



# Mar Vista Community Council



## AGENDA

### Regular Meeting of the Board of Directors

<http://www.marvista.org/minutes-and-agendas.php>

Tuesday, April 9<sup>th</sup>, 2019, at 7:00pm

Mar Vista Recreation Center Auditorium  
11430 Woodbine Street, Mar Vista, CA 90066

**1. Call to order**

The meeting was called to order at 7:05 p.m.

**2. Presentation of Flag and Pledge of Allegiance**

Mary Hruska led the board and the audience in the Pledge of Allegiance.

**3. Roll Call – Call of the roll and certification of a quorum**

**Attending (13):**

Robin Doyno  
Susan Klos  
Mary Hruska  
Rob Kadota  
Elliot Hanna  
Sara Roos  
Holly Tilson  
Stacy Shure  
Heather Kamins  
Nanxi Liu

*Arrived after roll call:*

Michelle Krupkin (arrived at 7:12 p.m.)  
Ken Alpern (arrived at 7:25 p.m.)  
Aaron Elster (arrived at 7:40 p.m.)

**4. Community Memorial Observations**

**Sara Roos:** Said Jim Allen, longtime resident of Mountainview Ave, passed away a few weeks ago.

**Mary Hruska:** Said Sam Johnson's Bookstore on Venice Blvd has had some financial issues and is now facing going out of business. She encouraged the community to support the store before it closes.

**5. Announcements**

**Susan Klos:** Said that the Homeless Issues Committee will be sponsoring two educational presentations. The first is called "Homelessness 101", and will focus on law enforcement, civil rights and municipal codes. That presentation will be on April 28<sup>th</sup> at 2pm, and currently tentatively scheduled to take place at the Pacific Division. Two SLOs will be present. The second presentation, "Homelessness 102" will be on May 5<sup>th</sup> at 2pm at the same location. Service providers, including the department of mental health and St. Joseph's center, have

been invited and will do presentations on the services they offer. Both presentations are educational only, meaning the presenters will not be hearing complaints from the community about homelessness.

**Rob Kadota:** Said the Spring Extravaganza would be happening that weekend. There will be an egg hunt on Saturday and a bike valet and repair stand at the park. The park office has more information on the event. Children should be pre-registered for the egg hunt.

**6. Public Comment for Items NOT on This Agenda (2 mins each)**

**Gabriel Hill:** Asked the board to reconsider changing the location of the upcoming election from the Farmer's Market to the Recreation Center. He also asked them to consider having a voting booth at the farmer's market, in addition the recreation center location, to allow the Farmer's Market vendors the opportunity to vote.

**Anne Bickerton:** Said she is a at large candidate in the upcoming MVCC election. She said that there seemed to be some misinformation about the location of the election. Some neighborhood associations still have the location listed as the Farmer's Market and do not have the correct hours. She asked for the Elections Committee to reach out to those associations.

**7. Ex-Parte Communications and Conflicts-of-Interest - Each board member shall declare any ex-parte communications or conflicts-of-interest pertaining to items on or related to this agenda.**

**Robin Doyno:** Said he had discussions with Susan Klos about the Homelessness 101 and 102 presentations.

**Klos:** Sais she met with Doyno and several others about the Homelessness 101 and 102 presentations. She also spoke with Andrew Kratzner about the Barrington and Gateway development (See Agenda Item 15.1). She also had Coffee with Stacy Shure.

**Stacy Shure:** Said she also conversations Andrew Kratzner about his presentation on the proposed Barrington and Gateway development project, which included facilitating outreach to the community and attending a homeowner's meeting before a PLUM meeting. She had additional conversations with the City Planning Department regarding the community update. She had conversations with Alpern and Elster about future upcoming projects.

**Heather Kamins:** Said she spoke with stakeholders and other board members about agenda item 15.1

**Mary Hruska:** Said she spoke with stakeholders and other board members about agenda items 12.1 and 15.1

**Elliot Hanna:** Said he spoke with stakeholders and other board members about agenda items 15.1 and 11.2

**Kadota:** Said he discussed the upcoming Candidate Forum at the Executive Finance Committee. And he has had conversations with stakeholders about the proposed Barrington and Gateway development project

**Roos:** Said she spoke with Andrew Kratzner and many stakeholders about the proposed Barrington and Gateway development project.

**Nanci Liu:** Said she spoke with stakeholders about agenda item 15.1

**Michelle Krupkin:** Said she spoke with stakeholders about agenda items 14.1, 14.2, 14.3 and 15.1. She said Andrew Kratzner contacted her but she had not met up with him. She also spoke to businesses about the upcoming herbal life triathlon. Venice Blvd will be closed on election day for the triathlon, which is why the election was taking place at the community center, not the Farmer's Market.

**Holly Tilson:** Said she spoke with stakeholders about every agenda item, but has no conflicts of interest.

**8. Adoption of the Agenda**

*Kadota moved to hear item 15.1 ahead of "Unfinished Business". Krupkin seconded. Without objection the motion passed and the item was moved.*

**9. Approval of Minutes – Approval of the minutes from the most recent regular meeting(s) of the Board of Directors.**

**Krupkin:** Said she had corrections for pages 3 and 13 that she would email to the minute taker.

**Hanna:** Said he would email the minutes taker additional corrections. Asked the general public to please spell their names for the minute taker when they comment on items.

