



Mar Vista Community Council



MINUTES

Planning And Land Use Management (PLUM) Committee

<http://www.marvista.org/land-use-committee.php>

Monday, October 7, 2019, at 7:00 pm

Windward High School, Room 210
11350 Palms Blvd, Los Angeles, CA 90066

1. Meeting was called to order at 7:05 p.m. by Chair, Stacy Shure.
2. Intro and public comments: Stacy announced a new form of Agenda will be created and starting with the next meeting look for changes, including action can be taken on any item on the Agenda.

Public Comment: Kathryn Wheeler spoke about the one meeting involving the development at 11351-11411 Venice Blvd., known as the Wellbrook development. It was noted that the original Public Notice of the development was sent in December, 2018. Kathryn discussed issues concerning no outreach and the postponement of the public hearing decision to encourage the developer to work with the community and that the community comments sent to the developer were ignored. The developer has not made any changes reflective of the community input. Kathryn provided the history of the one meeting held in January 2019 with the developer, the attorneys, and Wellbrook outside of the MVCC and PLUM committee and notice of a public hearing to be held on Thursday, October 24, 2019 at 10:30 a.m. at the Corinth Westside Municipal Building. Kathryn related that there is not enough time to review the thousands of pages that the developer recently posted. Although the developer has shown no interest in meeting with the community, Kathryn is hoping that the decision is postponed to encourage the developer to work with the community.

It is Kathryn's feeling that the process is "broken" for the stakeholders, the builder drives processes. The community doesn't get notice of what is filed in the case file, etc. After Kathryn raised the question, PLUM Chair stated that she does not have authority to bring the issue back to PLUM, that can done at the request of the Developer since approval of this project was previously voted upon by the MVCC Board

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of Directors in a previous term.

3. Minutes were read and upon unanimous vote, were approved.

4. Subcommittee Updates: Community Plan:

Mary Hruska stated that the Committee will have surveys for approval at our next PLUM meeting, including transportation and mobility surveys to encourage participation in the Community Plan. There will be a motion involving an initiative in our initial document to the DCP so it may proceed to the MVCC Board for approval; there is a lot more work for PLUM and T&I but it will be worth the effort. One of initiatives involves monitoring the developments that happen within a 1,000 feet of a freeway and the Department of City Planning has a study that living near a freeway is not healthy. Notices are given to the tenants that they may be living in an unhealthy building and developers must install filters in the building. However there is no follow up on whether or not the filters are installed or inspected, and not on an ongoing basis. Mary informs that the Community Plan Update committee is recommending that our neighborhood council, in coordination with CD 11 and CD 5 assisting, verify on an annual basis that the filters are working as required for the health and safety of the tenants.

Another Motion to be presented relates to our tree canopy. Currently 95% of the urban canopy is on private land and there is little that the MVCC can do regarding the tree canopy, except for protected species. There is no verification of removal of the trees so it is recommended that the MVCC would create an initiative whereby the PLUM committee would work with new property owners (assessors office, etc.) to itemize and preserve the trees.

Kathryn questions: are we taking over from the City Attorney for the monitoring of the filtration systems? Answer: they don't monitor now, there is no mechanism to verify what is in the building. What we are suggesting would be voluntary, but it's in the early formation so we don't have all the details yet.

Mary discussed perhaps having a tree subcommittee because the city is creating a tree inventory and we want to work with them on this.

5. New Business:

5.1 [3709 McLaughlin, DIR 2019-4279-DB]

The developer that was scheduled for tonight will not be presenting until the November meeting. The Chair discussed the particulars of the development: plans are to build a 5 story apartment building in an area with a prevailing height of 33',



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maximum 45' because it's zoned R-3 in the middle of a R-1 neighborhood. There are two blocks on McLaughlin that bisect the R-1 neighborhood with this increased zoning.

Developer is asking for bonuses for height and set backs, and are only including 3 VLI units to qualify for those bonuses. Mary states that she believes that the Q code will not hold if they get an 18.18 density bonus. (Chair notes that they are probably asking for a 12.22A bonus). If they permit the 5 story building they have in fact up zoned the parcel to a much higher density, with reduced parking.

Neil explained the density, parking and what's allowable and what the city planners are doing in similar cases. Arlene M., a neighboring property owner, discussed the two properties that she owns on McLaughlin and her concern that we are limiting the resale value of her properties if we limit the height, and concerned about the zoning effect.

Discussion regarding another alternative which would be to ask Councilmember Bonin, pursuant to City Charter Code Section 245(e) to pull the project to assume jurisdiction. This action would not be barred by SB 330 because it's not downzoning, it's pulling the project to put it under his jurisdiction to make sure that the communities' needs are heard and responded to as part of the process, in an effort to avoid the difficulties we have had with the Futterman project further north on McLaughlin.

