



Mar Vista Community Council Minutes



Community Plan Sub-Committee

Tuesday, June 25, 2019, 7:30 PM

St Andrew's Lutheran Church 11555 National Blvd LA, CA 90064

1. **Introductions** ~ Meeting was called to order by Presiding Chair Mary Hruska at 7:45 p.m. Attendees introduced themselves.
2. **Minutes** ~ Will be posted on the website for the last meeting. All corrections/additions will be sent to Stacy Shure. After 10 days the Minutes will be deemed final and approved.
3. **Announcements** ~ Stacy: Stacy discussed a new Statewide Alliance that has been formed including elected officials, legislators, past legislators, community leaders and stakeholders that are working on Land Use issues and that there may be a July 16th land use Town Hall held in Los Angeles concerning ongoing land use Legislation and updating what is going on in Sacramento. If the Town Hall is scheduled, Stacy will have details.

Discussion regarding new development notices that are appropriately discussed at PLUM meeting.

PLUM meeting will **not** be held next week, will be delayed at least one week, until after the new Board is convened, and subject to finding a venue. Summer scheduling is proving problematic because a few venues are not available over the summer.

4. **Old Business** ~ Discussion regarding other Community Plans and what was discussed with Jonathan Hershey when he was here at the last meeting. Mary again said that we should look at the South LA Community Plan because that is one that is already completed with the new round of Community Plan Updates.

Mary also said that we are looking at Historic Overlay Zones because this will be very important for our community and certain areas that stakeholders have designated as areas that they want preserved.

Mary discussed what documents have been posted online at our NC website, or linked to, for everyone to read to get better informed about land use and zoning plans that are important as we moved forward.

Mary stated that DCP has not gotten back to us with our feedback that we submitted to them and we are waiting for them to provide that to us, other than what was at the CPU meeting on Saturday which did not necessarily reflect the feedback that was sent to DCP.

So in the process of reviewing other city plans we are coming up with questions that we need to ask of DCP that will inform us on issues that we need to know in order to write our Community Plan. Bill Pope is here tonight with a list of questions that he proposes we include in our continuing questions directed to DCP.

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* **PUBLIC ACCESS OF RECORDS** - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website, <http://www.marvista.org>, or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact secretary@marvista.org.

* **RECONSIDERATION AND GRIEVANCE PROCESS** - For information on MVCC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the MVCC Bylaws. The Bylaws are available at our Board meetings and our website, <http://www.marvista.org>. The MVCC Board of Directors meets regularly on the second Tuesday of each month, Mar Vista Recreation Center, 11430 Woodbine Street, Mar Vista, CA 90066.

Bill Pope discussed his idea regarding land use issues and questions he proposes we send to the Department of Planning. We do have a need for affordable housing, and particularly because it will shorten commutes and our environment (global warming) demands that we do something else to address the problem. Water resources, global warming are serious and must be dealt with.

Discussion regarding Scott Wiener's legislation and his plans. Bill feels that there are reasons why Wiener would want to do away with single family residence zones (as it relates to exclusions). There is some merit in having the State involved with saying what cities can do because cities cater to developers. It's a fact. The city runs on developer money and the Department of Transportation is in place because of developers fees paid under traffic impact fees; DCP salaries are paid by developers fees. *A developer can get any variance they want* - which is why we do not have affordable housing. What we really need the City to do is actual *city planning*, block by block and neighborhood by neighborhood (area between secondary highways, which we have every mile, e.g. Centinela, Lincoln, Sawtelle, etc.). What we need to do is to figure out what jobs are available in that area, what incomes do they pay and therefore what size units will the City allow to be built in that area that are paid for by salaries that are paid in that area. Playa Vista for instance was originally sold as a village but then they estimated that less than 10% of the residents would work in that area. They did it backwards. They built housing first, and instead the City needs to estimate the jobs and then provide housing to provide for those jobs. We need to set up a model of commercial business areas and then the residential area around it. It's easy to calculate what the jobs would support and what kind of housing is needed in that area around the employment, (high paying jobs, small jobs, low wage jobs), and what kind of housing can be afforded in that area. Then the City determines what mix of housing needs to be built for the various income levels that would be working in that area. A developer could then build, without any subsidies, by figuring out what the income levels are in the local area. Easy to also figure out the square footage needed in the units based upon what the local population could afford. Provide housing units in the percentages to match the income levels that would occupy them. Then the City would determine every development has to have a mix of units that meet the needs of the local employees. There should not be any way that the developer can get any variance or spot zoning to get out of building the mix of housing (including affordable) that is needed.

This idea that Bill is explaining would help with global warming, transportation and the homeless problem.

Discussion regarding the current zoning and *Re:Code LA* and how to write the current Community Plan using the current zoning because *Re:Code LA* is not approved and the law. Discussion of what happened in South LA and the complaints filed by the community after their Community Plan Update was written by DCP which did **NOT** reflect the stakeholders' feedback. Further, the Community Plan did not reflect the policy guidelines, and the land use map did not match the policy guidelines.

Bill summarized by saying we need more affordable housing, near jobs. We can either let developers push for opening up single family home zones and that's not good, it will destroy home values or we can push for housing on the transportation corridors. But that means that we are going to have to dismiss the notion of keeping old historic shops and allow multi use developers build higher density along those corridors.

Discussion regarding what our current zoning would allow and how we could meet needs by just going to 4 stories with the current zoning; we do not need to solve a puzzle to meet the projected population. Dwelling unit capacity discussion.

Mary is working on dwelling unit capacity for our planning area right now, but it will take some time to complete.

Everyone reviewed Post Initial Questions for DCP. In the South LA area they created a *Community Plan Advisory Committee*, so we need to figure out how that was organized and if we can form one. Mary shared the council file regarding South LA, and it shows that they hired an attorney to get what they wanted, although we're not sure how successful they were.

There was also a provision for 100% affordable units - which were never created or developed.

They have transit oriented developments (which are JJJ TOC developments). We need to know who was involved in the zoning of specific parcels in their Community Plan - how were they picked? They also have replacement affordable units (page 5 and 45) and are regulated like other units in the City. Discussion regarding using this in our area and how it would be implemented, how it would be monitored. There is no target date in their Plan and that may be something we want to include in ours. (They aren't funded, so how do we get funding)? Discussion regarding the additional questions itemized on our list.

- 5. New Business** ~ Discussion regarding what we saw on the poster boards last Saturday at the DCP Update meeting at Windward High School, and specifically creation of an *artists zone* or *Arts District* and how we proceed to get that within our Plan with DCP's help and what that area would be composed of.

Arts District - live work zone. We want it to mandate that it must be affordable and used for the arts, not "encourages" which would be toothless. No hotel zoning. For the benefit and use of the artists that would work/live in the area and that they would have affordable housing - all of which is to the benefit of the community and would drive economic benefits as well. Discussion regarding **LAMC Section 12.04.06** ("HI") which is now the hybrid industrial zone. Some projects include public space art, and that is it.

- 6. Public Comment** ~ None other than that above.

- 7. New Business** ~ None other than that above.

Next Meeting will be held July 23rd, 2019 . Please check the website for the Agenda and Notice.

Meeting was adjourned at 9:46 p.m.