**Roos:** Commented that her vote on one of the motions was mis-recorded and that she would inform the minute taker of the correct vote

**Kamins:** Said that her name was misspelled.

**Public Comment:**

**Harrison Hopkins:** Said he had corrections to a statement he made at the last the meeting. **Hanna:** Asked Hopkins to email the corrections to him and he would forward them to the minute taker.

*Hruska moved to approve the minutes with those corrections. Kadota seconded. Without objection the motion passed and the minutes were approved.*

**10. Reports**

**10.1. Elected Official and City Department Reports**

**Hannah Levien, Field Deputy Mar Vista and Del Rey for Councilmember Mike Bonin's office:** She had a few announcements:

- 311 now has a section to report abandoned scooters that are blocking traffic, sidewalks, etc. The response time is 3-4 hours. Any brand of scooter can be reported.
- LANOW has a new neighborhood on-demand shuttle system. She encouraged the community to try it out and provide feedback so they can make improvements and perhaps try the program in other

neighborhoods. The shuttle goes to the Palms and National station, but not to the Expo-Bundy or Expo-Sepulveda stations – which may be added if the program is expanded.

- CM Bonin recently endorsed the Green New Deal and supported the parcel tax that will be on the ballot in June.
- The westside fast-forward transportation package of improvements is now detailed on their website. It includes the people-mover at LAX, proposed transportation from the valley through the westside north-south corridors, widening of the Lincoln Bridge, and other long range and short-range improvements.
- She spoke with the Bureau of Street Services who said they would use a specific block in front of the library to accommodate mosaic artist Tracey Corinne’s project.
- She brought the board calendars from the Bureaus of Street Lighting and Sanitation.

**Doyno:** Asked her how to reach the ride service. **Levien:** Said she would give him the phone number after the meeting.

*Ken Alpern arrived at 7:25 pm.*

**Venessa Serrano, from DONE:** She had a few announcements:

- Following the MVCC elections in June, DONE will hold two board orientations on the westside for all candidates. One will be on Monday June 10<sup>th</sup> in evening and the second will be in the morning on Sunday June 16<sup>th</sup>. She will provide a location as soon as she knows it.
- The recently canceled homelessness resource fair has been rescheduled for Saturday April 20<sup>th</sup> at Grand Park from 9am to 1pm. The event is open to the public.

## **10.2. Officer Reports**

### **10.2.1. Chair – Elliot Hanna**

Said he reached out to league of women voters to potentially moderate the candidate forum. He said Albert Olson would take over communications with them from now on.

### **10.2.2. 1st Vice-Chair – Rob Kadota**

Nothing to report.

### **10.2.3. 2<sup>nd</sup> Vice-Chair – Mary Hruska**

Nothing to report.

### **10.2.4. Secretary – Sara Roos**

Said that Krupkin noted that Roos forgot to write a letter in October regarding the Streets Within resolution.

### **10.2.5. Treasurer – Holly Tilson**

Said that the Neighborhood watch signs still have not shipped. She was told she would get an email when they are shipped.

## **10.3. Zone Director Reports**

### **10.3.1. Zone 1 – Ken Alpern**

He thanked Stacy Shure and the Gateway-Barrington developers for meeting about that project. He also said there are many issues along Sepulveda Blvd, from large pot holes to a large potential project at Palms and Sepulveda where the Albertsons used to be. There has been discussion about litigation for

Palms and Sepulveda regarding another traffic light on Sepulveda. He also recently learned that there are projects planned for Overland that have yet been run by the MVCC which he is concerned about.

#### **10.3.2. Zone 2 – Heather Kamins**

Said she would forego a Zone 2 report to allow more time for agenda item 15.1.

#### **10.3.3. Zone 3 – Mary Hruska**

Said she attended West Mar Vista Neighborhood Association meeting last week, which was very fruitful. They discussed the project on Venice Blvd, the community plan and other issues. She also attended the WRAC PLUM meeting on Sunday and exchanged information with other community councils concerning the community plan.

#### **10.3.4. Zone 4 – Aaron Elster**

Elster had not yet arrived at the meeting.

#### **10.3.5. Zone 5 – Michelle Krupkin**

She had a few announcements:

- Rasselbock, a Wirsthaus, opened at 3817 Grandview Ave In April. She welcomed them to the community.
- There was an electrical fire at Light on Lotus, which closed temporarily but is now reopen.
- Cantalini's Express at 11736 Washington Pl has closed permanently.
- There are ongoing issues with a mural project.
- There are new homeless encampments in the alley next to the post office which some stakeholders have expressed concerns about.
- Yesterday, there was a domestic dispute on the border of Zone 5 and Culver City which resulted in the closure Washington and Atlantic. Shots were fired, but there is a suspect in custody.

