



Alan Alietti <alan.alietti@lacity.org>

Fwd: No to Council File 15-0966 for Vacating 20' at 4211 East Blvd.

1 message

Len Nguyen <len.nguyen@lacity.org>

Thu, Apr 20, 2017 at 10:00 PM

To: Erika Pulst <erika.pulst@lacity.org>, Sharon Gin <sharon.gin@lacity.org>, Alan Alietti <alan.alietti@lacity.org>

For CF 15-0966



Len Nguyen
Senior Field Deputy - Mar Vista & West L.A.
Councilmember Mike Bonin
City of Los Angeles
310-575-8461 | www.11thdistrict.com



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----- Forwarded message -----

To whom it may concern,

I somehow missed the survey and would like to add my late vote.

• **Should the City agree to vacate** the 20' wide parkway strip around the South-East Island on the Mar Vista Oval, granting the present property owners the rights to the entire SE Island?

No

• The allowable size of a residence, and the possible subdivision of a parcel, both depend on property size. This change would nearly double the available real estate on the SE Island. **As a condition of ceding the parkway to the owners, should limits be placed on future development?**

Yes

• If the City ceded the parkways, and then the property was sold, what would be **reasonable safeguards** to have in place?

Yes The property could not be zoned for multiple dwellings

Yes The allowable building size, based on the present lot size, should remain unchanged

Thank you,
Jean Anderson
Los Angeles, CA 90066



Alan Alietti <alan.alietti@lacity.org>

Fwd: Concerns regarding Vacation Request - SE Island on East Blvd and South Park

1 message

Len Nguyen <len.nguyen@lacity.org>

Thu, Apr 20, 2017 at 10:03 PM

To: Erika Pulst <erika.pulst@lacity.org>, Sharon Gin <sharon.gin@lacity.org>, Alan Alietti <alan.alietti@lacity.org>

for CF 15-0966



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Thank you for coming out on Thursday and clarifying some of the details of the Vacation Request in our neighborhood. It was very helpful and much appreciated.

A survey has been circulated by our neighborhood representative, in which we participated, and hope that you have been made aware of the results. But we wanted to also write to you directly to cover all of our bases.

We understand clearer now the intentions of our neighbors in making this request, but would still like to respectfully voice our opposition. For us, it really boils down to what can happen in the future if this request is granted - the possibility of fencing or tall hedges (even with the 10' that would still be city property) around the 'new' property or the building of multiple units on the property, both of which would make visibility and safety a major concern. And this does set a precedent for others to petition to vacate part of our large parkway!

With the recently popularity of mobile apps such as Waves, we have seen more cars speed through our neighborhood, and low visibility would inevitably cause more vehicular accidents. In addition, any division of the parcel gives more freedom for the building of multiple dwellings or even the building of one extra large home which would change the unique character and feel of our neighborhood - one that we are working very hard to preserve!

Thank you for your consideration.

Sincerely,

The Shimasaki Family
Los Angeles, CA 90066



Alan Alietti <alan.alietti@lacity.org>

Fwd: Council File 15-0966 for Vacating 20' at 4211 East Blvd

1 message

Len Nguyen <len.nguyen@lacity.org>

Thu, Apr 20, 2017 at 10:04 PM

To: Sharon Gin <sharon.gin@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Alan Alietti <alan.alietti@lacity.org>

for CF 15-0966



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—— Forwarded message ——

Stan and I would like to weigh in on the proposed vacated sale of an island home in the south Mar Vista Oval.

We are both opposed to the vacation of these parkways which we understand would about double the size of their 7,000 sf parcel. We both believe the **City should not agree to vacate** the 20' wide parkway strip around the South-East Island on the Mar Vista Oval, granting the present property owners the rights to the entire SE Island.

Thank you.

Linda and Stan Hoffman

Los Angeles, CA 90066



Alan Alietti <alan.alietti@lacity.org>

Fwd: Save the Soul of Mar Vista Oval neighborhood re: Council File 15-0966 at 4211 East Blvd.

1 message

Len Nguyen <len.nguyen@lacity.org>

Thu, Apr 20, 2017 at 10:06 PM

To: Sharon Gin <sharon.gin@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Alan Alietti <alan.alietti@lacity.org>

for CF 15-0966



Len Nguyen
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———— Forwarded message ————

Please advise the full council to vote NO to vacation of the 20' City property surrounding the South Oval island property at 4211 East Blvd. coming back to council on March 1st, 2017.

as Council File 15-0966. There was no community input to the City Engineer or the Public Works and Gang Reduction Committee prior to the vote of only two of the five committee members (3 Absent) moving it to the full council.

