

Planning/Land Use Management (PLUM) Committee
Tuesday, April 21st, 2009, 6:00 to 7:55 PM
Mar Vista Library (Southwest corner of Venice and Inglewood Blvds.)
12006 Venice Blvd., Mar Vista, CA 90066
Co-Chairs: Ken Alpern and Steve Wallace
(Every MVCC Stakeholder present is allowed to vote on every motion introduced at this meeting)

Minutes (Chair: Ken Alpern)

I. Call to Order

II. Introductions and Public Announcements/Comments

Sharon Colmmins announced a joint CD5 and City Attorney Candidate forum at Skirball Center
Lorraine Wells announced a Farmers Market May 3rd Annual Cinco de Mayo Festival

IV. Approval of Minutes for meeting on 3/17/09

Motion by Marilyn Marble, Steve Wallace second, Minutes Approved

V. Report on MVCC Board Actions on Urban Planning/Land Use Committee-Related Efforts

Playa Vista Motion passed by MVCC Board
Motion passed last committee meeting to include more public/MVCC input/feedback by Bill Rosendahl's Livable Blvds. team didn't get to the Board but will be included in the May Board meeting

VIII. Old Business

c. 3160-3178 South Barrington Avenue

Albert Olson moved to move this up on the agenda, and this was agreed to by the Committee.

Sharon made Motion listed on the sheet handed out by Tom:

Policy Motion (made by Sharon Commins, seconded by Chuck Ray, friendly amendment by Tom Ponton):

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.

Chuck Ray gave a history of what had occurred until now, update as to what happened at the meeting in the Council Office with Westland Developments, and felt that the Assils and their associates had not kept their end of the bargain and were being dishonest to the CD11 office, the MVCC, the neighbors and the Westdale Homeowners Association; no one disputed his contentions.

Steve Wallace received a vague letter from the Assils saying that they were still pursuing their variance request for a nonconversion plan for the property (with this tract conversion being a backup plan) but there was no confirmation that such a variance request had been sent in.

Tom Ponton and Len Nguyen (from the CD11 office) confirmed that only one request this 92-condo plan (which was a by-right project) or the nonconversion/no-parking variance request could be pursued at a time. To date, there has been no legal document for any senior affordable housing variance.

Tom Ponton again brought up that they could not have 2 different applications at a time. Ken Alpern and others in the room raised suspicions that the Assils were ultimately trying to pursue the tract change in order to sell the property to another entity who would later pursue the by-right 92-condo project.

The motion passed 17-0-2, and will go to the Board for its special meeting 4/22/09.

VI. Committee/Task Force Reports, with potential motions

a. Commercial Corridors Update and potential motions

1) Landscaping and Tree-Trimming/Planting Updates on National, Venice and other Blvds.

--April 25th, Saturday 9-12:30 cleaning up of the new fire station (FS62); Tom Ponton mentioned that the Coral Tree needs to be trimmed at the Fire Station, and that funds were needed to hire someone to do that

--May 2nd Big Sunday (Big Sunday now encompasses the whole weekend, both Saturday and Sunday, now) we will clean up the Library

--May 3rd Clean up at Pacific Police Division landscaping/cleanup project

--Marilyn Marble reported that a neighbor adjacent to the Beethoven Stair Project opposed that beautification effort, and Len stated that he would look into that issue; it was suggested that with the other efforts going on in the community, that this could be delayed

until later in May

2) Update of Venice Blvd. Streetscape Improvement Association

--Chris McKinnon (who had described the above projects) met last Saturday to review the initial designs for the Monument Signs for Venice Blvd (◆Downtown Mar Vista◆). A representative is working with the revised designs and the students. VBSIA is a 501 c 3 and is looking for donations.

b. Update on Concept Plan, Old Fire Station 62 and ROSE Committees, Planning Pilot Program and Correspondence from CD 11 EC Planning Committee

--Tom Ponton reiterated that the ROSE Committee has 3 projects, including the Stairs from Inglewood to Mar Vista School as well as the Police Division and the Library, for May 2-3

--Sharon Commins had nothing to report with the Old Fire Station 62 ad hoc Committee, since they are meeting with Bill Rosendahl this week.

