

Policy Motions (Non Consent Calendar) Feb 11, 2020:

14.4 [POLICY][HANNA]- Extension of LAMC 85.02- Discussion and possible action regarding a Community Impact Statement (CIS) supporting the extension of LAMC 85.02 beyond the Current sunset date of January 1, 2020 (CF-13-1057-S8)

Motion approved (9Y/0N/2 Abstentions/2Absent)

14.5 [POLICY][COMMUNITY PLAN] Co-Living Projects-Discussion and possible action regarding requesting the Dept of City Planning implement an ordinance regulating co-living projects as part of the Palms-Mar Vista-Del Rey Community Plan update

Motion approved by unanimous consent

14.6 [POLICY][OUTREACH] Approval of January 2020 MVCC Newsletter- Discussion and possible action regarding approval of proposed January 2020 MVCC Newsletter

Motion approved without objection

15.1 [POLICY][PLUM]- Community Impact Statement in Opposition of Waiver of WLA TIMP Fees – Discussion and possible action on submission of CIS in opposition to motion (Koretz) that proposes to waive the West LA transportation Improvement Mitigation Plan fees for the proposed development at 3443 S Sepulveda Blvd

Motion approved by unanimous consent

15.2 [POLICY][PLUM] Request for CD11 to Assert Jurisdiction Over Development at 3709 Mc Laughlin Ave- Discussion and possible motion requesting Council member Bonin, pursuant to City Council Rule 245(e), assert jurisdiction over the planned Development at 3709 McLaughlin Ave (DIR-2019-4277-DB)

Motion approved by unanimous consent



**Mar Vista  
Community Council**

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Certified Neighborhood Council

**VIA EMAIL**

TO: Mike Bonin, Councilmember, CD-11

CC: Len Nguyen, Planning Deputy, CD-11; Stacy Shure, Chair, Planning and Land-Use Management Committee, Mar Vista Community Council; Ken Alpern, Vice-Chair, Planning and Land-Use Management Committee, Mar Vista Community Council

February 12, 2020

Dear Mr. Bonin,

At its regular meeting on February 11, 2020, The Mar Vista Community Council (MVCC) directed me to inform you of Agenda Item 15.2 - passed by a vote of 10 ayes, zero noes and one abstention – requesting that you assert jurisdiction over the development at 3709 McLaughlin Ave. (DIR-2019-4297-DB).

The above referenced development has received a preliminary approval from the Director of Planning, without any of the community's needs being taken into consideration by either the developer or its representative, Mr. Matthew Hayden.

Both the Chair and Vice-Chair of the P.L.U.M. Committee of the Mar Vista Community Council met with Mr. Hayden before a presentation was made concerning the development. Recommendations were made about the proposed height, parking, loss of RSO units that were NOT being replaced on a 1:1 basis, and articulation of the building all of which were sure to be issues concerning the immediate neighborhood and stakeholders.

The development was presented to P.L.U.M. at its November 5, 2019 meeting. There were forty-four immediately adjacent stakeholders that appeared at the meeting and, after voicing their opposition to this development that would be more than three stories taller than any other R-3 building on the street, over sixty-five feet in height, and surrounded by R-1 residences, the development received a vote of OPPOSITION by a vote of zero ayes, forty-three noes, and one abstention.

Despite assurances from the developer's representative that he would respond to the committee's concerns within sixty days, including any changes that the developer would be willing to make, no such response has been received.

The Mar Vista Community Council looks forward to working with you and the local stakeholders toward a development that will be mutually beneficial for all concerned.

Sincerely,

Elliot Hanna, Chairman  
Mar Vista Community Council



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**VIA EMAIL**

TO: Vince Bertoni, Director of Planning ([vince.bertoni@lacity.org](mailto:vince.bertoni@lacity.org)),  
Kinikia Gardner, Planner ([kinikia.gardner@lacity.org](mailto:kinikia.gardner@lacity.org)),  
Diego Janacua, Planning Associate ([diego.janacua@lacity.org](mailto:diego.janacua@lacity.org))

CC: Len Nguyen, Senior Planning Deputy, ([len.nguyen@lacity.org](mailto:len.nguyen@lacity.org)),  
Jason Douglas, Senior Planning Deputy ([jason.douglas@lacity.org](mailto:jason.douglas@lacity.org))

March 6, 2020

Dear Mr. Bertoni, Ms. Gardner, and Mr. Janacua:

At the Feb 11, 2020 Mar Vista Community Council Board of Directors Meeting, the following motion was approved:

*At its 10/22/19 meeting, the MVCC Community Plan Update Committee drafted the following requirements for Co-Living Projects in Mar Vista:*

- 1) *Parking: each efficiency unit shall have 1 parking space [per L.A.M.C Sec 12.21.A.(4)(b)]*
- 2) *Density - either of the following:*
  - a) *Co-Living Projects shall only be permitted on parcels Zoned C1 or Above, or*
  - b) *there shall be no more than 4 bedrooms per kitchen in each project*
- 3) *An On-Site manager shall be provided 24/7*
- 4) *Units shall be no smaller than 144 square feet and have private bathrooms*
- 5) *Open Space requirements shall be, at minimum, the same as specified for 6 or more residential units in L.A.M.C. Sec 12.21.G(2), which mandates 100 square feet for each unit having less than 3 habitable rooms.*
- 6) *Co-Living projects may not incorporate Hostels as a use and may not be rented for less than 30 days.*
- 7) *Co Living projects are exempt from any density bonuses, whether L.A.M.C. Sec 12.22.A.25 or Sec 12.22.A.31.*

Please do consider this as you move forward with the Community Plan for Mar Vista.

Sincerely,

Elliot Hanna, Chairman  
Mar Vista Community Council