Andrea asked about the number of RSO units there are currently on the site. Chair responded that there may be 4, replaced by only 3 apartments, however, we can ask at the presentation next month. Ashley said that this sends a messages to developers that we are scrutinizing developments that are out of character for the local community. Ken: Also sends the message that we are looking at affordable housing and we want to be engaged on that issue.

Kathryn Wheeler moves to create a motion for the BOD to ask Councilmember Bonin to use City Charter Code Section 245(e) (for the reasons listed above (height, density, out of character for the surrounding neighborhood) for the project at 3705/3709 S. McLaughlin Avenue. Seconded by Mary. (10 yes/0 objections). Motion passes.

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5.2 Town Hall:

Consensus is that this would be valuable, discussion of inviting DCP representatives, perhaps others? Discussion regarding 18.18 and TOC and the need to inform people of what is going on, affects of SB 330, etc. Ken: there are people in planning and the City that know what is going on, but they don't want to really discuss it because of job ramifications.

Ken suggests we invite them for certain things, but we don't want them in harms way. Andrea: Recommends that DCP presents and then leaves, then we have a community meeting to discuss what we have learned and what we need clarification on.

Mary: not everything has straight forward answers, so we might not get all the information that we want. Or we can have a town hall, and formulate questions for DCP and invite them after.

Neil: we should know what we want when asking them questions, invite DCP after the Town Hall.

Kathryn: when DCP came to the Community Plan Update Committee, the meeting went very long because people know it's someone from DCP and have a great many questions. Kathryn suggests that if we hold a Town Hall we keep it educational in nature.

Discussion of holding this town hall in February, 2020. Proposed speakers: Dick Platkin, Sharon Commins, other PLUM chairs from other NCs.

Andrea thinks we should have a member of the DCP if we are asking questions.

Discussion regarding holding at on a Saturday, perhaps at Windward High School, and general discussion of including issues of transportation (Now Shuttle awareness), RSO protection, non profits that work with tenants to prevent displacement, Tenants Union, etc. As soon as we have a date the PLUM Committee will contact Kathryn and work on publicity and outreach for the event.

5.3 Centinela/Westminster: Developer pulled his Ellis Act removal documents from HCIDLA and the Chair continues to work with the tenant to get the resources they need to deal with the illegal eviction. Developer does not keep his word, has not presented to PLUM and at this time the concern is over the loss of the RSO buildings and tenant displacement. Councilmember Bonin's office is working with the Chair on this issue.

5.4 Community Plan, Drive Through Fast Food Locations:

Discussion about the creation of a motion or adding to Community Plan objectives that we discourage drive through access to fast food commercial businesses because of sustainability, pollution, it encourages drive through vehicular traffic, has traffic effects. Discussion regarding allowing the business, walk up windows, parking ramifications, idling cars, etc. Also discussed was the social and food equity issues involving bad health and fast food.

Mary: This is a T&I issue and also a Community Plan Update issue. Referred to



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Community Plan Update committee for further consideration for the Community Plan. (CUP condition for drive through). This is for all new construction.

5.5: No action on 2465-2467 Purdue because it's in another NC area, but Chair wanted to make everyone aware that there are surrounding and bordering NC areas that are being inundated with TOC developments that will have an affect on our area. We will continue to work with neighboring NCs (as we do with Palms NC) to stay on top of these developments near us.

6. Old Business

6.1 Sepulveda/Palms Development Update: They presented to the WVHA at a general meeting and received feedback about the development and requests concerning changes that the community would like to see made; the developer is proceeding to present to local home owners associations to get community feedback and encourage engagement before coming back to the PLUM Committee to reconsider our previous vote.

Andrea pointed out that she lives within zone 1 and did not know about the WVHA presentation. It was explained that this was outside of the MVCC, hosted by the WVHA and that the developer has not presented to PLUM with a full presentation but assures us that it will occur at a later date. This is early in the planning process. Discussion regarding Councilmember Koretz's involvement and the need to get his support of the community on this project. The project will take 3-5 years and it is still very early in the planning process and they will, at a later date, make a full presentation to the MVCC when, and if, any changes are made to the proposed development.

6.2 3577 Overland Blvd. Development Update: Approval voted at last meeting, presentation to the full BOD is pending, changes are being made to the plans to incorporate the request of the community regarding moving mass in the back and step back. Palms NC has voted and approved the development, the Chair attended the Palms NC meeting for the presentation which included the new renderings, developer has reduced height and mass per community requests.

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6.3 12.95.2(f)(6) and 12.96.2(g)(6) City Council Ordinance Update: pending introduction to the City Council, possible update regarding timing of submission by Councilmember Bonin.

- 7. Future Agenda Items: 12.95.2(f)(6) update, CIS in support of an Ordinance, other RSO Ordinances being introduced that MVCC might want to support; Development at Washington Blvd. & Washington Place is in the preliminary stages and will be presenting sometime before the new year at PLUM. Also another Overland Avenue development by Oakmont is being planned, they will be presenting as well, hopefully before the New Year.**
- 8. Meeting was adjourned at 9:16 p.m by the Chair.**