2-5 stories.

Commercial: goal is to create walkable districts while expanding housing opportunities.

Neighborhood-Serving Nodes: existing commercial area that would be tailored to create pedestrian-friendly feel with more housing. Located at key intersections Like Sepulveda & Palms. Mixed use. Could require ground floor commercial. Seeking to make parking lots more pedestrian friendly. Would require upper story setbacks and transitional heights when adjacent to low residential. Heights 4-6 stories but this is still under review pending public input. Would apply to Sawtelle and Sepulveda.

Downtown Mar Vista: existing commercial zone to be tailored to pedestrian serving and increased housing. Community-Serving commercial. Ground floor commercial would be required. Outdoor dining, public plazas, building setbacks and additional landscaping. Suggested heights: 2-4 stories, but welcome feedback on this.

Customized Affordable Housing Program would apply as well.

Adding additional housing north of Downtown Mar Vista.

Industrial areas (Grand View /Pacific): would allow Live/Work. Some supportive retail and design standards. Height would be 2-4 stories.

Historic and Ecological resources: Survey LA sites included. Not designating any areas as historic with the plan update. Want to extend the Ballona Creek Bike Path and memorialize the public street stairs.

Opportunity Sites: Santa Monica Airport (17 acres) and Santa Monica Bundy Campus (10 acres)

Also looking towards expanding Regional Center North along Lincoln Blvd.

Shure: announced that Zone 1 would be having its own meeting with DCP on Aug 27 and requested any Zone 1 participants to hold their questions until then.

Watkins: need to build for jobs in the area, but employers (Google, etc) located here because of the low density. To advocate for high density in order to support them seems backwards logic.

Diego: concepts for Mar Vista proposed are not high density, eg Missing Middle

Watkins: 4 story height behind a single family home is pretty obtrusive

Diego: will work with community on heights

Annie Bickerton: asked about pedestrian and bike concepts in the path

Diego: zoning could include Public Benefits to address these issues. Example Would be extension of Ballona Bike Path which was actually initiated with The current plan but lacks funding

Dennis Mogerman: Asked if unshaded/colorless areas will remain unchanged. Asked if a four-plex could add ADUs creating 8 units

Diego: grey areas are not being targeted for change

Kinikia: there is a chance may still change moving forward, however, and yes a fourplex could become 8 by adding ADUs

Richard Hirschhoff: Asked about heights North side of Venice Blvd between Mc Laughlin & Sawtelle. There has been unhappiness among local residents regarding current development there. Also asked about project at Indianapolis & Mc Laughlin which is 4 stories and towers over the adjacent single family homes

Diego: we are requesting input on heights for this stretch of Venice Blvd from the community.

Hruska: stated that this parcel is on an R3 lot and is a Small Lot Subdivision.

Shure: these Subdivisions permit inches between adjoining homes

Chris Curry: have live in Mar Vista entire life. Would like to see more development with appropriate sized, with heights up to 6,7 and 8 stories along wider boulevards. Density is not a bad thing. Mar Vista will not be downtown Manhattan

Isabelle Duvier : Asked about provisions for setbacks when projects abut single family homes. Also asked if there would be setbacks in freeway-adjacent projects to enable the planting of trees to act as a filter for pollutants.

Kinikia: yes, will new zoning will address setbacks and transitions in heights. Also, this process allows us to tailor TOC requirements.

Shirley Golgert: has lived in her home over 50 years. Husband entire life. Density Is what they appreciate in the area, and traffic issues generated are severe as a result of elimination of parking. What is the provision for addressing this? You are proposing the elimination of parking

Diego: : haven't addressed parking in the draft plan yet, however can require parking be at the rear of building to make it more pedestrian friendly. Have not removed parking in the Draft plan. Will be looking into parking in the Zoning phase.

Hruska: the Bowlero parking lot on Grand View has, in fact, been upzoned to Medium Residential.

Diego: Will take a look at that. Might be that the lot is tied to the parking lot.

Jamia Bigelow: voiced concern over North side of Pacific Avenue between Marcase and East Blvd. Recognized that designating it part of a Historic District but asked if the impact of upzoning one side of a one way street whose other side is part of a Historic district as this is. How will builder be held accountable in this situation?

Diego: This is just a Draft and could reconsider if community feels strongly about this. Will create Community Benefits. Could tailor these for the community.