#### **10.3.6. Zone 6 – Holly Tilson**

She had a few announcements:

- The Mark Twain Tennis Courts will be complete by the end of April.
- She was not able to attend the most recent West Mar Vista Residents Association but a couple of representatives from the state were supposed to come and give their opinions on SB50. She said she would report back when she had more information on that.
- Pamela Day's 1244 and 12575 developments have been purchased by another developer. The people who appealed those developers were meeting with the new developers and were supposed to have a meeting with CM. Bonin. She said she can report on that next month.
- Crime up a little in the area. She urged the community to report crimes, such as bike thefts, when they happen.

### **10.4. Committee Reports**

#### **10.4.1. Elections and Bylaws**

**Doyno:** Said he had nothing to report.

#### **10.4.2. Community Outreach**

**Liu:** Said they would have a working session/outreach event within the next 7-10 days.

**Hanna:** Asked if the minutes would be up to date within that time

**Liu:** Said she was working on the minutes.

#### **10.4.3. Transportation and Infrastructure**

**Alpern:** Said they had items on the current agenda and the committee would be meeting again the first Wednesday of May.

**Krupkin:** Said the meeting tomorrow would be at the library at 6:30 pm. West Traffic Division and Parking Enforcement representatives planned to attend the meeting. She urged the community to come voice any relevant concerns they may have had.

#### **10.4.4. Planning and Land Use Management (PLUM)**

**Shure:** Said the developer presenting Item 15.1 presented the same project to PLUM last month. She thanked the developer for his outreach efforts, including attending multiple homeowner's association meetings. Two more large developments are being proposed for Mar Vista including a 410-unit apartment building in Zone 1 – where 11 developments have already been approved. Those two new projects would be presented to PLUM within the next week. She said PLUM would keep the community updated on those projects.

#### **10.4.5. Public Health and Safety**

**Kadota:** Said the Emergency Preparedness meeting would be at 7 pm and the Public Safety meeting would be at 6 pm on the third Monday of the month at Coffee Connection. The meetings will focus on Block Captain development and connecting that to emergency preparedness in the neighborhood. The emergency prep group plans to visit the two emergency prep response trailers that neighborhood associations have developed. The group would like to having more such trailers spread out throughout Mar Vista. He also said that May is national bike month so the mobility committee would be working on promoting safe riding and sharing the road activities.

*Aaron Elster arrived at 7:40 p.m.*

#### **10.4.6. Education, Arts, and Culture**

**Doyno:** Said that several creative ideas have gone before the committee which is reflected in their minutes.

### **11. Special Orders**

#### **11.1. Resignation from Elections & Bylaws – Discussion and possible action regarding the resignation of Robin Doyno as Co-Chair of the Elections & Bylaws Committee**

**Hanna:** Said the chair would not call up Item 11.1. Mr. Doyno sent Mr. Hanna a resignation letter out of concern that his being a candidate in the upcoming election while serving on the Elections and Bylaws Committee would constitute a conflict of interest. Hanna said he respected the thought, but after consulting with Albert Olson, the Elections and Bylaws co-chair, they came to an agreement - Mr. Doyno will recuse himself from any matter that is likely to benefit him personally.

#### **11.2. Discussion of Candidates' Forum – Discussion and possible action regarding a candidates' forum for the upcoming June 2<sup>nd</sup> MVCC election**

**Hanna:** Said the forum would be for the 26 candidates up for the 13 available seats on the MVCC board. The Elections and Bylaws Committee suggested May 11<sup>th</sup> or 18<sup>th</sup>. He reached out to the League of Women Voters to

moderate the forum and then put them in touch with Mr. Olson. Hanna said he would like the board to agree to let Mr. Olson handle the event since many board members are up for re-election.

**Public Comment:**

**Kalani Whittington:** Said that she is stakeholder and has lived in the community for 30 years. She was happy that there were a number of people running. She urged the candidates to remember that they are running for the good of society and not just for their own personal interests. She said the current White House was an example of what chaos ensues when one puts their personal interests in front of the community.

**Katherine Wheeler:** Said that a recent email about the forum stated that the event would be from 1 to 3 pm. This is a shorter period of time than what was originally suggested. She said a three hour event would be ideal - a two hour forum followed by a social hour.

**Andrea Ambriz:** Said she was a candidate for an At Large representative seat. She participated in the election subcommittee meetings and recalled an exchange about the forum dates and engagement with the community. She asked for clarity about what the intent was behind giving Albert Olson oversight over decision making. She also asked if there would be updates for the candidates so they could plan accordingly. **Hanna:** Said that in "Board Comment" her questions would likely be addressed. **Ambriz:** Said that she felt that it was very important for the candidates to engage with the community so she hoped the board and Olson would provide that opportunity.

**Harrison Hopkins:** Said he was running for the Zone 5 Director seat. The most recent minutes from the Elections and Bylaws meeting stated that 4 dates were suggested for the candidate forum but only 2 possible dates were sent out to the candidates. He asked why there was that discrepancy and if any additional discussions happened off the record when the decision was made.

