

Post Initial Input Questions for DCP (Re South LA Community Plan 2017)

- 1) Can Mar Vista create a Community Plan Advisory Committee as was done in South LA?
- 2) Per the SLA CPIO pg 5, how many 100% Affordable Units have been created in the SLA Plan area since the adoption of the plan?
- 3) With regard to the TOD Sub Areas in the SLA CPIO: Who was involved in making the decision on which parcels to designate as such? The minimum percentage of affordable in TOD E is 21 and in TOD F, G and H is 25. How many projects that utilize these incentives have been approved since the plan's inception?
- 4) Replacement Affordable Units and Affordability Covenants in the TOD subareas are addressed on page 5 and 45, and appear to be regulated via the same protocols that other such units are in the City are. The 2017 Controller's Audit of Income Restricted Affordable Housing Units, in which it was reported that the city does not adequately monitor the number of Affordable units created or the Occupancy Compliance Rate for Affordable units, noted that, the target date for implementation of corrective measures (by DCP, HCID and UFBA) for the former was 2017. No target date was identified for the latter. The SLA Community Plan would be an excellent one on which to implement these improvements. Some that were mentioned in DCP's response to the Audit were upgrades to its Planning Case Tracking System and Dwelling Unit Data Tracking Function. Have these been implemented and applied to the Plan?
"
- Also: in Section III-1 (D) (6) (b) of the SLA CPIO, it is stated: "Any covenant described in this paragraph must provide for a private right of enforcement by the City, any tenant or owner of any building to which a covenant and agreement applies"
What is the meaning of this paragraph?
- 5) In the Policy Document, Policy LU2.2 and on pg 7 of the SLA CPIO Subarea M is Identified as Legacy Single Family (Low II). Is this something that can applied to Mar Vista?
- 6) In Chapter 6 of the Policy Document (Implementation), Program ,P9 of the Policies Adopted with the Current Plan, mentions that, in addition to the CPC Advisory for freeway-adjacent projects, the CPIO Ordinance requires mitigation measures including a health risk assessment. It references LU 8.5, however this only mentions mitigation measures and not a health risk assessment. What does such an assessment incorporate, who is responsible for performing it and what are the criteria for its' performance? Where would such a assessment be documented?
- 7) There are, in Mar Vista, 7 Historic Districts Identified in SurveyLA. Could the creation of an HPOZ for Mar Vista be a part of the Community Plan Update? The SLA Policy Document LU25, states: "Preserve neighborhoods that are identified and/or appear to be eligible for historic district status by initiating and adopting new Historic Preservation Overlay Zones (HPOZs) and other neighborhood preservation techniques" Can such a policy, referencing Mar Vista, be written into our new Community Plan, to be followed by the adoption of an HPOZ ordinance. Since the latter is a lengthy process, this would seem like a necessity in order to protect those areas to be designated HPOZ until the district is created.
- 8) Will the Westside Alignment of the Sepulveda Transit Corridor Plan be Incorporated into the Community Plan update? How? Or will another Expo Corridor Plan be created?

