



Mar Vista Community Council Minutes



Community Plan Sub-Committee

Tuesday, May 28, 2019, 7:30 PM

St Andrew's Lutheran Church 11555 National Blvd LA, CA 90064

1. **Introductions** ~ Meeting was called to order by Presiding Chair Mary Hruska at 7:30 p.m. Attendees introduced themselves.
2. **Minutes** ~ Kathryn moves, Andrea seconded that Minutes of the last meeting be approved. Vote taken, minutes approved as read.
3. **Announcements** ~ Next outreach meeting for the Palms/Mar Vista/Del Rey Community Plan Update is Saturday, June 22, 2019 at Windward High School, you can learn a lot and they are soliciting feedback so it's important that everyone shows up.
4. **Old Business** ~ Mary announced that we submitted our first phase of input to the Planning Department and we did that in March and the second phase now is DCP comes back to us and presents "the did we get it right phase". We submitted stakeholder comments and DCP puts those comments together and they suggest other things that we should think about. In the meantime, we have been reviewing the South LA Community Plan which was adopted in 2017 which gives us the framework of what kind of document we're going to get. Mary explained the parts of the Community Plan document and what it consists of, including the land use maps. These plans are implemented as ordinances, as law, so then an ordinance gets generated from the Community Plan Update document. We reviewed what questions we covered at the last meeting and what people should be looking at.

Mary introduced Jonathan Hershey, from the Department of Planning. Jonathan discussed the community plan process and the land use map. As it explained, it shows all of the various land uses that are available within our geography and borders. Jonathan discussed the density and use. As part of the Plan process we then look at what changes need to be made to accommodate the predicted growth and how we want to use the land in the future. So in order to know what kind of changes need to be made they solicit feedback from the community.

DCP wants to know how do we transition the very tall buildings and multifamily zoning to the residential, and how do we make it more comfortable for the single family residences that currently exist. *Set back* is where you measure the outer edge of the property line to the line of the building. (front yard, back yard). A *step back* is also a set back but for upper stories of a building. So we can wind up with a building envelope that steps back as the stories go up, or just set back in the rear, etc. Ideally, you don't want to loom over other buildings, so they might move the additional stories moved back to the rear to provide less mass at the front.

The meeting on the 22nd of June will synthesize the comments that they have heard most often from the residents in the area, and if there are conflicts in the kinds of things that DCP heard from

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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, <http://www.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, please contact secretary@marvista.org.

* **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, <http://www.marvista.org>. The MVCC Board of Directors meets regularly on the second Tuesday of each month, Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066.

the community. They take what they heard and we plan how to accommodate that feedback and then what we need to plan for. The question to be answered is "which direction do we need to be going in".

One of the things that they didn't get a lot of comment on is what to do with the industrial areas. So be prepared to address this at the meeting. M-2, heavy industrial; light industrial, medium industrial, etc. and how to utilize those areas. Discussion of the heavy industrial being changed into mixed use now as the manufacturing has been moving out.

Discussion regarding some of the new land uses that we are seeing in other industrial areas. We need to have policies in place that speak to those kind of uses. It might be commercial, manufacturing, etc. And they are trying to refine what is allowed in the zone - and they are trying to be very broad about it. The list of uses is getting longer and as new businesses evolve they need to be added to the permitted use list.

Also they are defining what we don't want (because of vehicular traffic, noise, etc.).

What they are trying to do is show us what the process is - how they take the comments and show us what feedback they received and then how do we use that information going forward to determine land use. It's not exhaustive, just a synthesis of it and there will be a demonstration of how they look at the comments and judge it against the general plan - do they confirm and follow policies or not - and then the existing Community Plan and are there existing policies that deal with it or are there other policies that we need to implement to get what the community wants. They need to determine what is feasible and what is not within the policies that can be implemented in the Plan.

Also people have concerns about what is happening today in our community involving development and DCP Community Plan group cannot answer those questions so they are inviting other departments and service providers in the city to be there so they can answer questions that might arise.

Discussion about how to present feedback about environmental issues and Jonathan recommends it be brought up at the scoping meeting for the EIR for the Community Plan that will be held later down the road, further in the process. Jonathan encourages that people bring their comments to those EIR meetings to make sure that they are fully informed about the tree canopy, the environment, the birds and wildlife, and they will depend upon the public's observations and comments to inform them.

Jonathan recommends that we start reaching out to Urban Forestry to get started developing a tree plan for our residential areas - we can write policies that reflect the look and feel that we want but for private property it would have to be through a Tree Canopy and Urban Forestry Plan and things that they can offer us that they can put into place.

A lot of time the infrastructure is only on one side of the street and we should be aggressive about getting the tree canopy and plantings that we want on the other side. That's a short term solution. Further discussion about the species that are selected for the streets and their breadth, what is appropriate and what can be maintained.

