

[POLICY][COMMUNITY PLAN] Motion in objection to upzoning of Single-Family Parcels in Mar Vista as presented in Los Angeles City Planning’s July 2020 Draft Concepts Virtual Workshop.

The motion:

Whereas, a diverse group of Mar Vista stakeholders, representing renters, owners, and workers across many socioeconomic, racial/ethnic, and age groups, have reviewed the presentations of proposed zoning in the Palms-Mar Vista-Del Rey Community Plan Draft Concepts presented in July 2020 by Los Angeles City Planning (DCP) and provided input to the Mar Vista Community Council’s Community Plan Subcommittee, and

Whereas, the proposals presented, in many areas, up-zone single-family home parcels to duplexes, triplexes, fourplexes and denser multifamily housing, and

Whereas, duplexes would additionally each be permitted 1-2 Accessory Dwelling Units (ADUs), effectively allowing 4 housing units on those parcels, and

Whereas, the Draft Concepts do not present any zoning definition for “single-family home”, “major corridor”, and “transit corridor”, and

Whereas, DCP had previously indicated to the community that density would be located along major corridors, and many of the upzoned parcels do not fall within that category, and

Whereas, the MVCC Community Plan Subcommittee has submitted to DCP currently calculated Dwelling Unit Capacity for Mar Vista which establishes that existing zoning in Mar Vista can accommodate and exceed projected housing needs (<https://drive.google.com/file/d/1ISvotqInd-YFGiLZZWiJdXfUIVRNus9m/view>), and

Whereas, merely increasing total housing supply in areas of high demand does not and cannot reduce the cost of housing or provide housing equitably in areas of high demand as demonstrated in a 2017 report by UCLA Anderson School of Management economist Jerry Nickelsburg (https://drive.google.com/file/d/18p_xDOAxp7-Kdr-GHqjw8Z7LBRtshTze/view) and presented by economic geographer, Michael Storper, Director of Global Public Affairs at UCLA’s Luskin School of Public Affairs (<https://drive.google.com/file/d/1ZfQF0hXTSRZfoGisLwsQpAU6ICxo0Gg-/view>), and

Whereas, by its own Regional Housing Needs Assessment (RHNA) reports, DCP confirms that current housing algorithms (including but not limited to SB 1818, Measure JJJ, and the Small Lot Subdivision Ordinance) have failed to produce the requisite amount of affordable housing (https://drive.google.com/file/d/1_K6H99HEq-9ZYn2u7Oqf3rlvrkA6ll1q/view), and

Whereas, preserving older single-family homes and apartment buildings not only provides options for aging in place but also starter homes for young families,

Therefore, be it resolved that the Mar Vista Community Council requests that Los Angeles City Planning remove the proposed increased density from single-family parcels in the attached document and work with the Mar Vista community through the MVCC to preserve existing affordable housing, including existing single-family homes and older apartment buildings, and explore novel ideas for providing future housing for all Mar Vista residents. These can include, but are not limited to, Targeted Affordable Housing, increasing required affordable percentages in Transit Oriented Community projects receiving density bonuses as well as the promotion of tiny, manufactured, and modular homes.