



Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL
Planning Land Use and Management (PLUM) Committee
MAR VISTA LIBRARY
12006 Venice Blvd., Los Angeles, CA 90066 (SW corner of Venice and Inglewood)
Chair: Mitchell Rishe
Co-Vice Chairs: Latrice Williams and Michael Millman
Wednesday, July 20, 2016, 6:30 – 8:00pm

AGENDA

1. **Call to Order.**
2. **Introductions and Public Comment** for items not on the agenda.
3. **Approval of Minutes.** Postponed to next meeting.
4. **Report on MVCC Board Actions.** None to report.
5. **Early Notification System ['ENS'] Update.**
6. **Update on Citywide Baseline Mansionization Ordinance and Baseline Hillside Ordinance.**
7. **New Business.**
 - A. **Discussion with Possible Motion. 12444 Venice Blvd., Case No. DIR 201-0304.**

Alternative Motion #1 (by PLUM Chair Mitchell Rishe):

*Whereas, Crimson Holdings (the "Applicant") has filed an application with the City of Los Angeles for the property located at 12444 Venice Blvd., case number DIR 201-0304 (the "Project"); and
Whereas, the Project is located within the "Great Streets" corridor of Venice Boulevard; and*

Whereas, the Project proposes an 85 foot tall, 7-story mixed-use development, and will be the tallest building on Venice Boulevard in Mar Vista; and

Whereas, the Project proposes 77 residential units and over 2,000 square feet of ground floor retail with 75 parking spaces, including one level of at-grade parking; and

Whereas, the Mar Vista Community Council is informed that the application is not presently scheduled for a public hearing because the Project is "by right"; and

Whereas, by letter dated July 12, 2016, Councilmember Mike Bonin requested that, pursuant to L.A.M.C. 16.05(G)(3)(b), the Director of Planning schedule a public hearing on the Project because the proposed Project "may have a significant effect on neighboring

properties" (Exhibit A); and

Whereas, the Mar Vista Community Council concurs and joins the request of Councilmember Bonin;

Be it resolved, that the Mar Vista Community Council requests that the Director of Planning schedule the Project for a public hearing, so that all community and environmental impacts can be properly addressed.

Alternative Motion #2 (By Board Director Ken Alpern):

Whereas, the Mar Vista Community Council (MVCC) has been a leader in promoting affordable housing, transit-oriented development, environmental law, the Great Streets Initiative, and appropriate mitigation with respect to all Planning decisions in the City of Los Angeles; and

Whereas, the proposed mixed-use development for 12444 Venice Blvd. (DIR-2016-304-DB-SPR) calls for a seven-story, 85-foot-height, 77-unit project with over 2000 square feet of ground floor retail but providing only 75 parking spaces; and

Whereas, this proposed development for 12444 Venice Blvd. ("the Development") has a height entirely out of character for the surrounding neighborhood, and sets an alarming if not dangerous precedent with respect to overdevelopment on Venice Blvd. (one of the City of Los Angeles' designated Great Streets) in that it almost guarantees parking spillover and inappropriate impacts on both the residential and commercial neighbors both immediately and regionally adjacent to the proposed development; and

Whereas, the Development has no safeguards for the residential and commercial neighbors with respect to environmental impacts, height impacts, inappropriate misinterpretation and precedent for affordable housing laws, and appropriate mitigation with respect to transit benefits in lieu of sufficient parking, and threatens both legal and political efforts of the City to promote consensus and political will to create more affordable housing, mass transit initiatives, and sustainable urban infill; and

Whereas, the Development's planners and promoters have resisted calls for a public hearing on the Development's negative impacts on pedestrian, traffic, bicycle and bus commuters, as well as the Development's negative impacts on promoting Venice Blvd. as a City of Los Angeles Great Streets, and have resisted calls by the CD11 Councilmember's office for meeting with the Mar Vista Community Council;

The Mar Vista Community Council must therefore, in fulfilling its proper and appropriate role as a duly-elected Neighborhood Council to protect the rights, environment, and quality of life of all its

stakeholders, *STRONGLY OPPOSE* the Development as currently planned *BUT WILL STRIVE TO WORK WITH* both its developers and the City of Los Angeles to, at this site:

1) Support a project that is more consistent with the intent and implementation of City and State environmental, CEQA, affordable housing, and transit-promoting laws and ordinances; and

2) Support a project that is planned and implemented after appropriate meetings with, and input from, the Mar Vista Community Council and any relevant neighbors and neighborhood associations, as well as the CD11 Councilmember and his staff; and

3) Support a project that has sufficient subterranean parking, and can therefore both minimize or eliminate overflow parking impacts on its neighbors, and has appropriate height/transportation mitigations consistent with the region; and

4) Support a project that is consistent with, and not a distraction or distortion from, the intent of affordable housing, alternative and multimodal transportation initiatives, the Great Streets Initiative (particularly that which the MVCC has for years and is still working on for Venice Blvd.), and environmental laws promoted by the City of Los Angeles; and

5) Support a project that, with the use of subterranean parking, can be of lower/appropriate height and with sustainable environmental and infrastructural impacts, and can enhance both the profitability of the Development yet be also consistent with the economic/environmental health of its residential and commercial neighbors.

Alternative Motion #3 (By Applicant Pamela Day):

Be it resolved that the Mar Vista Community Council supports the project for the property located at 12444 Venice Blvd., case number DIR 201-0304, subject to changes or additions mutually agreed upon at the PLUM hearing, if any.

8. **Public Comment.**

9. **Future Agenda Items.**

10. **Adjournment.**

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