Jonathan said that when we look at a standard street configuration we have a street, sidewalk and landscape curb and usually the trees go into the parkway. Property owners are responsible for maintenance but it's also not done in every case. What happens is the trees become anemic or there is paving too close to the tree. What DCP is thinking of doing is reversing the order of how the improvements happen. Property line, parkway and then the sidewalk and curb. So the parkway is actually an extension of the property leading to it being more maintained. It may not work in all situations but there may be areas where it would work.

Question about needed infrastructure for the planning of the growth that the Community Plan Update will include. DWP does short term and long term plans (every five years) for water plan, where their infrastructure upgrades are going to be, citywide. Most often when we get a large development in they must work with DWP to plan for water, infrastructure, etc. and if not the

developer is responsible for paying for the upgrade in the area to get the support that the new building will need. It mostly happens on an ongoing basis because it is relative to the developments being built.

DWP does not proactively go out and build infrastructure before it's needed. Discussion regarding some brown outs, not enough electricity for the community needs and there are negative consequences already as a result of the increased building. Jonathan said they are not allowed to pull their permit until the DWP says that the conditions have been met to be fulfilled to provide the infrastructure that their development demand increases.

Trees: one of our initiatives that came out of our early feedback was preserving the urban canopy and we wanted to start an initiative that whenever a property turned over (sold) something would get triggered so we were informed so we could reach out to the new owner about what trees are currently on the property and what trees, if any, are protected, and encourage them to plant more tree canopy. DCP can look at the set back front yard requirements to accommodate a certain kind of tree and then we can put in the requirement "they shall put two trees on the property" and the new Code allow it but also faces the same rules concerning public infrastructure. Let's look at the those blocks and put in those zoning triggers and let's see what happens and be selective where we put it. Extensive conversation about tree species, where placed, the benefits, etc.

How do these plans tackle environmental issues - they are getting a lot of feedback about this. They are trained to work in environments that are more environmentally friendly than what we have been in the past. So DCP at the very basic level are trying to accomplish what the city is already trying to do. DCP is already working on these issues. Trying to promote (broadly) great density around transit modes so it eventually results in fewer trips, trying to create more complete neighborhoods that provides services so you don't have to drive to get services, and more pedestrian friendly; they are trying to incorporate building designs that are more environmentally conscious so it consumes less. This is already something they are doing, but need to be better about communicating it. Reduce vehicle miles driven and traffic is another goal. Will traffic get worse, yes. But they can make traffic get worse *more slowly* and in neighborhoods, that if you do drive, you spend less time getting to your destination. Planning is a long term endeavor so it takes time to see these changes. They wait to see the market respond to the type of incentives they are putting in place.

Stakeholder feedback: Increase density problems: we already have an Exposition Line that is overburdened for many of the hours of the day and traffic is now at gridlock, especially with a lot of new luxury apartments that are going to be putting more cars on the road. Stop using the little transit we have to increase density because we don't have the infrastructure to handle it and making life here much more difficult than it is now. Traffic has become very dangerous and there are more distracted drivers. The goals are not realistic and not what is happening. Jonathan talked to a more long term option. We have an opportunity to determine what kind of density, affordability, amenities that we can get with these new developments. Jonathan agrees that the new developments are taking advantage of the market rate and above market rate apartments that they can put in. **"We need to be more thoughtful about putting the right kind of density in the right places."** A lot of the things we are talking about are transformational but we need to make some of the changes now so that there is more fluidity about where people choose to live.

The *General Plan* is the document for the entire city. Our Community Plan is for our specific area. They don't build parks, so we need to plan to incorporate the open space in other ways. How these plans get used by Recreation and Parks and where the density is going to be located, where are the kids, etc. and so they can provide services for, and where are, the areas that already have parks and what kind of services those parks can provide. Parks and Recreation decides where to plan a park. DCP gives them the policies about where they can provide services and the areas that need a park without designating where the park will be. *Recreational opportunities* - we give them information through policies that encourages them to look in certain areas.

DCP is trying to create "Complete neighborhoods". Discussion regarding TOC requirements for affordable housing and we want to increase the % of the affordable units in each development. **Jonathan says we can put these policies into our Community Plan.**

Discussion regarding base and bonus and what that entails. We can define what the acceptable trade off is for community amenities, more affordable housing, etc.

Discussion regarding "City Centerist" or "City Center" development concept that was used in the 60s and 70s for development of our city and it was never fully implemented and we are having to develop new ideas for concentrating density around infrastructure that is being built.

Jonathan closed his presentation by thanking everyone present for their attendance and participation in the Community Update Plan process and encourages continued involvement.

5. New Business ~ None.

6. Public Comment ~ None other than that above.

7. New Business ~ None other than that above.

8. Old Business ~

Next Meeting will be posted online, same location. Please check the website for the Agenda and Notice.

Meeting was adjourned at 9:31 p.m.