



Mar Vista Community Council



Community Plan Sub-Committee

Minutes

Tuesday, May 26, 2020, at 7:00pm

Zoom Electronic Meeting

Meeting ID: 978 7032 9234

1. **Call to order**-called to order by Chair, Mary Hruska at 7:06PM
2. **Announcements**-none
3. **Public Comment for items NOT on this agenda**-none
4. **Adoption of the Agenda**-agenda adopted without objection
5. **Reading and Approval of Minutes**-Feb 25 2020 minutes approved without objection
6. **Unfinished business**-none
7. **New Business**-
 - 7.1 Discussion and possible action on a request to the Dept of City Planning to increase the required per cent of affordable housing in Transit Oriented Communities (TOC) Density Bonus projects in Mar Vista, to 60%, as permitted by the TOC Ordinance during a Community Plan Update.
Hruska introduced motion, including background information on the Regional Housing Needs Assessment (RHNA), the city of Los Angeles' progress in meeting its RHNA allotments between 3013 and 2019, the TOC ordinance itself, and the implications of SB35 and the Sepulveda Transit Corridor Project on the process.
Kathryn Wheeler (Outreach Chair) offered a motion to amend to include projections of how much affordable housing would have been created over that time span had the percentage of affordable required had been 60% and also projected future calculations assuming 60% Affordable and including depressed overall housing production Motion approved without objection.
 - 7.2 Discussion and possible action on a request to the Dept of City Planning to establish Mobile Home Zone Districts and incentives in Mar Vista as an algorithm for the creation of affordable housing.
Hruska presented background information on Mobile Homes and zoning, and how this housing option could be used to provide low cost, green affordable housing. L.A.M.C provides a zoning definition for such housing, however the challenge would be where, in Mar Vista they would be allowed. Mobile Homes are currently permitted on Manufacturing/Industrial parcels, citywide, however the Hollywood Community Plan permits them on every land use designation.
Absent mirroring this for Mar Vista in the Palms-Mar Vista-Del Rey Community Plan, Mobile Homes could be permitted via an Alternative Form Class in the soon to be adopted ReCode Zoning system. A key part of this would have to be the provision of Financial incentives greater than those currently in place for Density Bonus projects. Hruska suggested property tax abatements of some sort and asked for suggestions.
Stacy Shure (PLUM Co-Chair) mentioned that Mobile Homes are being acquired by investment Corporations and rented/sold at luxury prices. Discussion continued on additional requirements to ensure the developments produce exclusively affordable housing. Shure mentioned that there are protections in the L.A.M.C for Mobile Home residents aged 55 and over.
Discussion continued on how Mobile Homes provide so many different type of housing. Costs of Mobile homes can be far lower in price than standard single family or condos, be it for rent or own, and this presents an option for young people as well as seniors.

Shure stated that she could reach out to Sylmar NCs as well as certain Council Members who might be supportive. Stated that biggest resource for Mobile Homes is land.

Hruska suggested applying the Mobile Home zone to all multi-family, commercial and manufacturing.

Hruska suggested provisions for rent protections to the motion pending Shure's research.

Motion approved without objection.

7.3 Discussion on the promotion of the Community Plan Survey in light of restrictions ensuing from the Covid19 public health emergency.

Discussion on ideas for administering the previously approved Community Plan Survey In light of the Covid Public Health restrictions.

Wheeler recapped the original methodology approved, which mandated a door to door Survey. Suggested that Survey Monkey, which MVCC has a subscription to, through 2020. Suggested engaging Neighborhood Associations, The Weekly Roundup, all MVCC Committee meetings. Shure concurred that Neighborhood Associations could be very useful.

Hruska mentioned that it is essential that the requisite number of renters be included (64% of all residents, per Dept of City Planning)

Shure suggested including MVCC Renter's Engagement Committee. Wheeler mentioned that she would contact them.

Shure proposed using Door Hangers that Outreach provided to PLUM have been very successful in getting a response from the community.

Hruska suggested applying a specific code to each door hanger which would correspond to a specific survey and that there are still funds available for such an endeavor.

Wheeler mentioned that the remaining funds would be sufficient and she really wants to engage Neighborhood Associations in this and other Outreach ways.

Wheeler proposed Motion to using remaining Community Plan funds to obtain Door Hangers to promote Community Plan Survey. Shure seconded.

Motion approved without objection.

Shure made general comment that Infrastructure Needs should be included in a Community Plan update. Suggested that current Slow Streets trend should not be allowed to result In the creation of additional land for development.

8. Adjournment-meeting adjourned at 9:24 PM

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