**Board Comment:**

**Kadota:** Said that having attended that Elections and Bylaws meeting, he said he thought there was a desire for a date to be chosen based on all the majority of candidates' greatest availability. He said he hoped Mr. Olson would use his discretion to find a date that worked best with everyone's availability as much as possible.

**Hanna:** Said that when Mr. Olson emailed the candidates for their availability he got 10 "no responses," and two "either date would work," but in the end May 11<sup>th</sup> won by one vote.

**Alpern:** Said he remembered candidate forums in the past that took place an hour before a MVCC board meetings. He suggested doing that again. Candidates would each have two minutes to introduce themselves to the community before the meeting.

**Kadota:** Said they have also publicized to the candidates that there a free-speech zone at the Farmers Market. Albert Olson sent out an email informing the candidates that they have that opportunity on a weekly basis. The MVCC has supported that zone with election signage.

**Hanna:** Said it was a tricky situation because every current member of the board was running for reelection which makes it very difficult to express views without people thinking they are doing something for their own best interests. He said the Candidate Forum was really for the stakeholders to get to know the people who are running to represent them, which Mr. Olson as the former chair of the MVCC is well aware of. Hanna said he is confident Olson will handle this in an unbiased way and recommended that the board defer to him on this manner.

**Tilson:** Said in 2016, when she ran, there was a candidate forum. At the time, she did not know what to expect. Candidates got a certain amount of time to speak. There was not a back and forth with the audience during the forum – but they could have conversations with stakeholders who stayed afterwards. It was fairly informal.

**Krupkin:** Said that whatever forum structure they decided on, the board had to make sure that it was publicized well via social media and signage – in particular at the rec center and the farmers market.

**Hanna:** Said there was an item for money for such signage in the agenda.

**Kamins:** Said that she understood that it can be hard to be impartial. Since she is not running, she said she is happy to volunteer to help in any way she can.

**Liu:** Said she is also not running and would be happy to volunteer her help too.

**Doyno:** Asked if any candidates have family members involved in the League of Women Voters.

**Hanna:** Said none that he was aware of.

*Hanna moved to postpone this item indefinitely. Elster seconded. With no objections the motion was postpone this item indefinitely.*

**12. Consent Calendar – The Consent Calendar is reserved for items deemed to be routine and non-controversial. Any board member may pull an item or items for further discussion.**

**Hanna:** Said he wanted to clarify that Item 12.1 would lengthen the election by two hours, not shorten it. He then asked if any member of the board wanted to pull any Consent Calendar items.

**Kadota:** Items 12.1, 12.3 and 12.5.

**Tilson:** Asked to pull the remaining items for minor corrections.

**12.1. [ADMINISTRATIVE][Elections & Bylaws] End Time of MVCC Election – The Mar Vista Community Council amends the end time of the June 2, 2019 MVCC election from 2:00 p.m. to 4:00 p.m**

**Kadota:** asked who made this request and why. It was not mentioned at the last elections and bylaws meeting.

**Hanna:** Said it was Albert Olson’s recommendation after he spoke with the city clerk. **Kadota:** Said that was not agendaized at the last elections and bylaws meeting, so this motion did not come through the committee process. **Hanna:** Said that would he would make that correction.

*Kadota moved to approve the item. Hruska seconded.*

**Public Comment:**

**Harrison Hopkins:** Thanked the board for having this item on the agenda. He said a lot of stakeholders he has talked to have expressed concern about both the change of the hours and the location of the election, from the Farmers Market to the rec center, due to the direct disenfranchisement of Zone 5 residents. He said that in elections and bylaws committee minutes there was no mention of the upcoming triathlon being the reason for the location change. Rather, the concerns for the move had to do with having more handicap parking spaces and more parking in general. But, Hopkins expressed



concern that there may not actually be enough parking at the rec center on a Sunday. He suggested having a second election location at the farmers market or curbside voting.

**Hanna:** Asked the public to keep their comments germane to the item – meaning only the time change.

**Selena Inouye:** She said, as a member of the elections and bylaws committee, she supported the change of the election venue. She believed the rec center was more accessible for people with disabilities than the farmers market. And there is more street parking around the park than around the farmer's market.

**Kalani Whittington:** Said she supported having the election at the rec center. She said that the election is a public event yet the farmer's market is a private venue despite being by the post office. Whereas, the rec center is a public space.

**Hannah Levien:** Said that the farmer's market is on a public street, is open to all members of the public and is not a private event.

**Anne Bickerton:** Said that the elections have been held at the farmers market since 2012, so she recommended staying the location the community is familiar with.

**Board Comment:**

**Shure:** Asked if it was possible to ask the rec center staff to designate sections of the parking lot for election purposes only.

**Levien:** Said they could talk to the park director. She said she could connect the board to the new director.

**Shure:** Said she believed that the decision to both lengthen the hours and change the location was to prevent disenfranchisement to Zones 1 and 4 which are quite far from the farmers market. In the past there has been extremely poor turn out for Zone 1 because of the farmers market's location. Zone 1 stakeholders have requested a more centrally located polling place so that they could participate in the election.

