



# Mar Vista Community Council Minutes



## Planning and Land Use Committee

July 11, 2019 , 6:30 PM

Mar Vista Library, 12006 Venice Blvd., LA, CA 90066

1. **Call to Order/Introductions** Meeting was called to order by Chair Stacy Shure at 6:35 p.m. First Vice Chair Ken Alpern was in attendance, as was community member Neil Kritzingner who had been requested to prepare materials and input relatives to a presentation tonight.
2. **Minutes** Minutes of the last meeting will be posted online and if there are any changes, corrections or amendments the Chair will be notified within 10 days of posting at which time the Minutes will be deemed final as posted. Ken moved to approve posting of Minutes as described, Kathryn Wheeler seconded, motion passed without any opposition by those in attendance.
3. **Public Comment.** As part of public comment, Chair Shure discussed the need to move the meeting to various locations throughout the summer months because Windward High School is unavailable for use. We will be back at Windward High School in October at the latest. Chair Shure also discussed how people can find the Agenda posted online, as well as how to contact the Chair with any questions, feedback and comments after the meeting on an ongoing basis.

There was a question raised about whether we would be preparing design guidelines which was mentioned at a previous meeting and that matter has been tabled until the August meeting at the earliest because of the presentation being made tonight on a development.

4. **Subcommittee Updates.** None presented, no subcommittee representatives were present.
5. **New Business:** Presentation was made to the PLUM Committee by Kristen Lonner on behalf of Oakmont Capital, the developers of a multi-use development at 3577 Overland Avenue.

After the presentation discussion including questions, answers and feedback relative to the size, density and mass in the rear of the building where it closely encroaches upon the single family residential neighborhood on the adjoining block.

Discussion of possible measures that could be taken to minimize the rear mass, including recommendations that the developer purchase the adjoining lots to create open space (parks), and a buffer zone.

Discussion regarding the amenities that will be provided in the development, and the number of affordable units that will be provided.

Discussion regarding traffic calming measures and the neighborhood request that Tabor and Westminster both have installed dead ends at the easterly portion of their streets, just immediately before the portion of the block where the driveway for the parking access would be for the development. Drawings were made of the proposed end of the street configuration, including landscaping of little "parklets" that would be funded by and supported by the developer. Developer will do whatever is necessary to provide written support to the Transportation Department, Councilmember Koretz's office, and the MVCC T&I Committee to assist in getting the end of street improvements done. Further discussion regarding alternatives if the dead end proposition is not acceptable to the Department of Transportation.

There was also discussion about requesting that one side of Charnock be designated a red zone no parking area because of the lack of width on the street necessary for two cars to pass each other, which will be affected by increased traffic relative to this development (and others being planned).

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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](mailto:secretary@marvista.org).

Referral has been made to the T&I Committee to follow up on the transportation related issues and report back to PLUM and the MVCC about the progress of getting these issues addressed by DOT and Councilmember Koretz's office.

After final discussion regarding the back mass of the building, an informal vote was taken to ascertain if those in the community considered the front facade of the building more important than the mass in the back (that the community would like minimized). Vote was taken and the community has asked the Developer to please do what they can to minimize the mass in the back, at the risk of changing the facade of the building.

Since further discussions will be taking place with the Developer that may result in changes to the building design and configuration, it was agreed that the vote of approval/opposition on this development would be delayed to another meeting. Informal vote of those in attendance was unanimous to delay the vote of approval/opposition to another meeting.

- 6. OLD BUSINESS.** Chair Shure shared that a motion had passed at the MVCC in support of 12.95.2(f)(6) protections for Condo conversions under the Ellis Act. Discussion regarding the number of development plans that are being received that would displace the RSO tenants in our planning area for demolition to develop market rate condos, which would displace lower income stakeholders and remove affordable housing from our area. Chair Shure stated that she would have a further motion at a future PLUM meeting to address specifically demolitions that are displacing tenants and the need to make sure that their housing needs are being met.

A question was asked about what tenants can do if they are being displaced, and what does TOC affordable housing percentages look like - and that an explanation of what is allowed now with all the housing measures would be helpful. Chair Shure said she would work on finding a date when we can have a meeting that would exclusively cover TOC, JJJ, 12.22, AB2222 and other laws that have passed that cover what is happening regarding Planning and Land Use.

Reminder to everyone that the Community Plan Update is continuing their work in getting feedback for the process with the Department of Planning and everyone is encouraged to attend that meeting later in the month to weigh in on the future of our community.

Chair Shure said that starting in late August/September, we will be having development presentations at a great many of our meetings because of the volume of permits that are being filed in our area. In that regard, we should also discuss at our next meeting creating design guidelines for Mar Vista so developers are not surprised by what we ask for when they come before PLUM.

- 7. Public Comment and Discussion** ~ None after the discussion above noted.
- 8. Future Meetings** ~ Next meeting is August 6 at 7:00 p.m., location to be posted on the MVCC website.
- 9. Adjournment** ~ meeting was adjourned at 7:55 p.m.