

**[POLICY][COMMUNITY PLAN]**-Discussion and possible action regarding specific changes to Transit Oriented Developments (TOCs) in Mar Vista in the Draft Palms-Mar Vista-Del Rey Community Plan.

The Motion:

The Mar Vista Community Council, after extensive feedback from the community, in addition to its previous request to increase the per cent affordable required for TOC projects (to 60), requests the following changes for TOC projects within the Mar Vista boundaries:

Whereas Mar Vista currently has need of housing affordable by families and individuals working in lower income service jobs in our area, and

Whereas we believe such need will continue to exist into the foreseeable future even as some service jobs are replaced by technology and automation, and

Whereas, to date, TOD projects in our area have resulted in the development of larger-sized luxury high rent housing units not affordable to lower income service workers, and

Whereas larger-sized housing units require more energy consumption to heat and cool, exacerbating Global Warming and Climate Change, and causing depletion of our space-constrained limited infrastructures for gas, water, power, waste treatment, education, police and fire services, and

Whereas a reasonable amount of parking is needed at TOD projects to prevent residents' vehicles from overflowing onto streets and into other neighborhoods, and

Whereas the provision of a Share-Car station on a block is not justification for providing no parking spaces for a housing project because the Share-Car cannot be counted on to be available when needed, and

Therefore, the Mar Vista Community Council requests the City of Los Angeles to:

- a. Set rules for Transit Oriented Development housing projects so that the increased per cent affordable units previously requested (60) is achieved by reducing the size(s) of units built, which would also result lower energy costs and infrastructure demands
  
- b. Set Parking Space requirements for TOC projects as follows:

Studio apartment: One-half space with 120 Volt outlet for charging electric bicycles, motor scooters and the soon to be available personal transportation vehicles ("Micro Cars").

One bedroom apartment: One space with 240 Volt outlet for electric vehicle charging.

Apartments greater than one bedroom: One space with 240 Volt outlet and one-half space with 120 Volt outlet for charging electric bicycles, motor scooters and the soon to be available personal transportation vehicles ("Micro Cars")