



## Mar Vista Community Council



### MAR VISTA COMMUNITY COUNCIL

Planning Land Use and Management Committee

WINDWARD SCHOOL, Conference Room, Room 1030

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, August 18, 2015, 7:00 – 9:00pm

### AGENDA

1. **Call to Order.**
2. **Introductions and Public Comment** for items not on the agenda (5 min).
3. **Approval of Minutes** from May 2015 Meeting (2 min).
4. **Report on MVCC Board Actions** (2 min).
5. **Early Notification System ['ENS'] Update** (1 min).
6. **New Business** (1 hour).

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

**1. 11900 W Washington Place, Case No. AA-2015-2263-PMLA.** Project Description: Subdivision of single lot into four lots and construction of four 3-story homes (each approx. 1960 sq. ft. and 45' in height) at corner of Washington Place and Marcasel Ave. (see Appendix A).

***B. Policy Motion (Passed by Transportation and Infrastructure Committee):***

**1. Maintaining Stability In Residential Zones And Neighborhood Conservation Under The Los Angeles General Plan Framework Element:**

With regard to building densities, The Mar Vista Community Council affirms and upholds its single family and multifamily residential zones as key components of The Framework Element of the Los Angeles General Plan as stated in Chapter 3 - Land Use Goals, Objectives And Policies Issue Two: Uses, Density, And Character (<http://planning.lacity.org/cwd/framwk/chapters/03/03.htm>):

And,

Whereas, the Department of City Planning Website states: "The Citywide General Plan Framework is based on a directed growth

strategy which targets residential and commercial growth along boulevards, corridors and clustered development around high activity centers and around transit opportunities,"

The Mar Vista Community Council recognizes the vital correlation between the transportation, parking, sewage, water and other infrastructure needed for densities consistent with the General Plan Frameworks residential zones, and supports the General Plan Frameworks directed growth strategies, which appropriately place growth along major corridors.

*Background: The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Traditionally, they have formed the fabric that has distinguished the City from other urban areas. Even with substantial growth, the single-family dwelling is still considered to be a major objective of most income and ethnic groups. These areas also afford added opportunities to take advantage of the variety of lifestyles such as wateroriented, rural/agricultural and equestrian-keeping special use neighborhoods.*

*AND:*

*It is the intent of the Framework Element to maintain existing stable multi-family residential neighborhoods. In those stable neighborhoods characterized by a mix of densities and dwelling types, permitted densities may be reduced to levels consistent with the character of the entire area in order to minimize impacts on infrastructure, services, and/or maintain or enhance the residents' quality of life. The loss of potential units in these locations can be offset by the provision of new housing opportunities in mixed-use districts, centers, and boulevards. The determination of the locations in which such modifications may occur would normally occur as amendments to the community plans or other initiatives as provided for by the Los Angeles Municipal Code. The Framework Element establishes guidelines to achieve higher quality multi-family dwellings, such as design character, amenity, and open space.*

**C. Discussion Item:**

**1. Concentration of Community Care/Sober Living/Rehab facilities in Mar Vista.**

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

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