Community could also contact office of Historic Resources.

Sarah Wauters : built on comments by Isabelle Duvivier. Commercial Areas (Sawtelle, Sepulveda and Palms. Developers should be required to provide public space and greenery. Need to have shade and clean air in order to have a walkable space.

Diego: are looking into how to increase Open Space requirements.

April Petersen: Concerns around Med-High Density housing immediately abutting single family homes should have heights no higher than what's permitted for single family. Also these projects should not be allowed to request density bonuses while still providing affordable housing. Also: would like to see Open Space at the Santa Monica Airport.

Diego: Density Bonus Program [Secretary's Note: this is referring to SB1818 Density Bonuses] is a state measure that the city cannot amend. The city can work with its' own TOC and other programs however.

Ken Alpern: Affordable Housing means at least 25-40 % required. Regional Centers: Make them freeway adjacent National & Sawtelle and National & Sepulveda to protect Residential. And no residential there. Open Space: population is decreasing so make use of School facilities and also Flood Channel. Include parking with all commercial.

Helen Fallon: defining in terms of stories is deceptive. Should use feet. Also questioned adequacy of infrastructure. Also: density bonuses seem to have produced mostly market rate housing.

Michelle Krupkin: echoed concerns over North side of Pacific in Zone 5. Asked why Mc Laughlin was upzoned. It is not a transit corridor. Need to increase affordable housing not density at large. Also echoed outdated infrastructure.

Diego: Opposite side of Mc Laughlin is already Medium Residential. Is also between two Major streets : Washington and Venice.

Wayne Wheeler: stated that must consider aggregate results of upzoning with regards To infrastructure. Stated that it seemed that current zoning could accommodate any projected increases in population. Asked if there was a target population in mind with regard to proposed upzoning.

Diego: have project population figures for 2040 based on American Community Survey. are currently doing Dwelling Unit capacity, which will be released.

Bruce Hartzdale: has the fact that ADU's have effectively increased density significantly been taken into consideration?

Diego: the Draft concepts are ideas we're sharing with the community. We still have a housing crisis.

Tyler La Ferriere: Why the emphasis on Duplexes/Triplexes etc when apartments would create more density?

Diego: these concepts are the result of input we've received over the past 2 years which Included housing for more working-class moderate housing. It was a missing idea and we felt it was appropriate for the Mar Vista area.

Jason Lobell: asked how the Plan will address climate change. How is this plan pulling its own weight in terms of what the city needs.

Diego: the westside plans consist of 4 plans and will consider a regional overview in the process. Will be presenting data in the future.

Sara Roos: interactive maps in Draft presentation are extremely user unfriendly. Are aspects that are inconsistent and ambiguous. Is also not amenable to all devices.

Krishna Curry: spoke about Lyceum, Mitchell and Wasatch upzoning. Appears to be no consideration for Open Space or Infrastructure. Also, there has already been a great deal of development in this area and traffic has increased to dangerous levels. Lastly is the issue of gentrification which not only increases rents but seems to do away with parking. Many of the folks in Zone 7 are not wealthy and live in a multigenerational lifestyle. For these folks, having a car is a significant way of achieving a better quality of life.

Holly Tilson: asked how many units will be allowed on each lot. Zone 6 has many lots that are smaller than 5000 sq ft. Also, why are developers allowed to include half of alleys in the determination of their buildable square footage. Also: are you planning on eliminating all the older, single family homes behind corridors? It is the original affordable, workforce housing in the area.

Diego: felt that these sites were the most appropriate for upzoning. It was an idea to explore with the community. It is not final, but we felt it was an appropriate area to introduce this concept.

Lynn Anderson: How did we get from here to where the plan is leading? What is driving this? Examples: Sawtelle. Is UCLA represented here? Are they planning on changes? The two SM Airport parcels: have you spoken with Santa Monica on this? Industrial areas: what reason do you have to believe they will attract industry when they are not near a major center? This seems like the tail wagging the dog.

Diego: Have met with the city of Santa Monica and have been given the green light on re-envisioning the parcels. They want to see something other than Open Space. Still have lots of opportunities for feedback in the plan process.

Roberta Hamovitz: speaking for the elderly, they are not going to bike or take public transit. They will take cars and please consider them in these decisions.

Steven Sauber: Spoke regarding Lyceum concepts. What about community aesthetics? One side of the street is being upzoned while the other will remain as is. Please remove Duplex concepts from this street.

