

Mar Vista Community Council

Special Board of Directors Meeting

Wednesday, April 22, 2009 7:00-8:00 pm

Santa Monica Bundy Campus Multi-Purpose Room #228

Please note change of meeting location

SMC Bundy Campus is southwest of the intersection of Bundy Drive and Santa Monica Airport Avenue. Enter the SMC Campus via the driveway running West from Bundy, and proceed to the large parking lot. The building is west of the lot. Follow the signs in the building.

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AGENDA

Call to Order and Welcome – Rob Kadota

Pledge of Allegiance - Bill Scheduling

Public Comment and Announcements (limit: 2 minutes per speaker)

New Business - Action items (Public comment permitted)

Motion to approve a letter of support for the Appeal being submitted by the Westdale Homeowners Association regarding :

Case No. TT-69349-CN-DB

Address: 3160-3178 South Barrington Avenue

Planning Area: Palms-Mar Vista Del Rey Zone: R3-1

On April 13 2009 the L.A. Department of City Planning approved the Mitigated Negative Declaration ENV-2007-2438-MND as the environmental clearance and Tentative Tract No. 69349-CN-DB merging of four lots into one lot, located at 3160-3178 Barrington Avenue, for a maximum 92-unit new residential condominium project.

The Westdale Homeowner's Association is appealing this decision, and their Request for Appeal will be filed on April 21st, and available at the April 21st MVCC Planning and Land Use Management Committee meeting, which will be deliberating a letter of support regarding this Appeal Request (see Attachment A for an initial draft of this letter)

Adjournment (8:00 p.m.)

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 Robert's Rules of Order Newly Revised. For more information, please visit the MVCC web site at

www.marvista.org.

*Translators, sign language interpreters, assistive listening devices for the hard of hearing and/or other auxiliary aids/services are available upon request. To ensure the availability of services, please make your request at least three (3) working days before the scheduled date. If you have any questions regarding this notice, please call (213) 485-1360.

Attachment A

The Mar Vista Community Council supports the appeal of the Westdale Homeowners Association regarding the Advisory Agency approval of Mitigated Negative Declaration ENV-2007-2438-MND and Tentative Tract No. 69349-CN-DB located at 3160-3178 Barrington Avenue, for a maximum 92 unit new residential condominium project.

- The approval of a 1-lot subdivision for a new 92-unit residential condominium project with a 54 foot height incentive is not in conformance with the stable, well established neighborhood character of Barrington Avenue and the surrounding neighborhood.
- The project is not consistent with the Palms Mar Vista Del Rey Community Plan
- The project decreases open space
- The project increases traffic in an already congested area
- The project reduces affordable housing
- The project's size and scale have significant environmental, safety and economic issues that are not adequately addressed in this decision
- **The project as approved does not reflect the good faith negotiation between the Mar Vista Community Council, Councilmember Rosendahl's office and the applicant. At the August 19, 2008 meeting of the Mar Vista Community Council's Urban and Land Use Planning Committee, a compromise was reached where the applicant agreed to a renovation and condominium conversion of the existing dwelling units and the Mar Vista Community Council agreed to support a conversion and reduced parking. The applicant also agreed to withdraw Tentative Tract No. 69349-CN-DB as stated in the minutes of the August 19, 2008 PLUM meeting and the September 9, 2008 Mar Vista Community Council Board of Directors meeting:**

4. Old Business

a. 3160-3178 Barrington Tentative Tract Map NO. 69349-CN [ENV-2007-2438-MND]

i. Motion: The UP/LU Committee recommends the Mar Vista Community Council support the following compromise proposal put forward by the owner of the 3160-3178 Barrington Ave. properties, Mr. Assil.

1. Mr. Assil agrees to file a new application for his property, 3160-3178 Barrington, in order to convert the 48 apartment units in the 4 buildings currently on the property, keeping the original construction and character, and turning them into condominiums.

2. A waiver from the City's parking requirement of 1 and one quarter spaces per dwelling unit, or 60 total spaces, plus an additional one quarter space per dwelling unit, or 12 spaces for guest parking, will be necessary to implement said condominium conversion.

3. NOTE: additional parking spaces [12-14] beyond the existing 48 spaces will be created by reconfiguring the existing enclosed garages and carports for a total of 60-62 spaces. The resulting shortfall of parking will be 10 to 12 spaces.

4. The residential buildings will not be demolished.

5. Changes to the street and parkway are not contemplated as part of the project.

6. The MVCC believes this alternative best accommodates the desires of the surrounding community that any proposed development of this property respect the character and scale of the existing residential neighborhood.

PASSED: 30 aye, 9 nay, 6 abstentions

The following motion was submitted and passed unanimously at the September 9, 2008 Mar Vista Community Council Board of Directors meeting (full minutes attached).

POLICY MOTION: The Mar Vista Community Council supports the following compromise proposal put forward by the owner of the 3160-3178 Barrington Ave. properties, Mr. Abraham Assil:

1. Mr. Assil agrees to file a new application for his property, 3160-3178 Barrington, in order to convert the 48 apartment units in the 4 buildings currently on the property, keeping the original construction and character, and turning them into condominiums.

2. A waiver from the City's parking requirement of 1 ¼ spaces per dwelling unit, or 60 total spaces, plus an additional one-quarter space per dwelling unit, or 12 spaces for guest parking, will be necessary to implement said condominium conversion.

3. NOTE: Additional parking spaces [12-14] beyond the existing 48 spaces will be created by reconfiguring the existing enclosed garages and carports for a total of 60-62 spaces. The resulting shortfall of parking will be 10 to 12 spaces.

4. The residential buildings will not be demolished.

5. Changes to the street and parkway are not contemplated as part of the project.

6. The MVCC believes this alternative best accommodates the desires of the surrounding community that any proposed development of this property respect the character and scale of the existing residential neighborhood.

Motion passed unanimously.

In view of all these facts, the Mar Vista Community Council supports the Westdale Homeowners Association in requesting the Advisory Agency take the following actions:

- i) Withdraw the approval of Mitigated Negative Declaration ENV-2007-2438-MND as the environmental clearance and Tentative Tract No. 69349-CN-DB merging of four lots into one lot, located at 3160-3178 Barrington Avenue, for a maximum 92 unit new residential condominium project.
- ii) Review the issues presented in this appeal as well as the issues that were presented in writing and oral presentation at the July 23, 2008 hearing and address these issues in the revised document.
- iii) Release a new Decision Document that is based upon the item (ii) review and incorporates the necessary changes and/or clarifications.

Respectfully submitted,
The Mar Vista Community Council