



**Mar Vista
Community Council**
Web: www.MarVista.org
P.O. Box 66871
Mar Vista, CA 90066
info@marvista.org

**Officers 2016-2017
Chair**

Rob Kadota
rob@marvista.org

1st Vice Chair

Sarah Auerswald
sarah.auerswald@marvista.org

2nd Vice Chair

Joseph Galloway
joseph.galloway@marvista.org

Secretary

Melissa Stoller
melissa.stoller@marvista.org

Treasurer

Holly Tilson
holly.tilson@MarVista.org

**Board of Directors
2016-2018**

Zone Directors

Zone 1

Ken Alpern

Zone 2

Damien Newton

Zone 3

Melissa Stoller

Zone 4

Greg Castelnovo-Tedesco

Zone 5

Michelle Krupkin

Zone 6

Holly Tilson

At-Large Directors

Sherri Akers

Sarah Auerswald

Paolo Cervantes

Robin Doyno

Rob Kadota

Susan Klos

Community Director

Joseph Galloway



Certified Neighborhood Council
August 13, 2002

Date: 5/30/17

Submitted in PLUM Committee

Council File No: 17-0537

Communication from
Mar Vista Community Council

**August 20, 2016
VIA EMAIL**

TO: The Honorable Mike Bonin, Councilmember, 11th District of City of Los Angeles mike.bonin@lacity.org

Lakisha Hull, City of Los Angeles Planning Department
lakisha.hull@lacity.org

Debbie Lawrence, City of Los Angeles Planning Department
debbie.lawrence@lacity.org

CC: Ezra Gale, 11th District Senior Planner, ezra.gale@lacity.org

Re: Proposed development for 12444 Venice Blvd

At its August 9, 2016 meeting, after extensive public comment, the Mar Vista Community Council passed, with a vote of 7 ayes, 0 nays, 3 abstentions and 1 recusal, the following policy motion regarding a proposed development at 12444 Venice Boulevard:

Executive Summary: The MVCC opposes the proposed development as is, but will strive to work with both the developer and the City of L.A. to create a development more in character with the neighborhood, and which best meets the City goals of affordable housing, transit-oriented development, and Great Streets Initiative. A Site Plan Review and a public hearing called by the Director of Planning is called for by the MVCC.

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, 88-foot-height (to be confirmed by city), 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

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, **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) Establish, with a Site Plan Review, the proper environmental review so as to determine the full environmental impacts of the currently-proposed Development; and
- 3) 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, including a public hearing to be called by the Director of Planning (and which has also been requested by Councilmember Mike Bonin, because the proposed Development may have a significant effect in changing the character of this neighborhood; and
- 4) 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
- 5) 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
- 6) 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.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Rob Kadota', with a stylized flourish at the end.

Rob Kadota, Chair
Mar Vista Community Council