This is a prime example of your words “culture of speculation” where real estate interests are guiding the inherited owners of this property in hopes to change the zoning laws for a newly enlarged parcel to build larger and multiple houses.

As i mentioned in my previous e-mail these four island parcels were intended to be tree planted Neighborhood Parks for the enjoyment of all the residents of the area. This vacation would set s bad precedent despite an earlier vacation which till now remains a single story single family parcel.

Again paraphrasing your newspaper quote this is a battle for the soul of the Mar Vista Oval neighborhood originally known as “Palm Place”

Sincerely,

Christopher McKinnon
 Los Angeles, CA 90066



Alan Alietti <alan.alietti@lacity.org>

Fwd: Council File 15-0966 for Vacating 20' at 4211 East Blvd. - pdf attached

1 message

Len Nguyen <len.nguyen@lacity.org>

Thu, Apr 20, 2017 at 10:08 PM

To: Alan Alietti <alan.alietti@lacity.org>, Erika Pulst <erika.pulst@lacity.org>, Sharon Gin <sharon.gin@lacity.org>

for CF 15-0966



Len Nguyen
Senior Field Deputy - Mar Vista & West L.A.
 Councilmember Mike Bonin
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—— Forwarded message ——

I object to the vacation of 20' of City parkway property surrounding the South Oval Island at 4211 East Boulevard.
 Council File 15-0966

1. With the enlargement of an existing 7000 square foot parcel to approx. 17000 square foot it would open the possibility of more than one multi-story structures being built in the center of an R-1 zone not in keeping with the character of the neighborhood.
2. If allowed to go forward, the vacation could set an unacceptable precedent for the 3 other island properties in the North and South Oval. Another vacation has already taken place in the south west island in the South Oval but that owner has remained and has continued to live in his single story house. If the 4211 East owners are allowed to vacate and then subdivide then it would not preclude the existing vacation from following suit.
3. The four island properties in the original contiguous oval 1912 "Palm Place" development were intended to be green space parks for the enjoyment of the residents, thus North Park and South Park. This covenant was lost somewhere in the transition from incorporated Mar Vista City to becoming part of the City of Los Angeles in 1927. L.A. City subsequently sold these four parcels (one house was moved on from the path of 405 Freeway construction) but intentionally matched the same 30' parkways that exist around the rest of the development. This secured the low rise view shed and some remaining green space for the other residents.
4. If the vacation at 4211 East Boulevard is allowed to proceed then a condition must be attached to the deed for the non-structural use of the vacated square footage and only single story structures allowed on the original parcel.

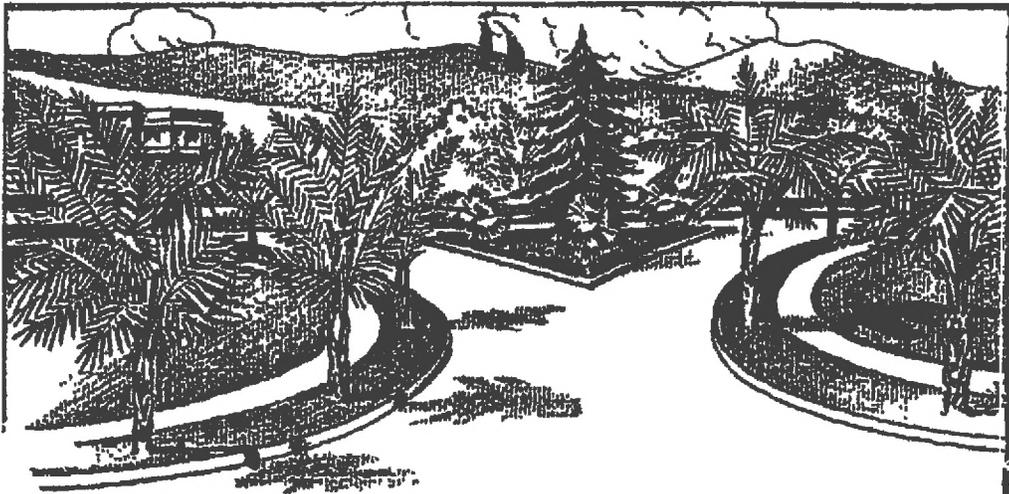
Sincerely,

Christopher McKinnon
 Los Angeles, CA 90066

* notice the sketch of the landscaped island on first page and the words "park spaces" and "High restrictions" in the second paragraph of the second page of the attached pdf:



Palm Place description.pdf
107K



PALM PLACE

PALM PLACE is planned for the lover of home life who appreciates the desirable qualities of perfect environment. If you enjoy a beautiful view of mountain and sea from a high plateau—if you like good neighbors—if you like a country place with plenty of lawn space, with ample room for garage, driveways, rose gardens, etc., you will like *PALM PLACE*.