**Hanna:** Said that the change of venue was not agendaized and under the brown act the MVCC cannot change the venue at this meeting. He asked the board to stick to discussing the current item – the time extension.

**Roos:** Asked Vanessa Serrano if the MVCC was even allowed to have two locations for the election.

**Serrano:** Said they would have to ask the City Clerk.

**Alpern:** Said that Shure was right, Zone 1 and 2 have historically had bad turnouts. He also said that parking at the rec center is typically better on Sundays than during the week. He said it was important to

have signage and other outreach efforts to make sure the community was aware of the new location, including signage that would let the community know that disabled people would be accommodated.

**Tilson:** Said that disabled people will be allowed to drive up to the curb and vote from their cars. She agreed that the rec center was more centrally located for all the zones. She asked what exactly the change is hours would be.

**Hanna:** Said currently the hours were 10 am to 2 pm and the motion was to extend them from 10 am to 4 pm.

**Krupkin:** Asked Serrano if other neighborhood councils had extended their election times in the past.

**Serrano:** She did not know. DONE does not run the election, the City Clerk does.

**Bridget Visser, minute taker:** Commented that she knew that other NCs had extended their hours before, although she did not know the process of doing so.

*Doyno moved to end the previous question. Elster seconded. With 2/3<sup>rd</sup> voting in the affirmative, the previous question was ordered.*

*The board unanimously voted to approve Item 12.1, save for Hanna, who abstained.*

**Hanna:** Said he would instruct Olson to inform the city clerk of the time change.

**12.2. [ADMINISTRATIVE][Executive and Finance] Monthly Expenditure Report – Approval of the Monthly Expenditure Report for ~~February~~ March, 2019**

**Tilson:** Said the item needed a correction – they were voting to approve the March MER, not the February MER. **Hanna:** Noted the correction.

*Kadota moved to approve the March MER. Roos seconded.*

*The board unanimously voted to approve Item 12.2, save for Hanna, who abstained.*

**12.3. [FUNDING][Director Hanna] Election Lawn Signs- The Mar Vista Community Council appropriates an amount not to exceed \$1,200 for ~~lawn signs~~ election outreach materials to advertise the June 2, 2019 election.**

*Kadota moved to amend the motion to read “election outreach materials” rather than “lawn signs.” This would allow for different types of signage, such as banners. Alpern seconded.*

**Public Comment:**

**Kalani Whittington:** Said that, regarding the previous item, Palms’ election was from 10 am to 4 pm so she was not sure what the big deal was about changing the time.

*Kadota moved to approve the amendment. Shure seconded. With no objections the motion was amended.*

**Tilson:** Noted that last month the MVCC voted to approve \$2,000 for signs to promote the upcoming election, so this would bring the total up to \$3,200

**Public Comment:**

**Kalani Whittington:** Asked what percentage of funds would go toward lawn signs specifically.

**Hanna:** Said there was nothing in the motion about specific percentages.

*With no objections the motion as amended was approved.*

- 12.4. [FUNDING][ExFin] Nuts & Bolts for Bike Repair Tent – The Mar Vista Community Council authorizes a reimbursement in the amount of \$6.46 to Rob Kadota for nuts and bolts for the bike repair tent.**

*Tilson moved to amend the motion to increase the reimbursement amount to the \$13.52. She said Kadota gave her two receipts – one for \$6.46 and one for \$7.06. Shure seconded. Without objection the motion was amended.*

*Kadota moved to approve the motion as amended. Shure seconded. Without objection the motion was approved.*

- 12.5. [FUNDING][ExFin] Replacement Audio Replacement Equipment – The Mar Vista Community Council authorizes an expenditure, not to exceed \$1,000, for microphones and other audio equipment to replace that lost as a result of the storage unit burglary.**

*Kadota moved to strike “audio” equipment and replace it with “replacement” equipment and to change the amount from \$1,000 to \$2,000. Shure seconded. Without objection the motion was amended.*

*Without objection the motion as amended was approved.*

- 12.6. [FUNDING][ExFin] Safety Vests – The Mar Vista Community Council approves an expenditure in the amount of up to \$200.00 to cover added costs for adult-size safety vests.**

*Tilson moved amend the motion to read “in the amount of up to \$200.” Hruska seconded. Without objection the motion was amended.*

**Board Comment:**

**Krupkin:** Asked what adult safety vests are.

**Kadota:** Said they are high visibility reflective vests that the MVCC bought for bike safety event. The order somehow got separated and part of the order shipped late, so the billed came late. These funds would cover that overage. **Krupkin:** Asked if the vests can be repurposed for other events. **Kadota:** They are not limited to the bike safety event. They currently in storage.

*Kadota moved to approve the motion as amended. Hruska seconded. Without objection the motion as amended was approved.*

- 13. Excluded Consent Items – Discussion and further action on items excluded from the Consent Calendar.**

None.

