

MOTION PLANNING & LAND USE MANAGEMENT

On behalf of Crimson EHOV 12444 Venice Blvd Invest, LP, Pamela Day filed planning case number DIR-2016-304-DB-SPR to build a 62,652 square-foot mixed-use development consisting of 2,100 square feet of retail space, 77 residential units, and one level of at grade parking along with one subterranean parking level. The project is proposed to be six stories tall with an additional mezzanine level, reaching a maximum building height of 83 feet. The project is located in the community of Mar Vista, within the Palms-Mar Vista-Del Rey Community Plan area.

At over 60,000 square feet, effectively seven stories, and 83 feet tall, the proposed project is dramatically taller and larger than other buildings in the surrounding neighborhood, and would be one of the tallest on Venice Boulevard between the Pacific Ocean and Downtown Los Angeles. The project includes architectural features and parking arrangements that increase the project height and enlarge its massing. Moreover, it locates parking above ground, which subjects the surrounding properties to the noise and light disturbances associated with a grade-level parking lot.

At its meeting on April 20, 2017, the City Planning Commission (CPC) considered the appeals of planning case DIR-2016-304-DB-SPR. As part of its findings, the CPC found that the proposed project was in conformance with L.A.M.C. Section 16.05 - Site Plan Review.

Site Plan Review requires that the CPC find, "that [a] project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties[.]" Additionally, Site Plan Review authorizes the CPC to "condition and/or modify the project, or select an alternative project [...] to mitigate significant adverse effects of the development project on the environment and surrounding areas." The purpose of the Site Plan Review is to "promote public safety and the general welfare by ensuring that development projects are properly related to their sites, surrounding properties, traffic circulation, sewers, other infrastructure and environmental setting; and to control or mitigate the development of projects which are likely to have a significant adverse effect on [...] surrounding properties by reason of inadequate site planning or improvements."

Despite the concerns raised by many CD 11 residents regarding the project's size and scale, CPC found the project appropriate under Site Plan Review. However, as discussed above, the project would be one of the tallest on Venice Boulevard, includes significant architectural features and parking arrangements that increase the height and massing, and orients parking in a manner that is incompatible with the pedestrian flow of the neighborhood. Thus, by approving the project, CPC improperly found that the proposed project was compatible with the adjacent and neighboring properties. Additionally, CPC failed to condition the proposed project to mitigate impacts on the surrounding properties and community.

I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the April 20, 2017 City Planning Commission action in the matter of Case No. DIR-2016-304-DB-SPR-1A (Letter of Determination date: May 10, 2017) for the property located at 12440-12492 Venice Boulevard, Los Angeles, CA 90066.

I FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to the Planning and Land Use Management Committee for further review.

PRESENTED BY:


MIKE BONIN

Councilmember, 11th District


SECONDED BY:

MAY 12 2017

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