A twenty-minute auto spin from beautiful Washington boulevard brings you to this delightful suburban homesite with its broad drives, its parks and flower spaces planned by Wilbur David Cook, the noted landscape architect. From its broad lawns you get a magnificent view of the mountains from Santa Monica to Old Baldy, and to the west the broad expanse of the blue Pacific.

PALM PLACE is protected from future depreciation by being surrounded on all sides by high-class property. Beautiful

homes are being built in this neighborhood—
an air of refinement and culture predominates.

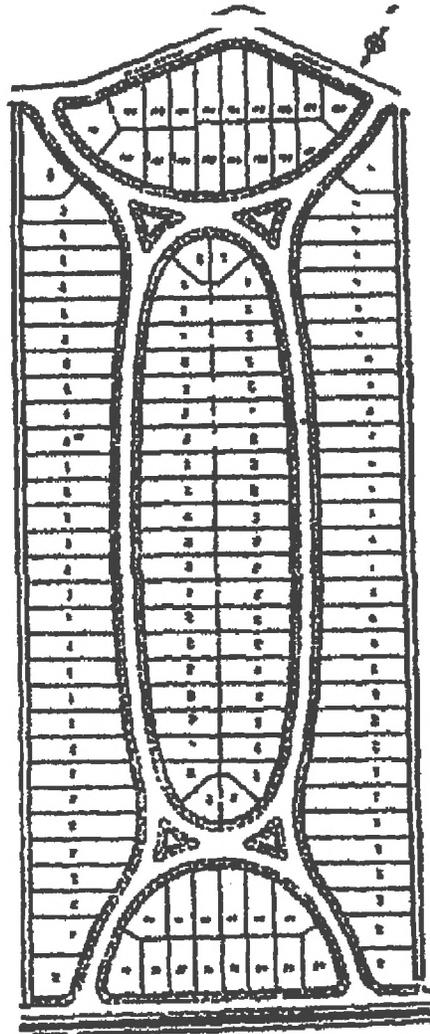
THIS map shows you
how beautifully the 140
acres have been divided into
138 lots, giving about an
acre to each lot.

NOTICE the winding
drives, the park spaces
and the unusual character of
the lots. High restrictions
insure every property own-
er's protection.

PALM PLACE is not only
easily reached by auto-
mobile—it is also on the
Venice Short Line with its
frequent and rapid car ser-
vice.

THERE is no better place
for a country home in the
vicinity of Los Angeles.
High class improvements
are being put in and prices
are now at their lowest
point.

YOU are especially invited to
call A5161 or Main 3584 and
make an appointment for an
auto spin down the most beauti-
ful boulevard in Southern Cali-
fornia to PALM PLACE. Kindly
make your appointment early.



George J. Cote
Sales Manager
314 H. W. Hellman Bldg.
Los Angeles

Dear Councilmembers:

Last year, some neighbors applied for a vacation by the City of the parkway strip around their "island" property. Vacation of these parkways would roughly double the size of their 7,000 sf parcel. This has very serious implications for future development.

Originally, four of these "islands" were created as public parks on the Mar Vista Oval. The developers wanted a spacious, open feeling, with long sight lines. Later, the islands were sold to private owners - although the parcels did **not** include the 20' wide parkway strips around each property.

When notices went up here about a possible vacation, the hearing was imminent. Since the vote could to alter the neighborhood, **Mike Bonin rescheduled the hearing...** Meanwhile, the Oval's neighborhood email tree made it possible to circulate a survey, to get a consensus.

With multi-level apartment and condo complexes now flanking every entrance to the Oval, keeping R1 zoning and generous open space is important to everyone. That's the character of the neighborhood which attracted us in the first place.

There were four questions about the vacation, and not everybody answered each one. Note that the last two questions weren't mutually exclusive. **Here are the results, tabulated from 41 responses:**

SE Island questionnaire

- **Should the City agree to vacate** the 20' wide parkway strip around the South-East Island on the Mar Vista Oval, granting the present property owners the rights to the entire SE Island?

12: Yes

28: No

- The allowable size of a residence, and the possible subdivision of a parcel, both depend on property size. This change would nearly double the available real estate on the SE Island. **As a condition of ceding the parkway to the owners, should limits be placed on future development?**

38: Yes

3: No

- If the City ceded the parkways, and then the property was sold, what would be **reasonable safeguards** to have in place?