*Per the motion approved in Item 8, the board heard Item 15.1 first.*

*After the conclusion of Item 15.1, Krupkin moved to hear Item 14.3 ahead of Item 14.1. Alpern seconded. Without objection the motion was approved.*

*After the conclusion of 14.3, Krupkin moved to hear Item 15.2 ahead of 14.1. Alpern seconded. Without objection the motion was approved.*

**\*\*\*FOR FORMATTING PURPOSES, THE MINUTE TAKER HAS LEFT THE ITEMS IN THEIR ORIGINAL LISTED ORDER\*\*\***

**14. Unfinished Business and General Orders –**

- 14.1. [POLICY][Great Streets] Independent Traffic Study – Discussion and possible action regarding an item - requesting a community panel and an independent traffic study of the Venice Boulevard Great Street project - amended at the 11/13/2018 BoD meeting and committed to the Great Streets Subcommittee.**

There was no time to hear this item before the meeting’s hard stop at 9:30. It will be rescheduled for a future meeting.

- 14.2. [POLICY][Great Streets] ADA Evaluation of Venice Blvd. – Discussion and possible action regarding an item requesting an ADA evaluation of the Venice Blvd. project**

There was no time to hear this item before the meeting’s hard stop at 9:30. It will be rescheduled for a future meeting.

- 14.3. [POLICY][Transportation and Infrastructure] Opposition to Rose and Sepulveda traffic signal – Discussion and possible action regarding a resolution opposing the proposed traffic signal at Rose and Sepulveda.**

*Krupkin moved to hear the resolution motion. Alpern seconded.*

**Hanna:** Read the full text of the proposed resolution: “The Mar Vista Community Council opposes the proposed traffic signal at Rose and Sepulveda. Instead the MVCC supports a marked pedestrian crosswalk with flashing lights, identical to that of Clover and Sepulveda, and associated improvements at the intersection of Rose and Sepulveda

*Krupkin moved to approve the resolution motion. Alpern seconded. Without objection the motion was approved.*

**15. New Business**

- 15.1. [POLICY][PLUM] Support of the Proposed Development at Gateway and Barrington – Discussion and possible action regarding a resolution supporting the proposed development at Gateway and Barrington.**

*The board recognized Andrew Kratzner, the developer’s representative, for five minutes.*

**Andrew Kratzner:** Said that the developer had already gotten great feedback from their outreach efforts into the community. He outlined key elements in power point presentation:

- They want to create both market and below market housing.
- They want to activate the corner of Gateway and Barrington with neighborhood serving and pedestrian friendly uses.
- There are two Metro LA stops nearby in addition to a lot of bus stops. They believe the development would be an ideal location for those who want to live without a car.
- There will be 73 units, 7 of which will be below market. They started with 6 below-market-units but raised it to 7 after they were asked by the community to increase their amount of affordable units.
- They started with 83 parking spaces but they have added 7 for a total of 90 spaces in a two-story underground parking garage. There will also be 69 bike parking spaces.
- There will be open-air patio for one of the retail spaces at street level.
- The rooftop uses were all pulled towards Gateway-Barrington, away from the neighborhood behind the site. It will be 5 stories toward Gateway-Barrington but only 4 on the neighborhood

side. The 4-story side will have a “living wall” - greenery growing on the side of the building that faces the neighborhood behind it.

- There will be wide open sidewalks and pedestrian space with bike and scooter racks.
- They are asking for an increase in height and density – which got them the affordable units in the project.
- There will be 24 new trees, EV charging on the ground floor, and LEED Silver equivalent gray water system.
- They will repair the street medians currently in poor shape on both sides of Barrington.
- He said they are still open to feedback and the process will not end with this meeting, no matter what happens.
- They will do outreach with people who work within 2 miles of the site when the units are ready to see if they can find current Mar Vista residents in need of both market and below market units.
- Per the PLUM committee’s suggestion they will have decoupled parking – meaning parking space are not attached to units, incentivizing people to live without a car.
- They want to put in an uber/lyft zone so drivers do not need to circle the neighborhood. There will also be two new street parking spaces.

**Public Comment:**

**Faramarz Sadiche:** Said he is a local office supply business owner who has been operating in Mar Vista for 35 years. He wanted to express his supported for the project. He said in today’s market, where they are fighting giant internet companies, the only way they can win business is by having extremely above average customer service. Having local people who understand the neighborhood well, makes a difference. But because housing pricing is so high in Mar Vista they often cannot get local people. The rent is too high. He thinks a development like this could help his business.

**Ashley Zeldin:** Said she is a resident of Zone 2, where the development is planned for. She emailed the board where she outlined her concerns about inadequacy of access via the alley and insufficient parking for residents and guests. There is only one parking space per unit residents may have multiple cars. The rideshare drop-off, pick-off area would impede the flow of traffic along Gateway toward Ocean Park. The developer has said he would scuttle the project if he did not get his requested height variance. She asked who was responsible for the upkeep of the project once it was approved, how they would ensure that it does not obstruct views and that the retail stays to mitigate turnover.

**Martin Rubin:** He thanked the board for their service. He said in 2014 the MVCC board passed a policy motion that would not be supporting this sized development – it was against densifying the neighborhood. He urged the board to live up to their responsibilities. The development presentation may look good, but it did not show how the project would back up traffic or add to air pollution. He appreciated their outreach, but urged the board to speak out for the community which he said did not want this densification.

