

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
Stephanie Choler can we circulate an e mail list -
(5 min).
- 3. Approval of Minutes** from May 2015 Meeting (2 min). **At the next meeting**
- 4. Report on MVCC Board Actions** (2 min).
- 5. Early Notification System ['ENS'] Update** (1 min).
- 6. New Business** (1 hour).

6 - C. Discussion Item: Motion to move up this item –Motion made, second and passed

1. Concentration of Community Care/Sober

Living/Rehab facilities in Mar Vista. Presentation by PCH People, Terry Krekorian housed in 11965 Venice is Psychological treatment center, house on Victoria under construction, 3577 Grand View is there home also, these are not sober living facilities, Victoria, 11957, 3800 sq ft 5 bed house, not true to have 32 people, these are not sober living homes, community living, holding 12 people, 5 bedrooms. Been in Grandview for over 5 years, last few months complaints that they are trying to address. No one that live in the facilities have cars. These people live voluntarily, no sober, no predators, make up college to professional level with Psych issues, Question from the neighbors, Where do you live, Mulholland and Beverly Glen. Mitch – introduction to City Folks, Tricia Kean and Tom Rothman

Tom Rothman - What is allowed in a single family home, no regulations, no limits of people, no limits on Leases,

Tricia Kean - I don't have all the answers, the biggest challenge is there are a lot of different regulations outside the City's Control. Licensed and Unlicensed Community Care Facilities and a more information group living arrangement, some uses are allowed – 6 or fewer residences are looked at just like any other home. 12 Adults can seem out of character living next to a single family, right now as long as you meet the definition of family, you can live together.

Ad-Hoc Committee - CCFO was set up to adopt some regulations, it has been reconstituted with this new council year, not sure of the next meeting.

Comments and statements from the public and business owners in no particular order:

Rose Ave - There is an Alzheimer Treatment home

Glyndon - has 5 rehab facilities

State Licensed Care Facilities - 7 or more - limit 300 feet apart under state law

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Inglewood Blvd. - 3 employees or more considered a business - there will be 3 employees in the Victoria Home - How do we enforce the code?

Victoria Blvd - Treatment is done in the Venice Blvd office not at Victoria Home which is the reason for the close proximity of the places on Grand View and Victoria. Allows Business on Venice and just a House on Grand View and Victoria.

Parking is the biggest problem on Victoria - many residences have multiple homes on their property according to a neighbor.

Employees overnight - 1.5 people between the 2 establishments, during the day there is 3 employees

Patients are referred into this place

**Average stay is 3-5 months, normally not having visitors to the house
There is also curfews at 10-11pm**

They are not providing licensed care

City Code - 57.33.05 - occupancy limits -

PCH Web Site states treat people with addiction, they do not treat active addiction situations, more dual diagnosis

There is a weakness in the City Zoning - should not allow transient situations

City of Costa Mesa has an ordinance that 2 Sober Living Companies fought and lost in court, why can LA not have a similar Ordinance?

They have no plan to use the Guesthouse at the back of the property, yet people are living there now, disputed by the Business and property owners.

Everyone is concerned about the over concentration of these facilities in Single Family Residential areas.

The property in the rear of Victoria has 4 people living and 4 cars parked.

Maybe consider parking permits for Victoria

2 Ambulance Visits in the last few years, Grand View, some LAPD Visits, difference of opinions between neighbors and business owners

Michael Millman visited the home on Victoria and was told by a staffer that there were currently 6 people living in the back house currently. Business owner denied this.

14-0118 Council File for the Ad Hoc Committee CCFO

Lots of Stakeholders unhappy that there is no enforcement and feel that the City and City Leadership has failed us.

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). Presentation – Small Lot Sub Division - David, Marty and Joe, Goldenview Properties – 4 single family homes, 3 story property plus a roof deck, one way driveway exiting through the alleyway, each home will have 2 car parking. Height concerns, parking concerns, there will be 220v included for those looking to add charging stations. Hearing is in October – MOTION to approve by Michael – Second by Bill K,

Michael Millman proposed a motion to, without prejudice to the immediate neighbors or others, to approve the proposed small lot sub division, however we strongly encourage the Zoning Administrator to allow for gates at the front and rear of the property driveway and that the developer work with the neighbor to the South with regards to a noise buffer of plants and trees like a Portacarpus style Plant on the neighbor side of the property, if the Planning Department and Zoning Administrator does not allow for plant buffer on the Developer Side of the property. For the developer to consider a reduction in the height on the south side roof deck as the current height would allow for no privacy for any home on hat block and to consider a Grey Water System.

Motion Passes 8-4-2

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

**1. 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 and adjacent to true transit orientated development.

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 water oriented, 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

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: Motion by Ken with a friendly amendment by Ken – 9-0-0