



Mar Vista Community Council



MAR VISTA COMMUNITY COUNCIL
PLUM Committee
July 26, 2017 6:30 p.m.
Mar Vista Public Library
Public Meeting Room
12006 Venice Blvd, Los Angeles, CA 90066

1. Call to Order
2. Introductions and Public Comments
3. Passing of Minutes
4. New Business
 - a) **Discussion with motion to support or oppose** installation of cell phone tower at 3815 McLaughlin Avenue, LA 90066
 - b) **Policy Motion to oppose** State Bill 649, Wireless Telecommunications
For more information, read this article in The Argonaut: <http://argonautnews.com/cell-tower-bill-gets-bad-reception/>

5. Old Business

- a) **Update** on 12444 Venice Boulevard Proposal

b) **Re-open discussion with opportunity for motion to support or oppose** development at 11460 Gateway Boulevard. Project is outside of our area, but is near Zone 2. Copy of presentation made to West L.A./Sawtelle NC earlier this year can be found online at : <http://northwestdale.com/>

[Miscellaneous/Gateway_Project-WLANC_Presentation_25Jan2017.pdf](http://northwestdale.com/Miscellaneous/Gateway_Project-WLANC_Presentation_25Jan2017.pdf)

- c) **Discussion** of policy motion passed at July MVCC Board Meeting :

POLICY MOTION: City Sponsored Parking Study (Director motion submitted by Holly Tilson & Ken Alpern)

Whereas-AB744 offers any City the opportunity to use an arbitrary 0.5 parking spaces per bedroom for building projects, it also allows the use of an area-wide or jurisdiction-wide parking study to impose a higher vehicular parking ratio, and

Whereas, the City is using the arbitrary 0.5 parking space per bedroom requirement without any analysis of its impact on parking in the area, and

Whereas-Mar Vista is expecting future density and volume of multifamily housing, Therefore, be it resolved-The Mar Vista Community Council strongly encourages and requests CD11 and the LA Mayor to authorize and perform a parking study, in cooperation with the MVCC and Mar Vista residents' organizations, as allowed

under AB744 and exercise the city's due right to impose an objective standard for vehicular parking in any new development in Mar Vista.

Background Information While researching various land use codes for an appeal of the 12444 Venice Blvd. project, we discovered that the City was using an arbitrary standard of 0.5 parking space per bedroom, citing a state law. Research showed that the same law allowed the city to do parking studies of an area to provide a more objective, locally-driven assessment of area parking before using the arbitrary 0.5 parking space per bedroom standard. As this issue is of great interest due to potential land development in the area, we recommend the MVCC be proactive on the broad issue rather than reactive on a project by project basis.

Under Government Code, Section 65915(p)(7), chaptering AB 744: 07/11/17 13 (7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an area-wide or jurisdiction-wide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph

(1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low- and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio. Clearly, the intent of the state law is to permit local, independent parking studies to drive parking requirements and to impose an arbitrary standard (0.5 spaces per bedroom) when jurisdictions did not have such a study.

Dr. Howard Weisberg, PhD, conducted a limited but scientific study of parking near the 12444 Venice Blvd. project which projected that the 0.5 parking space per bedroom requirement would result in a spillover of 44 on-street parking spaces. That would exacerbate the already intolerable parking gridlock in the area (in this study on-street parking was already at 99.6%). The small sample study can provide a prototype for a larger, city-sponsored survey that could implement the locally driven requirements of AB 744, rather than the arbitrary standard. The Planning Department has stated that we can expect more projects like 12444 Venice Blvd..

Therefore, a study of the facts, as permitted by the cited law, should be done and applied to other proposed and future development projects as it would help provide an opportunity for more amicable and reasoned discourse and decisions.

6. Future Agenda Items

7. Public Comment

8. Adjourn

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issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

- * **PUBLIC POSTING OF AGENDAS** - MVCC agendas are posted for public review at Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066

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- * **PUBLIC ACCESS OF RECORDS** – *In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website, <http://www.marvista.org>, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, contact secretary@marvista.org.*

- * **RECONSIDERATION AND GRIEVANCE PROCESS** - *For information on MVCC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the MVCC Bylaws. The Bylaws are available at our Board meetings and our website, <http://www.marvista.org>.*