**Leyli Iliamehr:** Said there is a complex on Overland with 500 units that uses a back alley without any issues. As a case manager for public social services, she used to research projects like this one. She said this project was well designed architecturally and the neighborhood needs additional units to combat the housing shortage. Also, the landscaping was tastefully designed.

**Tom Pouton:** Said he was a co-founder and one of the first members of the MVCC board 15 years ago. He supported the project. He said he lived in Zone 4 but worked across the street from the project site. He was excited about the median being update as it has been in bad shape for many years. He said the MVCC has historically been against big development. The board’s first big battle for the first few years was against Playa Vista because he knew it would bring cut-through traffic through the neighborhood from Santa Monica. Santa Monica has created five times as many jobs than it has housing in the last 30

years. So people have to live on the other side of town to work in Santa Monica – in Playa Vista, Del Rey, South Bay, Palms, etc. Since project is on the border of Santa Monica it could provide more housing for those who work there, which could potentially reduce cut-through traffic.

**Lorraine Wells:** Said she had been following this project over the past few months and she thinks it should be built. That corner needs a basic/good upgrade. Also, she said that over 12 years ago she came to the MVCC on behalf of starting the farmers market which she is now on the board of. People from every zone visit is every Sunday.

**DM Kegel:** Said the developer could mitigate air pollution in the area by pledging to provide EV charging for any resident that requests it. They said they had EV charging on the first floor but they did not say anything about the lower parking levels for the residents.

**Kalani Whittington:** Said she supports this project but with some concerns. She hoped the developer would work with any vendors that may be displaced by this project to provide affordable rent costs for leasing space. She had heard that the dry cleaner was working with the developer to minimize any kind of rent hike. She also said that not every developer is willing to come before the community. A developer that takes the time to come to the community is someone worth working with. The green wall facing the neighborhood shows good faith, since they developer did not need to do that. The community needs to provide more affordable housing to the area.

**Joan Winters:** Said she was a long-time resident of North Westdale. She's lived there since 1959. She said she was speaking on her own behalf but she had been the secretary of the North Westdale Neighborhood Association for the past 6-7 years. She felt that role had given her a good insight into how her neighbors feel about things. She said that she is hearing from neighbors that there are concerned about quality of life issues. The development at Barrington and National has been a nightmare for her neighborhood. Homeowners are paying a lot of taxes to ensure they have a good quality of life in their area. They hosted Andrew Kratzner at their neighborhood association meeting and she told him 5 stories was too much. They have gotten over 20 comments today from residents who are concerned about the height of the project and the traffic it would generate.

**Tyler Laferrier:** Said he supports the project. The Governor recently said that in the state as a whole has a shortfall of 3.5 million homes. 50% of residents in the LA metro area are rent burdened. The only long-term way to decrease rent is to increase units. He urged the council, even if they rejected the project, to consider Mar Vista's role in helping to mitigate the housing crisis.

**Peter Graces:** Said he lives on Grandview and that the top 2-3 stories of the development would have a direct view into his backyard. He only found out about this development 24 hours ago. He had heard rumors but did not have any specific information until he spoke with Andrew Kratzner earlier that day. He said he was concerned that this project was coming as a surprise and that he had not received any mailings about it. He requested more time to consider the project and for the MVCC to get in touch with the neighbors.

**Selena Inouye:** Said that she lives in Zone 5 and that Barrington is her way out of her neighborhood to get where she needs to go, which is often UCLA for her healthcare. So, she is concerned about increased traffic congestion on Barrington. She would also like to understand better what the developer means when they say "below market" units. The last time she saw this project presented they said it would be "low income" housing. To qualify for low-income housing, you have to make less than \$30,000 in a year. She is a person with disabilities and lives on Social Security disability – which provides less than \$30,000. If it wasn't for her husband's income, she would need an extremely low income unit based on what she gets from social security. She said she would like to see more extremely low income units in the project, because that is what the community needs.

*Alpern moved to approve a statement in support of the project. Klos seconded.*

**Board Comment:**

**Shure:** Said she wanted to address some of the issues that were raised. The development This development is on a parcel zoned lot for commercial. A residence behind it is also zoned for C2, even though there houses on it. She said an email sent around the community stated that there would be a zoning change, but that was incorrect, there will be no zoning change. The developers have, by right under current zoning law, the right to build a 4-story building without incentives and without any approval from the MVCC. They are currently planning more parking than what is required by law. They do not need to provide as many trees as they are nor do they need to provide the green wall or repair the medians. Legally, they do not even need to appear before the MVCC. There are two laws on the books that govern the property. The first is called the TIP (Transportation Improvement Plan) which covers west Los Angeles properties that can get incentives because they are adjacent to high priority transit expo lines. TIP qualifies the building for additional height and density. Secondly, the project is in a priority transit area. The city passed a law that encourages developers to make projects the encourage people to use public transit rather than cars. The law allows developers to use “off menu incentives” to add more density – such as adding more affordable units in exchange for more height. The developer is only asking for one additional floor on one side of the building when he could have gotten 8 floors approved easily. The neighborhood could file an appeal but it would likely be denied. The neighbors filed an appeal for a project on Overland that is two stories higher than any other developments in the area. The appeal was denied in 10 days. The additional floor on this project allows for more affordable housing to exist. She said that this is a reasonable project and that the developer’s team did incredible outreach to the community. They have given the project more than they are required by law to do, which is extremely unusual. Many developers simply do not come to present the community at all.

