



Mar Vista Community Council



Minutes

Community Plan Sub-Committee

Tuesday, Sept 25, 2018, 7:30 PM

St Andrew's Lutheran Church 11555 National Blvd LA, CA 90064

- 1. Introductions** ~ Meeting was called to order by Presiding Chair Mary Hruska at 7:43 p.m. Introductions to the Community Co-Chairs and introductions made by those attending the committee meeting. Mary opened with remarks about what we are trying to accomplish and what our learning curve is because the amount of information is overwhelming and there is a lot to go over. 9 documents were distributed to everyone and Mary Hruska explained what was disseminated tonight. Mary also explained that there are many more websites to look at and a great deal more information available that we are going to learn to assimilate in the process of providing feedback to the City that is accurate and reflects our communities' needs. Mary handed out index cards and asked that additional comments or questions that are not covered during the Committee meeting be submitted to us on these cards for further follow up if we don't address the question at the meeting.
- 2. Public Comment** ~ Comments were made during the discussion of the Plan Process, as described under New Business.
- 3. New Business** ~ Discussion about the community plan for Mar Vista, Palms and Del Rey combined area and the timeline which is 18 months, and may not be enough time. Our plan is a network of plans, which includes the general plan and a whole set of plans that overlap on top of each other. Mary named a few of the plans that govern our area. (North of Venice is West LA and South of Venice is Coastal Plan).
 - A.** Len (from Bonin's office) provided more information about how overlapping areas work. Len states that you just need to think about your neighborhood and the issues there. Explained that when the Community Plan was first formulated they had neighborhood breakout groups and neighborhood walks (organized by communities). And then the stakeholders took a look at the issues and concerns they saw on the ground and they looked through the community plan and looked at the objectives on the plan - and what were the strengths and weakness and things that needed to be focused on and that's where the community comes in because they want input to formulated community plan objectives to guide the planners so when they create the zoning maps the maps are not in conflict with the community goals.
 - B.** Mary read a synopsis that she wrote about the community plan and her synopsis is attached to these minutes and incorporated herein and made a part of these minutes.
 - C.** Mary explained about the policy document (goals) and the zoning map (which reflect the regulations). Mary explained that the city is also changing the city code, through *Re-Code LA* which is currently scheduled for a vote with the City Council.
 - D.** Dick Platkin, retired City Planner, further explained the new *R1 codes* and what the zoning codes and how the new ordinances are to be reflected in the zoning maps. There was further discussion and questions concerning *Re Code LA*.

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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, please 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>. The MVCC Board of Directors meets regularly on the second Tuesday of each month, Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066.

