

## Planning and Land Use Committee Report December 8, 2008

### Ponte Vista

The Planning Department Staff recommendation was released and their recommendation is to deny the application. This is consistent with the position of our Council. The report also provided “guidelines for a revised specific plan” stating that low medium I seemed to be the appropriate density for this property. Low medium I would allow approx 775 – 886 units without the density bonus or up to 1196 units with the full density bonus. A number of design guidelines were also provided among which are the following: the community should not be gated, there should be a road to Mary Star, and there should only be two roads onto Western. The full report is posted on our website.

The draft report was forwarded to the Harbor Area Planning Commission for review and comment. There was only one Commissioner, Michael Ponce, in attendance. Two commissioners had recused themselves due to conflict of interest, one had resigned, and the fifth one was not there (possibly out of town). The Commissioner heard public comment and agreed that 1950 units was too dense. He also indicated that he was not sure that R1 zoning was the most appropriate.

Next Step: The report now goes to the Los Angeles City Planning Commission for their action. That meeting is scheduled for Thurs Feb 12. If the Commission adopts the staff recommendations, the developer can appeal to the City Council. A Community Impact Statement has been filed with our position.

### **Rolling Hills Prep School**

The Committee met in the Multi Purpose Room at the Rolling Hills Prep School. This room (capacity 144) is available to community groups for a nominal charge. There are actually three private independent schools on the campus. Rolling Hills Prep provides a rigorous academic program for grades 6-12. The Renaissance School provides college prep for bright students grades 5-12 who are academically challenged in some way. Peninsula Heritage is an early childhood center for pre-school/pre-kindergarten. Tuition is \$20,000 per year regardless of which school. Approximately 40% of the students receive some type of scholarship/reduced rate. While the current facilities allow for up to 350 students there are 300 at present. Long term they plan for up to 900 students and some faculty housing on site.

The VOA site is directly behind their property and is accessible on the same driveway.

Follow-Up: Invite VOA to a future meeting to discuss their plans for housing for homeless vets.

### **Proposed Truck Storage Building at Miraflores and Cabrillo**

T & M Construction is proposing to build a cinderblock structure to enclose their equipment storage on the northeast corner of Miraflores and N. Cabrillo. They will need to seek a variance. Because it is a “commercial corner” code requires 50% window and they do not want to have any windows, which could allow someone to see the equipment they have stored. They also want a variance of the set back requirements. After discussion they agreed to a 5 foot landscaped setback along Miraflores but stated that, due to the length of the equipment, they could not have a setback along Cabrillo. Discussed exploring possible landscaping on street “sidewalk” right of way. They also agreed to red curbs in front along Miraflores.

Next Step: They will present to Miraflores Homeowners. We will discuss further at next Committee Meeting and ask re possibility of landscaping on city right of way.

### **Proposal for Use of Old Animal Shelter**

FOCAS LA, an Animal Rescue Group, is seeking a \$1 per year lease of the old animal shelter. The property had been set for auction with an asking price of \$800,000 but was withdrawn from auction at the request of Councilwoman Hahn after she was approached by this group. The Dept of General Services has indicated that if City Council does agree to such a lease, the group would be required to bring it up to code. The group says they currently have \$1.6 million available for renovation and operation and are getting an estimate of what it will cost to bring it up to code. They also want to demolish one of the old buildings, add on-site parking, and create a green area for dog training.

Currently the group is engaged in sponsoring spay and neuter clinics throughout the city. They would continue that service and expand to include taking select animals that might otherwise be euthanized. The City now euthanizes approximately 27,000 animals. They estimate they could work with 1,000 of these each year to place them in homes.

Next Step: Ask someone from Animal Shelter to attend next meeting. Discuss if this is best use for this facility or if there are other viable options.

### **Proposed Toll on 110 FWY (Fast Lanes)**

MTA conducted a workshop at Peck Park that we co-sponsored. The toll will be on the carpool lanes, however carpools will be exempt from the toll.