



**Mar Vista
Community Council**

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2008-2009**

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Certified Neighborhood Council
August 13, 2002

December 9, 2008

The Mar Vista Community Council, at its regular December 9th meeting, passed the following motion:

Motion to Oppose Zoning Change at Proposed Casden Development Site, Exposition/Pico/Sepulveda Blvds.

Case #ENV-2008-3989

I. A. Whereas, the MVCC has repeatedly and routinely expressed a strong interest in precedent-setting projects that lie adjacent to its boundaries and which would affect its stakeholders, and

Whereas, the MVCC has repeatedly and routinely promoted planning and transportation policies that emphasize neighborhood preservation, reduced gridlock, and quality of life for its stakeholders, and

Whereas, the MVCC has repeatedly and routinely promoted a future Exposition Light Rail Line that has appropriate traffic and land use mitigations to establish it as a transportation alternative that will improve the quality of life of its stakeholders,

The MVCC therefore Opposes the proposed development of Casden West LA, LLC located at 11122 West Pico Boulevard and 2341-2441 S. Sepulveda Boulevard (major cross streets of Pico Blvd. and Sepulveda Blvd.), which as proposed would be located alongside the future Exposition Light Rail Line and integrated with a station, and which includes:

1) A ten-story mixed-use structure containing a commercial component of approximately 266,800 square feet comprised of an approximately 212,450 square foot retail store and an approximately 54,350 square foot market, and a residential component that would consist of approximately 512,870 square feet in four buildings containing a total of approximately 538 units

2) Five levels of subterranean parking with a total of 2,090 parking stalls, including 1,013 stalls for the commercial uses and 1,077 stalls for residential use (as well as, potentially, for transit users)

I. B. The MVCC Opposes this proposed development and recommends that Los Angeles City Planning reject this zoning change variance request from M2 to C2 for the following reasons:

1) The excessive size, height, density and scope of this project lies entirely outside the character of this region, and would therefore disrupt if not destroy the character of all adjacent neighborhoods, and have permanent impacts on the residential, commercial and industrial aspects of the region.

2) A project of this size requires a full Environmental Impact Report, rather than a Mitigated Negative Declaration, per CEQA requirements, and rather than the outdated peak-hour traffic counts as currently used under the outdated LADOT policy.

3) There is a marked lack of guaranteed transit-oriented development within this project that is consistent with a commercial development adjacent to a rail station. Providing rider amenities is an important component of any transit-oriented development, particularly in a location lacking such amenities nearby.

4) There are serious concerns to be addressed regarding a freeway-adjacent housing development and the increased risk of asthma and cancer of any future residents

5) There is insufficient affordable housing for this transit-adjacent development, as well as a lack of incentives for the employees of the commercial aspect of this project to live at this site

6) There are inadequate residential amenities for a project of this scope and size, including insufficient land/playing field/open space for a development of this size and of this many people, inadequate infrastructure for proper ingress/egress,

7) The Property in question, zoned M2 represents a significant portion of M2 -zoned space in the region. The community and city has demonstrated concern over the future need for and previous loss of M2 land. The West LA Community Plan is currently being re-written and issues pertaining to land use designation on such a large property should be deferred until after the plan has been complete. To change the zone of this large property at this critical juncture will undermine the importance of the planning effort and create an un-mitigatable impact on the community's vision for its future.

8) This project contributes to Westside traffic congestion, rather than help solve it, by not using the land for parking and accommodations for bus, rail, and bicycle commuters, who would benefit more with a Westside Regional Transportation Center at this site

I. C. The MVCC also recommends that Los Angeles City Planning reject the applicant's request for a zoning change from M2 to C2 until these concerns are sufficiently addressed to both local and regional neighbors who would otherwise be adversely and permanently impacted by the project as currently proposed.

It is disingenuous to separate the consideration of zoning from the consideration of the project as this city application seeks to do.

I. D. The MVCC also recommends that this location be evaluated as a project best needed to suit the region's current and future transportation needs.

Thank You,



Rob Kadota
Chair
Mar Vista Community Council