



**Mar Vista
Community Council**

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2007-2008**

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Certified Neighborhood Council
August 13, 2002

July 23, 2008

Mr. Tanner Blackman,
Los Angeles City Planning Department Division of Land--
Subdivision Unit, 7th floor Main City Hall, Room 750
200 North Spring Street, Los Angeles, CA 90012
FAX: 1-213-978-1343

**RE: Tentative Tract Map NO. 69349-CN [ENV-2007-2438-MND]
3160-3178 Barrington**

Dear Mr. Blackman,

The Mar Vista Community Council opposes Tentative Tract Map NO. 69349-CN [ENV-2007-2438-MND], 3160-3178 Barrington.

For the past 2-1/2 years, the Mar Vista Community Council Concept Plan Committee has been doing extensive outreach and receiving input regarding how Mar Vistans wish to see their neighborhoods evolve. We have assembled photographs, maps and comment sheets for each of our six zones to submit to the City of Los Angeles Planning Department when the update of our Palms-Mar Vista-Del Rey Community Plan commences.

Our stakeholders have very clear vision when it comes to neighborhood character and integrity.

At no point in our Community Council's planning process have buildings the size of 3160-3178 Barrington ever been contemplated for the Barrington-McLaughlin corridor.

Creating a single huge structure from these four buildings is incompatible with the surrounding neighborhood as it grants potential **and sets irrevocable precedent** for a monolithic building complex several times the size of the existing largest property with greatly diminished open space and parking on a street which has existing parking and traffic problems.

The proposed project requires a subdivision.

Certain of the findings of fact regarding applicable Community Plans per the State Subdivision Map Act cannot be made because:

- The proposed project is not consistent with stated Land Use Plan and Transportation Policies and Programs of the Palms-Mar Vista-Del Rey Community Plan.
- The site is not physically suited to the proposed type of development.
- The site is not physically suited to the proposed density of development.
- Additionally, the project does not qualify for a Mitigated Negative Declaration as it induces substantial growth by setting an incompatible precedent with the surrounding neighborhood; increasing demand for public services; increasing demand for available water resources; eliminating ample existing open spaces; increasing traffic; and causing loss of 48 rental units to the community.

Given these facts and circumstances, the proposed project cannot be defined as 'by right', *making it a discretionary approval project as defined by the Plan.*

The Palms-Mar Vista-Del Rey Community Plan states, "Discretionary approval projects in the Palms-Mar Vista-Del Rey Community Plan area will require the decision maker to refer to additional findings identified as programs in Chapter III of the Plan".

The project conflicts with numerous **Community Plan Land Use Plan Policies and Programs** in **Chapter III, Residential, Goal 1: 'A safe secure high quality residential environment for all community residents'**:

- **1-1.2** protect the quality of residential environment and the appearance of communities with attention to site and building design
- **1-1.3** protect existing single family neighborhoods from new out of scale development and other incompatible uses
- **1-1.4** promote neighborhood preservation particularly in multifamily neighborhoods
- **Objective 1-3, 'to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods'**
- **1-3.1** require architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods
- **1-3.2** proposed changes to planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impacts on livability, public services, and facilities and on traffic levels

The original intent of the area designer was to create healthy and harmonious relationships between dwelling unit and environment by placing multiple residential buildings on modest lots. Buildings are spaced generously, with ample room for children to play.

The proposed project would obliterate the beautiful wide green spaces and setbacks between buildings which give this portion of the Barrington-McLaughlin corridor a unique, and irreplaceable, quality.

The project's size and scale does not conform to the well established neighborhood character of the area and it cannot be made to conform as submitted without substantial changes.

Policy 16-2.1 of the Community Plan Transportation System Management Strategies states "No increase in density shall be effected by zone change, Plan amendment, *subdivision*, or other discretionary action unless it is determined that the transportation infrastructure serving the property can accommodate the traffic generated."

Goal 14 of the Community Plan Residential Neighborhood Protection Plan states the City is to, "Discourage non-residential traffic flow on residential streets".

Policy 16-1.1 of the Community Plan Residential Neighborhood Protection Plan states the City is to maintain a satisfactory LOS for streets and highways that should not exceed LOS "D" for Major Highways, Secondary Highways and Collector Streets.

Therefore, the project, as proposed with the density bonus, will have specific adverse impacts upon public health, light, air circulation, safety and the physical environment through overloading infrastructure for which there is no feasible method to satisfactorily mitigate, or avoid specific adverse impacts, without rendering the project unaffordable to Very Low, Low and Moderate income households.

3160-3178 Barrington as proposed is destructive of this well maintained, stable, viable neighborhood and contradicts the planning efforts of our community to preserve and enhance neighborhood character **and protect public health, safety and the physical environment of our neighborhood.**

It should therefore not be approved as submitted.

Thank You,



Rob Kadota
Chair
Board of Directors
Mar Vista Community Council