

Mar Vista Community Council Planning and Land Use Management Committee  
Meeting June 07, 2018 - 6:30 PM  
Mar Vista Library - Public Meeting Room  
12006 Venice Boulevard, Los Angeles 90066

**Motion of support for Pelton Properties Appeal Regarding 11671-11677 National Boulevard**

*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 the LADOT's May 3, 2018 decision on the grounds that:*

- the Project causes significant transportation impacts that have not been adequately evaluated or mitigated, 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 exclusively for southbound Barrington traffic turning left onto eastbound National Blvd., with the Project's alley-bound traffic;*
- 2) traffic spilling 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*
- (iv) require that the necessary mitigation measures be implemented, with particular attention to maintaining a separate vehicular access point on West National Boulevard.*



**Mar Vista  
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Certified Neighborhood Council  
August 13, 2002

**November 15, 2017**  
VIA EMAIL

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**Re: MVCC Opposition to Proposed development at 11671-11677 W. National Blvd.; LADBS Permit # 16010-10000-05944**

At its November, 2017 meeting, the Mar Vista Community Council unanimously passed the following policy motion:

**Whereas**, the proposed 4 story mixed use building at [11671-11677 National Blvd.](#), consisting of 46 apartment units with office and retail spaces over 2 levels of subterranean parking is not sensitive to, and compatible in height with the existing structures, and

**Whereas**, the developer has avoided outreach to the surrounding community, the North Westdale Neighborhood Association, and the Mar Vista Community Council, with only notice of proposed demolition mailed to the neighbors bordering the proposed development property, and

**Whereas**, without a review process, it appears unlikely that this proposed project will respect the character of the Colonial Corners' existing buildings and the neighborhood, and

**Whereas**, the development team is planning to demolish the existing structure as soon as final permitting is completed, perhaps as soon as December.

**Therefore let it be resolved that:** The Mar Vista Community Council opposes this project and urges a halt to all permitting until a public process that includes the Mar Vista Community Council and the North Westdale Neighborhood Association, and the Westdale Homeowners Association can be completed.

**Be it further resolved that:** The Mar Vista Community Council asks that Council member Mike Bonin encourage the developer to commence a public process with the community.

Thank you for your consideration,

Rob Kadota, Chair  
Mar Vista Community Council