

**MAR VISTA COMMUNITY COUNCIL Special Meeting of the Board of Directors Sunday June 23, 2013, 9:00-9:10 AM**  
**Mar Vista Farmer's Market at the Mar Vista Community Council Tent**  
**Intersection of Pacific and Grand View, northwest corner, Mar Vista, CA 90066**

[www.marvista.org](http://www.marvista.org)

The audience is requested to fill out a "Speaker Card" to address the Board on any item of the Agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that are within the Board's subject matter jurisdiction will be heard during the public comment period. Public comment is limited to two minutes per speaker, unless waived by the presiding officer of the Board. Mar Vista Community Council meetings will follow Rosenberg's Rules of Order, the latest edition. For more information, please visit the MVCC web site.

**SPECIAL AGENDA: POLICY MOTION**

- 1 **Call to Order and Welcome – Chair** (1 min.)  
**Meeting called to order at 9:02 a.m. by Chair, Sharon Commins.**  
**Directors present constituting a quorum: Mitchell Rishe, Valerie Davidson, Sharon Commins, Bill Scheduling, Bill Duckett, Michael Millman, Bill Koontz, Melissa Stoller, Kate Anderson, and Ken Alpern.**
- 2 **Public Comment & Announcements** for items not on the agenda (max1 min each)
- 3 **POLICY MOTION: 3621 CENTINELA SMALL LOT SUB: AA-2012-3560-PMLA-SL: [Administrative Agency hearing June 27, 2013; time sensitive]:** The Mar Vista Community Council supports the proposed small lot subdivision at 3621 Centinela. MVCC PLUM Approved Unanimously 6-18-2013  
**Chair, Sharon Commins, made a declaration that the subdivision in question is in her neighborhood but that she has no financial interest, lives over 500' from the proposed small lot subdivision, and intends to vote.**  
**Roy Persinko spoke on the proposal noting the projects on either side dwarf this project.**  
**Michael Millman explained that during the PLUM vetting process they reached out to neighborhood and there was zero pushback. In the opinion of PLUM the proposal would enhance the neighborhood.**  
**Motion carried with 7 ayes and one abstention (Valerie Davidson)**
- 4 **Adjourn**  
**Meeting was adjourned at 9:09 a.m.**

**SPECIAL AGENDA: Casden Sepulveda Policy Motion**

- 5 **Call to Order and Welcome – Chair** (1 min.)  
**Meeting called to order at 9:10**  
**Directors present constituting a quorum: Mitchell Rishe, Valerie Davidson, Sharon Commins, Bill Scheduling, Bill Duckett, Michael Millman, Bill Koontz, Melissa Stoller, Kate Anderson, and Ken Alpern.**
- 6 **Public Comment & Announcements** for items not on the agenda (max1 min each)  
**POLICY MOTION: Casden Sepulveda [City Council hearing June 25, 2013; time sensitive]:** The MVCC supports the Casden Consensus Committee's development parameters for legal 3:1 FAR project on the 4 acre site.
  - a. 320-450 units residential maximum; preferred density range 80-112 du/acre.
  - b. no "big box" store;
  - c. 55,000 sq ft grocery store
  - d. Up to 15,000 sq ft of general retail space.
  - e. height—shorter and fatter likely preferred-have to see sketch if the applicant is willing
  - f. drawings and plans to see what it will look like
  - g. community benefits—traffic mitigations and transit passes
  - h. EXPO line betterments; a Westside Regional Transit Center including bike amenities, extra parking; bus accessMVCC PLUM approved unanimously 6-18-2013

- 2 acres of land not legal ownership and therefore should not be used in calculation
- trips per day is greatest concern
- no "big box" store reduces the trips per day from 12,000 to 2,800
- 10 story for freeway adjacent and 6 story for the rest
- withhold approval w/changes once drawings have been seen
- no deal on these changes yet but parties agree in concept
- Friendly amendments accepted:

*The MVCC supports the Casden Consensus Committee's [an ad hoc citizens committee composed of representatives of area stakeholders and groups\*] general list of development parameters for a legal 3:1 FAR project on the 4 acre Casden Sepulveda site in concept with full approval contingent upon the final submission to the City Council of these anticipated modifications to the project including:*

- the site plan plus elevations showing placement and height of buildings;
- the formal findings and conditions of approval for the entitlements;
- complete list of community benefits including transit related benefits/EXPO betterments;
- clarification on the status of the Metro land; and
- the total number of contemplated dwelling units/parking spaces.

<b>PARAMETERS</b>	<b>AS SUBMITTED</b>	<b>CCC PROPOSED</b>
<b>SF</b>	284,078 [metro + cement plant]	176,689 [n]
<b>3:1 FLOOR AREA RATIO</b>	851,334 [6 acres]	529,167 [n]
<b>COMMERCIAL SF</b>	160,000 [big box+market]	15,000 [n]
<b>DWELLING UNITS</b>	638	580
<b>CAR TRIPS PER DAY</b>	12,000/day	2,800/day
<b>HEIGHT</b>	17, 12, and 10 stories	One 10 sto
<b>PARKING</b>	1,795 parking spaces	TBD

\*Casden Consensus Committee includes representatives from many of the following organizations in opposition to the project as submitted:

Mar Vista Community Council  
 North Westdale  
 Westside Village  
 Palms Neighborhood Council  
 Westside Neighborhood Council  
 West LA Neighborhood Council  
 Westwood Community Council  
 West of Westwood HOA  
 Westwood South of Santa Monica HOA  
 Overland Avenue Community  
 Westwood HOA  
 Holmby Westwood HA  
 Comstock Hills HA  
 Tract 7260  
 Beverlywood HOA  
 Cheviot Hills Traffic and Safety Association  
 Ca Country Club HA  
 Westwood Gardens Civic Association  
 Brentwood Community Council

**Question called at 9:30 a.m. Motion with amendment approved unanimously.**

**Adjourn**

**Meeting adjourned at 9:31 a.m.**