

Contact Information

Neighborhood Council: Mar Vista Community Council

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The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/12/2018

Type of NC Board Action: For

Impact Information

Date: 07/26/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-0468

Agenda Date: 08/08/2018

Item Number:

Summary: At its June, 2018 monthly meeting, the Mar Vista Community Council passed a motion (attached) regarding the Development proposed for Barrington & National that it is believed could introduce significantly dangerous traffic impacts to the community. MVCC requests that the Transportation Committee respect traffic and CEQA review prerogatives as requested by the appellant.



**Mar Vista  
Community Council**

P.O. Box 66871  
Mar Vista, CA 90066  
@MarVistaCC • [MarVista.org](http://MarVista.org)  
[info@marvista.org](mailto:info@marvista.org)

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**2<sup>nd</sup> Vice Chair**

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**Treasurer**

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**Zone 2**

Damien Newton

**Zone 3**

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**Zone 4**

Aaron Elster

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Sara Roos

**Community Director**

Elliot Hanna



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**VIA EMAIL**

June 16, 2018

TO: Mike Bonin, CD11 Council Member

CC: Chad Molnar, Chief Of Staff for Mike Bonin  
Tricia Keane, CD11 Deputy Chief of Staff  
Krista Kline, CD11 Planning Director  
Len Nguyen, CD11 Planning Deputy  
Lisa Pelton, Appellant and Property Owner  
John Bowman, Attorney for the Appellant  
Ernest Guadiana, Attorney for the Appellant

**Re: MVCC Policy Motion 20180612-7Bii: “Opposition to CF 18-0468:  
11671-11677 West National Boulevard / Mitigation Specific Plan /  
California Environmental Quality Act (CEQA) / Appeal  
LADOT case: WLA 17-106405**

Dear Council Member Bonin:

At its regular board meeting on June 12, 2018, by a vote of 8/0/3, the Mar Vista Community Council (MVCC) passed the attached motion in support of the “Appeal Of The Traffic Determination Regarding Development At 11671-11677 National Boulevard (Barrington/National).”

Thank you for your attention to this stakeholder’s concern for the safety of tenants and others negotiating this alleyway and the adjacent, heavily-travelled intersection.

Yours,

Elliot Hanna, Chair  
Mar Vista Community Council

Encl: MVCC Policy Motion 20180612-7Bii, “Appeal Of The Traffic Determination Regarding Development at 11671-11677 National Boulevard (Barrington/National)”



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*MVCC Policy Motion 20180612-7Bii,*

**"Appeal Of The Traffic Determination Regarding  
Development at 11671-11677 National Boulevard  
(Barrington/National)"**

*Development at 11671-11677 National Boulevard (Barrington/National)*

*WHEREAS: In November of 2017 the Mar Vista Community Council (MVCC) opposed a mixed-use project proposed at 11671-11677 National Boulevard ("the Project"), noting specifically the Developer's complete lack of community involvement or indeed even community outreach;*

*WHEREAS: The City permitted the Project without any public hearing, determining it "by-right" with construction already begun and;*

*WHEREAS: The owners of the adjacent property located at 11685-11695 West National Boulevard, Pelton Properties, LLC (the "appellants"), are appealing to the Los Angeles City Council the LADOT's May 3, 2018 decision upholding LADOT's review and approval of the Project under the Specific Plan on the grounds that:*

- the Project causes significant transportation impacts that have not been adequately evaluated or mitigated as required under the Specific Plan, and*
- LADOT failed to perform an environmental review of the project under CEQA and;*

*WHEREAS: The larger North Westdale Community (Zone 2 of the MVCC) agrees with the appellant that directing all traffic for the Project through the 120 foot long/20 foot wide alley located between National Boulevard and Sardis Avenue will cause numerous detrimental effects, including:*

- 1) confusion and backup by sharing the turning lane intended for southbound Barrington traffic turning left onto eastbound National Blvd., with the Project's alley-bound traffic;*
- 2) traffic backing up onto Barrington and further onto National Boulevard when insufficient parking for the Project impedes movement through the narrow alley;*
- 3) traffic back-ups when DWP/trash/utility trucks further constrict the alley;*
- 4) elevated accident risk at the intersection of the Project's two-level parking garage with the Pelton property's loading and parking area;*
- 5) increased reckless cut-through traffic using eastbound Sardis through the residential neighborhood;*
- 6) impaired emergency vehicle access. Therefore;*

*LET IT BE RESOLVED THAT: MVCC strongly supports the Pelton's appeal and asks that the City Council:*

- (i) reverse LADOT's approval of the Project under the Specific Plan, and*
- (ii) direct LADOT to evaluate the Project's potential traffic, circulation, and public safety impacts, and*
- (iii) require that the proper environmental review be performed, and require that the necessary mitigation measures be implemented, with particular attention to maintaining a separate vehicular access point on West National Boulevard.*