Lynn Bates: concerned about affordability, especially in home ownership.

Diego: that is what the Small Lot Subdivision program was meant to be that, but they are sometimes not affordable. Have a team looking into this.

Hruska: suggested that new Duplexes could be offered exclusively to first time buyers utilizing special financing.

Diego: have a team on the Housing Element upgrade that is looking into this, possibly utilizing Land Trusts.

Greg Tedesco: not fair to single family homes to be sandwiched between high density developments. Could the Venice Blvd Lots be zoned lot by lot to taper the density?

Diego: that is what the proposed Duplex idea does

Angel Vallejo: resident of the Oval. Disapproves of North side of Pacific.

Lael Smith: Infrastructure in Zone 4. Severe impacts there as a result of being near major corridors: traffic crime, homelessness, trash, noise. Why not consider building a new village (at SM Airport, for instance) rather than densifying single family lots.

Diego: SM Airport might not be enough for the entire area. Need to consider other areas.

Kinikia: Environmental Impact report will address these impacts

Chantal : homeowner on Barbara Ave in Zone 7. Concerned about increased density. If consider it on Centinela it needs to be walkable

Natalie: lives on a lot being upzoned. Concerned that community is only now finding Out. You are proposing gentrifying out many homeowners and where are they to go? How are you reaching out to them?

Kinikia: Community Plan Update is not going to displace anyone. Outreach is a challenge Now and are relying on email blasts, Neighborhood Councils, and Residents' Associations. This, unfortunately is all we have to work with.

Xenon : Venice HS student. Supported increased density. Is METRO collaborating with DCP on Sepulveda Transit Corridor, and could a new development be placed in SM Airport if the Centinela corridor is chosen?

Diego: This will be addressed as a separate plan when the alignment is chosen.

Kathryn: MVCC has done a Dwelling Unit Capacity for Mar Vista that shows no upzoning Is necessary to meet future housing needs. If DCPs numbers concur with this. Will you roll back the upzoning?

Kinikia: will also have to consider Housing Element update progressing concurrently with Community Plan updates and any density that comes out of that. There will be Affordable Housing requirements coming out of that process that will have to distributed across all the community plans. Can't promise that nothing will change. Do have a housing crisis and need to be strategic. This plan will be around for 20-25 years. People are losing their homes as a result of Covid.

Hruska: urged any unanswered questions form the evening be directed to Kinikia and Diego. Also mentioned that one needs to be aware of what the term Affordable Housing means when it is used. There is a specific HCID (Housing and Community Investment Dept) definition for such and this is what is used in TOC and SB 1818 density bonus Projects. This is distinct from the general phrase "affordable housing", which is a relative term. Need to make sure discussions are rooted in the proper definition. Announced a meeting with DCP between Zone 6 and 7 residents.

5. **[POLICY][COMMUNITY PLAN]** Motion requesting additional community presentation and feedback cycle taking into consideration additional elements pertinent to the Palms-Mar Vista-Del Rey Community Plan Update including, but not limited to, mobility; infrastructure; demographics; existing and proposed zoning of the entire Palms-Mar Vista-Del Rey Community Plan Area; the Dwelling Unit Capacity calculated for the existing and updated plans including population estimates used; and average tenure of current renters and owners.

Zeldin introduced motion, explaining that this came out of stakeholder input regarding elements missing from the current Draft plan , such as mobility, infrastructure and demographics.

Motion to approve (Wheeler/Krupkin). Motion approved (47Y/1 N/0 Abstentions)

6. Public Comment-Bill Pope was to speak, however due to technical issues, was unable to.

Kalani Whittington: let's not lose sight of that fact that choices need to be made in life.

We cannot all live where we want to live. Workforce housing means that when you lose your job. Previous generations moved to wherever housing was affordable for them. They made choices and concessions, including commuting.

Roberta: does the motion involve a traffic study? Zeldin: that would go through T&I Committee, but design concepts of Neighborhood and Commercial areas should include Mobility, infrastructure and other elements mentioned in the motion.

Diego: DCP will be hosting 45 min office hrs for individuals and groups.

Whittington: Palms NC is considering streetscape plans for Venice Blvd

7. Adjournment- Motion to adjourn (Wheeler/Hruska). Meeting adjourned at 9:25PM.

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