



## Mar Vista Community Council



### MAR VISTA COMMUNITY COUNCIL

Planning Land Use and Management (PLUM) Committee

WINDWARD SCHOOL, Board Room, Room 800

11350 Palms Blvd, Los Angeles, CA 90066 (SW corner of Palms and Sawtelle Blvds.)

Co-Chairs: Steve Wallace and Mitchell Rishe

Vice Chair: Michael Millman

Tuesday, November 17, 2015, 7:00 – 9:00pm

### MINUTES – DRAFT

1. **Call to Order.**

**By Mitchell Rishe at 7:05pm**

2. **Introductions and Public Comment** for items not on the agenda (5 min).

3. **Approval of Minutes** from October 2015 Meeting (2 min).

**Motion to approve October 2015 minutes by Bill Koontz, second by Mitchell Rishe. Motion carried by voice vote.**

4. **Report on MVCC Board Actions** (5 min).

**By Mitchell Rishe.**

**A. 12400 W. Pacific Ave.** Case Nos. VTT-73598-SL;

ENV-2015-2499-EAF. Project Description: Small Lot Subdivision.  
Approved by board 8-2-0.

5. **Early Notification System ['ENS'] Update** (1 min).

**Nothing to report.**

6. **Update on Group Living Facilities/Short Term Rentals** (5 min).

**Mitchell Rishe provided a recap of his update at the October 2015 meeting, regarding his meeting with Tricia Keane of Mike Bonin's office, and the short term rental town hall meeting.**

7. **New Business** (60 min).

**A. Discussion with Option for Possible Motion to Support or Deny:**

**1. 3277 S. Barrington Ave.** Case No. AA-2015-3982-PMLA.

Project Description: Small Lot Subdivision: 4 single-family dwellings in an R3-1-0 zone, to a max. height of 45 feet.

**Presentation by developer: Aaron Belliston, Developer; Alan Scales, architect-Ktgy; Raffi Cohen, Owner.**

**Public Comment:**

**-Jeff Fremmer – How many R-3s on Barrington? 14**

**-Olga – When did this become an R-3 zone? Since at least the 1980s**

- Tom Gilder – Concerned about visual/height and traffic impacts
- Lori Gilder – Neighborhood can't tolerate more traffic; too tall; sets precedent for other lots (15 ft higher than apartments). Read statement from concerned neighbor.
- Bill Pope – Were these originally R-1? How will development affect property values?
- Michael Millman – Mitigation needed: lower height (to 30 ft) with subterranean parking; dedication of grant to Mar Vista Elementary
- Debbie Kaplan – Lower height with subterranean parking; wants fewer units.
- Richard Orkin – Does owner own any other lots? No. Any variance? No.
- Cara Evans – "Don't do it."
- Randy Evans – Concerns about child safety crossing alley; wants mitigation for impacts to school
- Julie Bowers – concerned about impacts to school
- Lisa Engel – Against project due to impacts to traffic, parking
- David Altimas – Not enough parking; will be start of conversion of other lots.
- Elaine Stumpus – Too much traffic already; can't accommodate more houses.
- David Snoop – Concerned about traffic congestion; alley can't accommodate additional cars.
- Jim and Elana Azana – Seller did not want to sell to developer.
- Lori Irwin – CCRs are for 30 ft. Would like that even if that requirement has sunset.
- Ray Friend – Plans are "visual blight."
- Tony Romano – Too tall; not attractive.
- Alison Beale – Development presents parking issue; not enough parking for school employees, which use the streets; is there any provision for guest parking?
- Melissa Stoller – Wants 30 ft height limit; guest parking; garages are not big enough because residents won't use them; kitchenette should be removed from plans.
- Chris McKinnon – Too late to do anything; this is an R-3 zone.
- Robert Baruke – Concerned about noise and congestion during construction.
- Sean Galia – Too tall; asked for a timeline of construction. Developer notes seeking expedited determination from City.
- Silvan Senate – Traffic concerns
- Ed Holman – Concerned about height
- Ina Lee – Even if R-3, this is a single-family neighborhood.

- Ken Haxson – Property is at an accident-prone intersection.
- Jerry Hornoff – Concerned about character, height, and setbacks.
- John Wax – Question about zoning laws.
- Ellen Gilbert – Too tall; too dense; danger to children crossing alley; wants guest parking.
- Karen Graham – Comes out too far beyond other apartments; lacks green space; worried about roof deck and lack of privacy.
- Rick Page – Questions width (setback) and how allowed. It is under code, no variance.
- Tom Necktall – No privacy; out of character; reduces quality of life.
- Sage Lippet – Safety concerns, especially alleyway.
- Lou Roth – Opposes project; concerned about traffic and noise in alley.
- Sharron Commins – the “horse has left the barn.”
- Bill Koontz – Barrington bottlenecks at this location; too dense; out of character; starts domino effect with other single-family homes in R-3 zone.

Motion by Bill Scheduling, second by Melissa Stoller to oppose project as proposed, and request that the developer consider the following project alternatives:

1. Reduce height to 30 feet;
2. Provide for guest parking;
3. Mitigate traffic and safety impacts to Mar Vista Elementary School;
4. Mitigate safety impacts from use of the alley as entrance to project’s common driveway;
5. Increase setbacks;
6. Re-design architecture consistent with neighborhood;
7. Reduce project to 2-3 units; and
8. Remove kitchenette from plans.

Motion carried 56-0-1 (1 abstaining).

8. **Old Business/Open Issues** (5 min).
  - A. CITYWIDE ORDINANCES.
9. **Public Comment** (5 min).
10. **Future Agenda Items** (1 min).
11. **Adjournment.**

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