



**Mar Vista
Community Council**

P.O. Box 66871
Mar Vista, CA 90066

**Board of Directors
2011-2012**

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Certified Neighborhood Council
August 13, 2002

June 14, 2012

By Email to the West Los Angeles Area Planning Commission

Erica Teasley Linnick, President
Thomas M. Donovan, Vice-President
Joyce L. Foster, Commissioner
Joseph W. Halper, Commissioner
Glenda E. Martinez, Commissioner
CC: Rhonda Ketay, Commission Executive Assistant; Sue Chang, Staff

Case: 3928 East Blvd: ZA-2011-1871-ZV-F-ZAA; ENV-2011-1872-EAF: conversion of a room into a 3rd dwelling unit in the R1 zone; various yard reductions.

Commissioners:

At its regularly scheduled Board meeting held June 12, 2012, the Mar Vista Community Council approved the following resolution:

The MVCC Board supports the decision of Sue Chang Hearing Officer that all variance requests in relation to the application for 3928 East Blvd were denied.

MVCC also recommends that any appeal regarding the case also be denied and any current or new application for an ADU or Variance at 3928-3930 East Blvd, be denied.

This is a R1 Property, it already has 2 dwellings which is setting a precedent in this area which has very large lots, an additional ADU would put 3 livable residences on this R 1 Zone Lot and that should not be allowed. And in the absence of an updated community plan, no further construction should be allowed on this or any other R1 Zoned property.

Furthermore, the Mar Vista Community Council supports strict implementation of California State Government Code 65852.2. (b) (1) which details the nine findings necessary for an 'over the counter' building permit to be issued for an accessory dwelling unit in the City of Los Angeles:

1. The unit is not intended for sale and may be rented.
2. The lot is zoned for single-family or multifamily use.
3. The lot contains an existing single-family dwelling.
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
5. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
7. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
8. Local building code requirements which apply to detached dwellings, as appropriate.
9. Approval by the local health officer where a private sewage disposal system is being used, if required.

Thank you for your thoughtful consideration in this matter,

Sharon Commins, Chair
Mar Vista Community Council