--Sharon then reported that the Concept Plan Committee took up Medical Marijuana Dispensary motions, and they were passed by the Board. Sharon took the motions to other Westside NC◆s (West L.A. Alliance of Neighborhood Councils) and they all liked the motions. Len reported that he was happy that MVCC come up with this for everyone else to follow. Plan Check group is having a planning seminar in June, open to everyone, date to follow.

c. Sober Living Housing Regulation Update

--As with the Medical Marijuana Dispensary motions, Sharon felt that the West LA Alliance of Neighborhood Councils should look at this and come up with some regulations.

d. Signage-Related Update/Issues in Residential Areas (Sharon Commins and others)

--Nothing to report at the local level, but the City Council via its PLUM Committee was taking this on.

VIII. Old Business

a. West Washington Blvd. Corridor Update

--Update on Washington/Centinel and adjacent Developments: nothing new to report, and it was felt that the recession was slowing down new projects

b. Affordable Housing and SB 1818 Update

--Sharon Commins reported that that Judge McKnew in Norwalk did NOT invalidate the entire City ordinance, but only portions related to what he felt were density bonuses that were set too high. The lack of an EIR on these density bonuses was also called forth by the judge. All currently-approved developments with these density bonuses were invalidated, and the City Attorney was going to appeal this ruling.

IX. New Business, with potential motions (30 min.)

a. Early Notification Update

--Steve Wallace reported that the church at 12118 Pacific Ave. has exchange students from Japan, and they want some places for them to stay. Currently there are 7 rooms at 200 square feet and the City and church want the rooms formalized with a variance. The area is R3-1 zoned, the church is happy to meet with us, and Steve will set this up for next month◆s PLUM Committee agenda.

b. Policy Motion (made by Steve Wallace, seconded by Steve Wallace):

The MVCC recommends that the City of Los Angeles consider combining the Departments of City Planning and Building and Safety, and instruct an individual planner that will be responsible for each submitted case from start to finish, so that there is a single department that manages each and every project for continuous review and monitoring, and to prevent material change of each any project during the project plan review, construction and completion.

Albert Olson felt that this was too big a motion (the combination of the two City departments, specifically) and that the City would not take it seriously in this form. Ken Alpern suggested that perhaps removing the first phrase of combining the two departments might make it better.

Bill Pope felt reported that the City departments use different databases and aren◆t linking to each other. Sharon Commins reported that Planning and Building/Safety have different manuals regarding policy and operations. It was suggested by Bill Pope and others that a single planner for each project to ◆ride herd◆ on that project from beginning to end was in order.

Len Nguyen quoted Gail Goldberg that different regional Planning Centers for the City was in order to keep things from being centralized Downtown and to streamline local operations. Laura

Chick◆s report was quoted, but it was noted that there was as of yet no action plan (an issue Chuck Ray mentioned was necessary to actually correct the problem).

--The motion was withdrawn by Steve Wallace for more information and a better motion, and an e-mail charette with the following individuals would be created to properly word the motion: Steve Wallace, Ken Alpern, Sharon Commins, Albert Olson, Len Nguyen, Bill Pope, Roy Persinko and Rachel Swanger.

X. Public Comment

Noel Weiss arrived late, and referenced the SB1818 ruling by Judge McKnew in Norwalk, and that he was working with Janice Hahn to pursue a political solution to establish a new City SB1818 policy that would ensure and increase affordable housing without establishing too much density and overdevelopment

XI. Future Agenda Items

--Church variance, streamlining planning/permit process between Planning and Building/Safety

XII. Adjournment

This information is being sent to all Mar Vista Stakeholder who have signed up for notices pertaining to MVCC Urban Planning and Land Use announcements including sign-ups on the ENS link on the MVCC website. You may unsubscribe by going to the MVCC website, ; and clicking on "EMAIL NOTIFICATION SYSTEM". Then simply check, or uncheck the appropriate committee box