



**Minutes of the Planning and Land Use Committee Meeting  
Palms Neighborhood Council (PNC) and its Representative Assembly  
Thursday, November 17, 2011 at 7:00 PM  
at the IMAN Center, 3376 Motor Avenue, Palms, California**

**1. Welcome, Call to Order and Roll Call**

Vice President Niall MacMenamin welcomed all and called the meeting to order at 7:05 p.m.

Roll call was taken by Mr. MacMenamin. Board Members present:

Eli Lipmen, Secretary  
Charles Miller, Overland Residential  
Natasha Ericta, Palms West Residential  
Niall MacMenamin, Vice President

Absent: Neal James Anderberg, Community-based Organizations

Four of the 5 Board Members were present at the beginning of the Meeting. The PNC quorum (the minimum number of Board Members needing to be present to take binding votes on Agendized Items) is a majority [three at this time] of the filled committee positions, so the Board could take such votes. Also attending: approximately 8 Stakeholders and guests.

**2. Public Comment:** No comments

**3. Presentations from developers**

**3425 Motor Ave, mixed use development presentation**

Developer Matthew Levy ([matt@frostchaddock.com](mailto:matt@frostchaddock.com)) of the property presented a plan for mixed use residential and commercial/retail. Property is on Motor Ave. between Woodbine and Palms. Building would have approximately 748 square feet of retail space for use as a coffee shop or similar.

Total of 115 residential units (69 1-br and 46 studios) and 118 parking spaces, 3 for the commercial space. The lots are zoned C-2, 5 stories and 60 feet tall. The developer is requesting an increase in floor area ratio from 1.5:1 to 2:1 and an open space reduction of 5 to 10 percent. The developer will set aside 20 percent of the units for low income housing, and will receive menu incentives.

The committee questioned the developer and consultant representing the project and requested consideration be given to the following:

- Parking is insufficient for the number of units and likely use of the retail space. The committee asked that the developer consider adding parking spaces so that nearby residents and business owners would not be adversely affected by parking overflow caused by this development.



- Traffic in the area would increase and in some cases, cause congestion to an already busy artery between Culver City and Century City. The committee and public asked that the traffic studies be shared with the PNC and that consideration be given to studying traffic issues related to the development for a larger radius from the development.
- Open space reduction is inconsistent with the goals of the community to add more open space to an already densely populated area. The committee asked the developer to consider adding to open space.

Developer did not ask the PNC to take any actions at this time.

### **Luxe@ 9901( 9901 Washington Blvd.) mixed use development**

Developer Ira Handelman ([ihandelman@handelmanconsulting.com](mailto:ihandelman@handelmanconsulting.com)) presented the 131 unit mixed use residential commercial project. It was already supported by the Palms Neighborhood Council on September 8, 2008. Development is going back to the City of Los Angeles for some modifications to parking and would like to discuss them with the PNC.

The committee questioned the developer and consultant representing the project and requested consideration be given to the following:

- Consider using native species plants in the development.

Developer did not ask the PNC to take any actions at this time.

### **Other Business/Announcements/Comments**

The committee discussed a grant proposal that the LA Parks Foundation was preparing for California First Five funds that would be used to improve Woodbine Park. CD5 representative David Giron provided Mr. MacMenamin with information about potential improvements, including a new playground area and sidewalks. The committee discussed unanimous support for the grant proposal. Mr. MacMenamin agreed to draft a letter of support for the grant proposal.

### **Adjournment: 8:55 PM**

Agendas of Palms Neighborhood Council meetings can be found at these designated posting sites: Camaguey Market, 10925 Venice Blvd. Casa de Laundry, 3373 Motor Ave. Palms Cycle, 3770 Motor Ave. Vegan Joint, 10438 National Blvd., Noah's Bagels, 8985 Venice Blvd. [www.palmsla.org](http://www.palmsla.org)

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