



Mar Vista Community Council



Minutes
Community Plan Sub-Committee
St Andrew's Lutheran Church,
Narthex Room
11555 National Blvd
LA, CA 90064
Tuesday October 22, 2019,
7:30 PM

Mary Hruska, Chair (mary.hruska@marvista.org)
Stacy Shure, Chair, PLUM (stacy.shure@marvista.org) (arrived 8:10PM)

1. **Call to order**-Meeting called to order at 7:34PM by Mary Hruska
2. **Announcements**-Kathryn Wheeler announced the annual Hilltop Neighbors Annual meeting on 10/24 at St Bede's. Mentioned that she will be there as MVCC Outreach chair
Mary announced that SB 330 was been signed by the governor. This will have ramifications on multiple levels for Los Angeles Dept of City Planning including the Community Plan updates. Mentioned the possibility of dedicating time to discuss this at a future meeting. On a local level, she mentioned the Policies and Procedures Ordinance, which is part of the new ReCode zoning codes and generated so much public response that it was sent back for revisions. That process is currently actively under way, and she will keep everyone apprised.
3. **Public Comment for Items NOT on This Agenda**-Mary mentioned that one of the things she's working on are parcels that are currently part of the Santa Monica Airport that are actually part of the Land Use Map for the Palms-Mar Vista-Del Rey Community Plan. These parcels are those in the triangular strip at the end of the runway along Bundy, which are zoned R-1 and owned by the city of Santa Monica, and the parcels on which the Santa Monica College Bundy Campus currently resides on, which are zoned Commercial and Manufacturing and are owned by the Santa Monica College District. She mentioned that she's communicated with the Director of the SM airport, Stelios Makrides, concerning the potential future uses of these parcels given the scheduled closing of the SM Airport in 2028. He informed her that there will be a presentation to the Airport Commission on Dec 11 (SM City Hall, Council Chambers, 2nd floor, 7:00 PM) from the Santa Monica Community and Cultural Affairs Dept on a proposed 20 Year Master Plan for Santa Monica Parks, which will include certain airport parcels. She has not yet contacted Santa Monica College concerning any future land use plans for that parcel.
4. **Adoption of the Agenda**-motion to approve (Wheeler/Stakeholder) agenda approved without objection
5. **Reading and Approval of Minutes** – Motion to approve (Tilson/Wheeler) minutes approved without objection
6. **Special Orders** – none

7. **Unfinished Business - none**

8. **New Business –**

8.1 -Discussion and possible action on requesting that Dept of City Planning implement an ordinance regulating Co-Living projects in Mar Vista as part of the Palms-Mar Vista-Del Rey Community Plan update process.

Mary opened discussion by mentioning that these are a recent trend and mentioned one such project that has been advertised in Mar Vista, but which has not, as yet, come before MVCC's PLUM or filed any Discretionary Approval requests with DCP. Stakeholder Simi Storm identified it as being at 12602 Matteson. Mentioned that the existing building has already been demolished. Stakeholder Kent Alves asked if these aren't simply a type of apartment building. Mary mentioned that there are differences. These resemble Residential Hotels or Single Room Occupancy Hotels. Wheeler mentioned that these are dorms essentially. Mary mentioned that they do resemble dorms, but, unlike dorms, do not have temporary residency as a requirement. They provide more services than dorms but are not as affordable as dorms. They are however slightly more affordable than market rate apartments. Opined that they are really a concept that falls between a market rate apartment and Residential Hotel or dorm, and as such, should be addressed uniquely by DCP. Tilson mentioned that parking is a big issue with these. Should either mandate that adequate parking be included or mandate that no parking (no car ownership) be included with these and specific alternate transportation alternative be provided with the project. Wayne Wheeler: asked how this is different than a 4 bedroom apartment. Mary responded that These are 4 different renters in one "apartment", providing 4 different rents. Ken Alpern mentioned that these seem to be a good idea for students. Drew Mulruth (a UCLA Graduate Student) mentioned that most of his cohorts do not use cars. Simi Storm mentioned that there will be no families in these. It will have all adults and they are likely to own cars. Wheeler mentioned that she has 2 millennial children that had not wanted to drive but now feel it's essential because of the lack of adequate public transit. Ken mentioned that flawed transportation policies that have impacted public transit, and how one of the biggest negative impacts of the Venice Blvd road diet has been on bus riders. Mary mentioned that these are not market rate apartments, not standard hotels, and not dorms. Opined that these are sort of a high end SRO, with prices between those of market rate apartments and the prices mandated for Affordable units by HUD. (distributed charts of HUD rent/incomes schedules) Mary pointed out that a question to ask might be: how many of these do we want in Mar Vista? (density) Ken asked: what is or would be the demand for Stacy Shure mentioned that community should review Dwelling Unit capacity based on new RHNA numbers. Mary responded that she's in the process of calculating Dwelling Unit Capacity for Mar Vista alone. Stacy mentioned that we should watch density because if these units proliferate and then lie vacant, they could lower real estate values for existing parcels. Ken asked if these could be regulated as requiring affordable components. Stacy mentioned including a workforce housing requirement. Mary suggested a project for anyone willing to take it one: find out if the actual rent scheduled being charged correlate with what's been advertised. Stacy mentioned that the rents being charged in Korea town are different than those being charged in Mar Vista. Kathryn asked if there are codes that mandate affordability. Discussion ensued on what incomes in the actually are vs HUD affordable schedules. Mary mentioned that we have more options in mandating the percent of each category of Affordable housing we'd like included in development than we do in mandating actual rent schedules and incomes. Ken mentioned unique definition of a family in supportive housing on R1 parcels. What do we call them? Stacy suggested Co-op Housing. Kathryn suggested using the terms already on the books. Mary mentioned including covenants. Conclusions for community requirements for Co-Living projects. Wayne Wheeler opined that these Seems to be an attempt at hyper-density and the only way to control loss of affordable units is via Legislation. Subsequent discussion of how market rate densification produces gentrification and And, in the case of co-living projects, can also displace families. Discussion on what to call them. Stacy suggested that they might be called Cooperative Housing Units similar to what she stated

is defined for USC Housing. Other stakeholders mentioned that the projects currently being proposed would not house just students; that they may, in fact house mostly young professionals.

Final Points:

- 1) Parking: 1 parking unit per tenant
- 2) Density : either limit to 4 bedrooms per kitchen or to C parcels only
- 3) An on-site manager 24/7
- 4) Units shall be no smaller than 144 sq ft and have full bathrooms
- 5) Open space requirements commensurate with current requirements
- 6) Co-Living projects may not include Hostels

Mary to draft motion to be submitted to next PLUM meeting.

Approved without objection by voice vote.

8.2- Discussion and possible action in support of Venice Neighborhood Council's Motion requesting DCP remove the Arts District designation from their scoping boards until VNC and MVCC assess their corresponding stakeholders on the concept.

[Moved to Unfinished Business next meeting](#)

8.3 -Discussion and drafting of potential questions for a follow up survey on various Community Plan Concepts

[Moved to Unfinished business next meeting](#)

8.4 - Discussion and possible action on requesting DCP enact regulations on drive-through establishments in Mar Vista as part of the Community Plan update process.

[Moved to Unfinished Business next meeting](#)

9. **Adjournment-meeting adjourned at 9:42 PM**

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