



Mar Vista Community Council



Community Plan Sub-Committee

Minutes

Tuesday, November 24, 2020

7:30 PM Zoom Electronic Meeting

Meeting ID : 978 7032 9234

<https://zoom.us/j/97870329234>

1. **Call to order**-meeting called ordered at 7:32 by Chair, Mary Hruska
In attendance were: Committee Co-Chair, Ashley Zeldin, Selena Inouye (MVCC At-Large Board) Stakeholders: Bill Pope, April Petersen, Vic Pacheco, Wayne Wheeler, Avi Levy,
2. **Adoption of the Agenda** Motion to approve (Zeldin/April Petersen).
Approved without objection
3. **Reading and Approval of Minutes**-Minutes approved without objection
4. **[POLICY][COMMUNITY PLAN]**- Discussion and possible action on requesting that the City Council re-fund the Housing and Community Investment Department's (HCID) Moderate income Purchase Assistance fund:
<http://hcidladev.lacity.org/help-moderate-income-first-home-buyers>
Discussion points: Urge re-funding of Moderate Income Purchase Assistance fund
Incentivize first time buyers
Promote Small Lot Subdivisions over multi-family developments
Promoting assistance to Low and Moderate income buyers could lead to another mortgage crisis similar to what occurred in 2008
This is using taxpayer money to finance new home buyers while developers accrued profits from market-rate housing. Shouldn't this assistance be levied on developers?
Create incentives (possibly tax incentives?) to owners of current properties to sell to first time buyers.
Money should come back to the city from these programs
Would this apply to duplexes?
Should encourage first time buyers at other incomes too
Low Income Assistance program may not apply to any homes in Mar Vista because home costs are above limit in this program.
Create tax incentives to encourage first time buyers.
Motion to table until presentation from HCID and County Tax Assessor arranged (Zeldin/Levy)
Approved without objection.
5. **[POLICY][COMMUNITY PLAN]**- Discussion and possible action regarding specific standards for the proposed Duplex zone presented in July , 2020.
Motion amended to remove sections g and j and to add the words "within 500 feet of the parcel" to k.
Suggestion for future motion: feasibility of encouraging subdivision of R1V2 lots to create more single family homes, pending response from Dept of city planning.
Motion to approve amended motion (Bill Pope/April Petersen)
Motion approved [6Y/0N/2 Abstentions (2 Abstentions (Inouye/Zeldin))]

6. **[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.
Discussion: how to increase affordable units while not increasing size of buildings, i.e. decreasing size of units. Current market seems to still charge exorbitant process for smaller units
Suggestion: create Affordable Housing Corp for Mar Vista and have developers contribute to this
Mover of motion (Bill Pope) withdrew motion pending further research.
Approved without objection
7. **[POLICY][COMMUNITY PLAN]**- Discussion and possible action regarding a request that the parcels encompassing 3781-3775 Grand View Blvd and 3791 Centinela Ave through 12400 McCune Ave be included in the Downtown Mar Vista designation in the Palms-Mar Vista-Del Rey Draft Community Plan
Motion to approve (April Petersen/Zeldin)
Motion approved [7Y/0N/1 Abstention(Inouye)]
8. **[POLICY][COMMUNITY PLAN]**- Discussion and possible action on a request to retain existing zoning on R1, Single Family, parcels within the Mar Vista boundaries upzoned in the July 2020 Draft Palms-Mar Vista-Del Rey Community Plan
Deferred to next meeting
9. **[POLICY][COMMUNITY PLAN]**-Discussion and possible action regarding requesting the Los Angeles Dept of City Planning to disclose the exact zoning codes being proposed for altered parcels within the Mar Vista boundaries
Deferred to next meeting
10. **Public Comment for items NOT on this agenda-none**
11. **Adjournment-Meeting adjourned at 9:39**

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Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 3 minutes per speaker, unless adjusted by the presiding officer of the Board.
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