- E.** Mary went through the Community Plan components and there was discussion about each of the elements on the list (4 items).
- F.** Dick Platkin explained to everyone the *Zoning String* and what the zoning codes mean. For instance, *Q* means that there has been some kind of previous case on a parcel, zone change or conditions on development (usually more restrictive). *C2* is a type of commercial zone that may have unlimited height. There are several kinds of commercial zones and all allow apartment houses (minimum 3 stories) 1x1 45 feet, 1x1 2 stories, many are unlimited. *CDO* means it's a community design overlay zone which means there are special design guidelines and if someone comes through with a commercial development it must be reviewed to make sure it conforms to the community design standards. (here is no notification of these projects). The only way one would know is if you read the *Los Angeles Times* and see the proposal in the paper about the site. Once the planner approves or rejects conditions for the project the Director of Planning will issue a letter that only goes to neighboring properties. These are appealable to the area Planning Commission. There is a window of 15 days to appeal and there is a new ordinance pending that changes all of these approval procedures and the notification process is being constrained (to less days) and that's going through the approval process right now. The new ordinance will not eliminate the right of appeal but will make it harder to appeal and will also increase the cost of appeals to make projects essentially unappealable. There are also transit orientated plans and appeals pursuant to *JJJ* and there are conflicts between the planning department rules and the *JJJ* rules. Only higher tier projects will be appealable. (Proximity to local transit centers based on distance). There are 4 tiers that were adopted.
- G.** The Generalized summary of zoning regulations was discussed and everyone was encouraged to read through to see what the different zones are. These are the old codes and the new *Re-Code LA* codes appear on one page of the handout that we provided to everyone.
- H.** Per Dick the Community Plan does not have any zoning in it. The maps cover 100% of the zone area. Only about 40% of the land area is private parcels. So the city plans for 100% of the plan area (sidewalks, police stations, fire stations, etc.) are included and that should be part of the implementation of the plan. We need to take the leadership into getting 100% of the land area being included in the community plan and work through council offices as well to get what we needed.
- I.** Discussion regarding how the plan will be upheld and what could affect the community plan and our decisions long term, including for the Olympics, bridge housing and other city needs.
- J.** Saeed (a member of the community) provided information about his history working with planners and city agencies. He made suggestions about how to describe what we want in the plan and how to phrase what we want.
- K.** Dick explained that any plan that is going to change the zone should also include the infrastructure that we need to support it. Electricity, parks, schools, etc. that have to be considered. We also need accurate population forecasts and the city uses *SKAG* which is not accurate. And we need to look at what our content capacity is with the zoning that we have. We may have enough capacity now to meet our goals. The actual buildout capacity of LA is 9 million and that exceeds our infrastructure capacity. Discussion regarding Jay Ross and his figures regarding build out. Jay's figures will be presented at a future meeting.
- L.** Discussion regarding ADU's and their origination (laws) on the State, County, and local area.
- M.** A question was raised about RVs and enforcement. Question regarding how this can be addressed in the Community Plan, specifically can we include enforcement in the Plan? Question will be further researched and discussed at a future meeting.
- N.** Sara (community member) questioned what power this Community Plan will have given that there are forces, including in the Planning Department, that want to change *R1* zoning and are against maintaining individual residential units (houses). Discussion included Dick's input and how to ask for what we need. Dick advised that we ask for minutia - every little thing that we want that creates our "community" and insist that they be addressed in the plan.
- O.** Marty (community member) wants us to include what is NOT working, including tree roots in sidewalks, growth with infrastructure increased, less traffic, less pollution, quality of life issues that are affected by continued development.

- P. Michele (community member) expressed her concerns about the Department of Transportation and City Planning having conflicts over the transit oriented development that require space and other avenues that don't have the full support of decent transit (like Venice Blvd.) and we are trying to keep the character of our community. It was noted that there are 14 businesses that have closed as a result of the Venice Blvd. road diet. There is cut through traffic that is demonstratively changing the character of the community. So Michele wants to know how do we say we accept transit oriented projects "here" but not "there".
- Q. Saeed suggested that we should work with a piece of paper - including the Mission Statement - that includes a paragraph about what kind of community we want to see; also recommends that we go to our Community Plan handout (Chapter I-1 and I-2 and I-3) Community Issues and Opportunities which is a good framework to put down what we see as problems (adequate parking, traffic, etc.). It provides for 4 or 5 items that specify what our objectives are (what we want to see and what we want to see addressed).
- R. Dick pointed out that it's important to know that all the new plans list the implementation programs so we must have an implementation program and insist that it be monitored to see if the programs are being rolled out, effective and funded. Ask for the implementation plans and make sure they know we need them supported.
- S. Mary discussed what people should be reviewing before our next meeting including other Community Plans and *Zimas*.

4. Community Statement

Saeed recommended that we add a paragraph to our community plan, as explained: We would like to have Mar Vista continue to be a strong family oriented community. Suggests we make a declarative statement. Discussion regarding what that statement would be. Discussing regarding including housing that is affordable to young families, any individual or group of individuals that declare they are a family. We want to maintain a small town feel. Saeed also recommends that we redraft and include what is currently in our community plan (to guide us going forward). We want to promote a small town community is one of the recommendations for the wording.

5. Public Comment and Discussion ~ None after the discussion above noted.

6. Future Meetings ~ Next meeting is October 23, 2018 at 7:30 p.m. at St. Andrews' Church.

7. Future Agenda items ~ only those issues raised above.

8. Adjournment ~ meeting was adjourned at 9:26 p.m.