



MAR VISTA COMMUNITY COUNCIL



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Meeting Agenda

Planning & Land Use Management (PLUM) with the Board of Directors
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Thursday, November 02, 2023 From 6:30pm - 8:30pm

Public Welcome

Windward School, 11350 Palms Blvd, Los Angeles, Ca 90066

Room 410: Adjacent to the Sawtelle parking lot

Parking: Upon arrival, please enter through the Sawtelle lot as a member of the security team will show you to a parking space and will guide you to room 410

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Jennifer Rafeedie, Secretaria, al (424) 256-3633 o por correo electrónico jennifer.rafeedie@marvista.org para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board/Committee 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/Committee meeting. Public comment is limited to one minute per speaker, unless adjusted by the presiding officer of the Committee.

If you are compensated to monitor, attend, or speak at this meeting. City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying.

1. CALL TO ORDER

2. ROLL CALL AND EX PARTE COMMUNICATIONS/CONFLICTS-OF-INTEREST - roll call shall include each attending board member declaring any ex parte communications outside of their duties and conflicts of interest pertaining to items on or related to this agenda.

3. WELCOME AND ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES - SEE SUPPORTING DOCUMENTS FOR DETAILS

4.1. Approval of the October 02, 2023 Minutes - **Minutes approved with minor revisions.**

5. CHAIR REPORTS

a) CHAIR – Kevin Wheeler; VICE-CHAIR – Charlene Samiley; VICE-CHAIR – Shaia Greenwald; MEMBER – Stephen Paddock; MEMBER – Chris Curry

6. SPECIAL ORDERS – NONE

7. STANDARD ORDER OF BUSINESS - NEW - SEE SUPPORTING DOCUMENTS FOR DETAILS

7.1. **[POLICY] [PLUM]** Discussion and potential action regarding a new development at 2662 S Barrington Ave. Demolition of existing structures and construction of a new 5 story 21-unit multifamily building utilizing density bonus on menu and off menu incentives.

- Architect made revisions to the articulation of the back of the building on the alley.
- Owner was open to speaking with owner's of the houses behind the building which have solar panels.
- Owner will not be able to add additional affordable units due to budgeting & cost concerns.

- Community asked if the Owner was open to converting the entire building or part of of the building to section 8. Rowan will bring up with the Ownership.
- Paving the alley - Owner will not be able to pave the entire alley as it is cost prohibitive.
- Off-menu incentive to reduce the side yard setback. Community had concerns about this setback and the height. Could the building be reconstructed to lower the height? If the developer lowered the height and went to a by-right building.
- How many units would it be if it was converted to 4 stories. There are 6 units on the 4th floor.
- Schedule - Planning commission on December 7th. At that point there will be a determination letter.
- Would the developer be open to a traffic study?
- Street trees - Screening the transformer with street trees would be nice. 12548 Maddison (the 602 mattenon common) for screening utilities.
- Bike EV Chargers?
- Would the developer be open to keeping the 5th story but pulingl it back a bit?

7.2. **[POLICY] [PLUM]** Discussion and potential action regarding a new development at 2512 S Centinella Ave. Demolition of Demolition of the SFR and construction of a 14 unit apartment building with 2 v.l.i. units and one level of subterranean parking.

- The building was previously in development with different architecture and a taller height.
- Developer rep believes the intent is to put the tandem spots with the two 3 BR units.
- Is the outdoor space in the front for the recreation room?
- Genevive: What is the timeline of the building? Owners want to move as soon as possible. There is no hearing required for a TOC project. Planning could take 6 months to get a LOD. Then they go into permitting.
- What is the construction going to look like with regards to security and hours?
- Community appreciated the fence around the existing homes.
- Developer is adverse to removing the trees but needs to look into the utilities running through the area.
- Will E-bike charging be provided?
- Possibly of section 8 housing. Developer will not entertain section 8 housing.
- Will the developer provide transformer and other utility screening?
- Developer is open to coming back at the first of the year and presenting on the progress of the project.

7.3. **[POLICY] [WRAC] [PLUM]** Discussion and potential Action regarding the support for public park/skateboard facility at West LA Commons.

- Not in favor of trading a park for a taller building.
- Council voted on a motion to support the public park but not one with a skateboarding park and not at the cost of increased building heights. Motion passed 4Y-0N-0A.

8. **STANDARD ORDER OF BUSINESS - OLD – *SEE SUPPORTING DOCUMENTS FOR DETAILS***

9. **PUBLIC COMMENTS FOR ITEMS NOT ON THIS AGENDA** - *The Brown Act provides for a “part of the meeting where the public can comment on any item of interest that is within the subject matter jurisdiction of the local agency.” The MVCC is an advisory board to the Los Angeles City Council and, as such, its jurisdiction is restricted within Los Angeles and most importantly, the Mar Vista Community. Therefore, please keep public comments within the MVCC jurisdiction. Thank you.*

10. **ADJOURNMENT - 8:30 P.M.**

Public Input at Neighborhood Council Meetings – Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the Public Comments for Items NOT on This Agenda period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during this 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 3 minutes per speaker, unless adjusted by the presiding officer of the Board. Use the Zoom Link and phone numbers listed at the top of this agenda.

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Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- Mar Vista Recreation Center: [11430 Woodbine St, Los Angeles, CA 90066](#)
- [MarVista.org](#)
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

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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, [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, they may be downloaded from our website; visit [MarVista.org > Council > Board](#).

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, [MarVista.org](#).

Servicios de Traducción -

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