33: **Yes** The property could **not** be zoned for multiple dwellings

26: **Yes** The allowable building size, based on the present lot size, should remain unchanged

Thanks for your kind attention and interest -

Michael Scheffe
13-year Mar Vista Oval resident

Appendix A:

You may be interested to learn more about the neighborhood's feelings on this issue. I appreciate the time everyone took to answer these questions, and following you'll find some of their thoughtful replies.

Neighbors' Responses:

- I do **NOT** think that the land should be given to the property owners. It will make the street more congested. And ultimately, someone will come in & try to put multiple units on the property when it is resold, and that will add congestion as well.

- I don't interpret setting conditions as having anything to do with whether the property is sold or not, as the conditions are placed upon the property irrespective of who owns the property. Those conditions should apply to both the current owners for as long as they own the property and to any and all subsequent owners.

- ... I am opposed to vacation of the 20' wide parkway strip around the South-East Island on the Mar Vista Oval.

It sets a bad precedent.

- Of course, if the city DOES give the [parkway] to the property's owner, then YES, OF COURSE there must be limits placed on future development. We do not want an apartment complex to go in where there is now a single-family dwelling.

- The 'Oval' neighborhood has a unique character in it's current scale of lot size, building size and height. This character has a generous feel with park like features including the big share of landscaped area and of course the palm trees.

The four islands have a singular significance within the neighborhood due to their enormous visibility from all angles.

So far their use has contributed much to the neighborhood...

I strongly believe there needs be use restrictions on these properties that keep them from being overbuilt. I would even argue there should be a height restriction to single story. A two story house in these locations would dramatically change the street space making the 'island' become a mere street side. This would permanently damage the generous feeling of the 'oval' neighborhood.

- My husband and I feel very strongly about this, as do our neighbors.

- My understanding is that the current owners wish to maximize the value of the lot and then sell the property. That's reasonable. The value will definitely increase through successfully completing the vacation process even with conditions that a new structure must be limited in size to what would currently be allowed.

- I AGREE WITH ALL OF THE ABOVE COMMENTS. IN ADDITION, THOSE OF US WHO LIVE CLOSEST TO THE NEW DEVELOPMENT ON WASHINGTON AND MARCASEL, ARE ALREADY HAVING DIFFICULTY PARKING IN FRONT OF OUR HOMES. WE ALSO HAVE PEOPLE FROM MC LAUGHLIN WHO NOW PARK ON EAST BLVD. IF THEY ALLOWED MULTIPLE DWELLINGS ON THIS PARCEL, IT WOULD BE SIGNIFICANTLY WORSE THAN IT IS NOW. THIS IS NOT A HIGH DENSITY AREA, AND MULTIPLE HOMES ON THIS PARCEL WOULD NOT BE CONFORMING FOR WHAT IS ALREADY BUILT. IT SEEMS AS THOUGH EVERYONE WHO WEIGHED IN OPTS FOR NOT ALLOWING ANY MORE DENSITY THAN IS ALLOWED UNDER PRESENT CODE.

- I'm also in favor of restricting the height limit to a single story building and for better stop and/or yield signs around the ovals. Since Culver City closed off the Marcasel and Washington Blvd intersection, and with the added traffic from Playa Vista, there's more traffic speeding by the SE oval toward Washington Blvd, especially during rush hour.

- Zoning should not be changed for the property. If this is allowed, then will the city vacate rights to the parkway for other homeowners/developers? If the city allows this, then it should be granted with no change in zoning, and the vacated property can NOT be buildable, can NOT be added to the property size for development. Property could be used for other purposes but NOT for building. For all the concerns raised by neighbors and to preserve the original intent of the city for residential zoning, city should not vacate the property just to satisfy a developers desire to build multiple units that will forever change the neighborhood.

- Our concern is more about allowing multiple dwellings on the property than anything else. Each of the other three "islands" seem to have use of the easements but still contain only one single family residences. This seems reasonable. That said visibility will be affected for crisscrossing traffic. I hope that parking requirements will be assured. Many properties on East and Marcasel have non conforming converted garages, and what used to be a wide streets with plenty of parking has become curb to curb cars.

- One of the singular beauties of our neighborhood is the open space, and the generous parkways we have contributes greatly to this impression. In addition, if the City vacates the parkway for this one instance, it sets a negative precedent.

In closing, I'd like to thank Councilmember Bonin and Field Deputy Nguyen for giving us a chance to weigh in. I know everyone who lives here appreciates the opportunity to let you know how we feel. Thanks also to MVCC Representative Krupkin, and everyone involved, for helping keep our neighborhood a place where we want to live.

Sincerely,

Michael Scheffe
South Park Avenue
Mar Vista