**Alpern:** Said that in his many prior experiences with developers and the department of planning that he learned that for these projects to make a profit they must be a minimum of 4 and a half stories tall. He expressed concern that if they reject this project, a less scrupulous developer will build something 8-12 stories tall. Most developers do not care what the community has to say, but the developers for this project have gone out of their way to reach out to the community. He said he had never seen goodwill like that from a developer before.

**Kamins:** She said she is a Zone 2 representative. She had heard that there had been some emails going around about Zone 2’s not being represented in this discussion and that the board does not care about zone 2. But she wanted to assure the community that the board does care about Zone 2. The PLUM Committee has done amazing outreach work – Stacy Shure went to every house and left materials at all the doors that she knocked on. Kamins said that she had emergency surgery that morning under general anesthesia but she made sure to come into the meeting tonight to make sure the community understood that the board does care about zone 2. She lives two blocks from the project and would be as impacted as anyone else by it. But, she said development is coming to the area whether they like it or not and they have to be realistic and pragmatic. They cannot stop it, but they can mitigate it.

**Elster:** He said that renters have a lot of structural disadvantages. The only way to make rent more affordable is to increase the housing stock. More units need to be built in the city and they have to work within the confines of the system the city has. He supports the project because it will get more units into Mar Vista.

**Roos:** She thanked the developers for their outreach efforts and apologized to those who were not reached by those efforts. She said she appreciated the developer’s desire to continue that outreach. She shares in the community’s concerns about potential traffic problems and other issues. She said that they needed to continue to work to address those critical issues.

**Krupkin:** Said she appreciated PLUM’s work and the developer’s outreach efforts. She said she was concerned about traffic patterns but there may be some mitigations to that could make traffic flow better – such as left turn arrows on Barrington turning west onto gateway. Another option to explore could parking covenants wherein only businesses that do not require a lot of parking would be allowed in the retail space – for example, a yoga studio would not be allowed as the many classes would require a great deal of parking. The developers are trying to work with them, and has been amenable to many ideas. Google is coming to the westside soon and they will need housing. She owns a condo, but she is willing to sacrifice some of her property value to get more units in Mar Vista.

**Hanna:** Said that in this neighborhood there are two major groups: the NIMBYS who don’t want anything and the YIMPS who want everything. He said they’re both wrong. He said this project was a good example of compromise. The developer, in Hanna’s view, did not need to give the MVCC anything yet has been actively trying to work with the community. He thanked the developer for working with the board.

**Tilson:** Said she would like to see the developers add more trees between the building and the neighbors. She praised the developer for compromising by moving the deck back, but she felt more trees would be a good way to provide more privacy to the neighbors behind the project. While she appreciated the developer’s efforts to make the project public transit oriented, she said that all the studies show that market rate renters do not use transit because they have their own cars. She would like the apartment building to be regulated so that units are only rented to people who do not have more than one car – or no car at all.

**VOTE:**

**YES:** Alpern, Liu, Roos, Kadota, Kamins, Shure, Elster, Klos (8)

**NO:** Doyno (1)

**ABSTAIN:** Krupkin, Hanna, Tilson, Hruska. (4)

*The motion passed 8 to 1.*

**15.2. [POLICY][Transportation and Infrastructure] Support for 100% clean energy by 2030 – Discussion and possible action regarding a resolution supporting a 100% clean energy goal by 2030.**

*Krupkin moved to hear the motion. Alpern seconded.*

**Krupkin:** Said this was a motion about clean energy.

**Alpern:** Read the text of the policy motion in full (*See Supplemental Materials*).

**Public Comment:**

**Dan Kegel, Advocacy Chair of the Neighborhood Council Sustainability Alliance:** Said he noticed that MVCC filed a CIS in support of council file 14-0907 saying that the city should pursue an 80% decrease in emissions city wide by 2050 and an 80% decrease at the GWP by 2030. So, the MVCC is already on record as supporting something very similar to Item 15.2’s motion.

**Board Comment:**

*Per Roos’ suggestion Alpern moved to amend the language of the first paragraph of the policy motion to “The Mar Vista Community Council resolves to call on Los Angeles Mayor Garcetti, the Los Angeles City*



*Council, and the LADWP to study with a goal of a 100% clean energy by 2030 scenario that excludes methane, biomass, coal, biogas, nuclear energy or unbundled Renewable Energy Credits.” **Hruska** seconded. Without objection the amendment was approved.*

*The board unanimously voted to approve Item 15.2, save for **Hanna**, who abstained.*

**16. Adjournment**

***Hruska** moved to adjourn. **Alpern** seconded. Without objection the meeting was adjourned at 9:30 pm.*