

Mar Vista Dwelling Unit Capacity

FIGURES DERIVED USING THE CURRENT PALMS-MAR VISTA-DEL REY COMMUNITY PLAN (1997)

	R1 Low	R2/R3 (combined) Low Medium/Medium	R4 High Medium	Commercial up to R4	TOC Available Low/Low Medium	TOC Available Commercial	Totals
Dwelling Units per Net Acre (a)	6.50	32.75	82.00	82.00	32.75	82.00	
Net Acres of Zoning (b)	1,233.69	267.69	–	54.11	38.61	4.32	
Number of Dwelling Units	8,019.00	8,766.81	–	4,436.77	1,264.54	354.57	
Persons per Dwelling Unit (a)	2.75	2.10	–	2.14	2.10	2.14	
Capacity Before Bonuses	22,052.25	18,410.30	–	9,494.69	2,655.53	758.78	53,371.55
Capacity After ADU Bonus (c)	27,538.06	–	–	n/a	–	–	27,538.06
Capacity After SB1818 Bonus (d)	–	24,853.91	–	12,722.88	–	–	37,576.79
Capacity After TOC Bonus (d)	–	–	–	n/a	3,584.97	1,024.35	4,609.32
<i>Total Capacity After All Bonuses (c)</i>							<i>69,724.17</i>
DONE Population Estimate (e)							57,133.00

EXCESS CAPACITY IN 2030

12,591.17

(a) Derived from current Palms-Mar Vista-Del Rey Community Plan (1997)

(b) Calculated from ZIMAS using the Measuring Tools and Select by Polygon

(c) Applied ADU Bonus to only 25% of R1 parcels [*percentage could be more, which would increase Excess Capacity up to an additional 16,566.44*]

(d) Applied maximum (35%) Bonus

(e) DONE ACS 2016 population estimate: 53,346. Assumed 5% increase per decade. [*12/30/19, DONE decreased population by 2,008. See Attachments*]

- A 5% increase per decade is based on 1990, 2000 and 2010 US Census figures for Los Angeles: 3.49 M (1990), 3.703 M (2000) and 3.796M (2010), which show 6% and 2.5% increases respectively. An average of these yields 4.25%.
- Five per cent is likely an overestimation as, per the US Census estimates, the Los Angeles Combined Statistical Area, CSA (which is composed of LA, Orange, Riverside, San Bernardino, and Ventura counties) experienced a net negative migration between 2011 and 2018, with LA County experiencing a loss of 534,000. Growth in the Los Angeles CSA as a whole grew by only 0.024% between 2017 and 2018. Los Angeles County lost 534,000 between 2011 and 2018, and the Los Angeles Combined CSA experienced a growth of only 0.024% during that period.