



# Mar Vista Community Council



## MAR VISTA COMMUNITY COUNCIL

PLUM Committee

April 5, 2018

6:30 P.M.

Mar Vista Public Library

Public Meeting Room

12006 Venice Blvd, Los Angeles, CA 90066

### 1. Call to Order

### 2. Introductions and Public Comments

### 3. New Business

- 1) Presentation by developer with possibility of motion to support or oppose new six-unit, two story, development at 11700 Charnock Blvd.
- 2) Resolution to support CIS #17-1426, review the legislative and regulatory opportunities the City may have for mitigating the impacts of all kinds of group homes on surrounding neighborhoods

### 4. Old Business

- 1) Proposed resolutions from Westside Regional Alliance of Councils:

#### a) **Resolution: to oppose SB828**

The Mar Vista Community Council of the Westside Regional Alliance of Councils opposes SB828, which would allow the state to require cities approve zoning capacity for 200% of state assigned RHNA goals, and trigger a by-right process for approvals overriding all local plans IF cities fail to meet all assigned RHNA goals. WRAC notes this bill is based on arbitrary numbers, and by-right approvals with no affordable housing requirements would be a disincentive for developers to use city density bonus ordinances that produce affordable housing—and an unintended consequence of the legislation.

#### b) **Resolution: to oppose SB831**

The Mar Vista Community Council of the Westside Regional Alliance of Councils opposes SB813, which would eliminate the FAR, floor area square footage, of Accessory Dwelling Units from a site's total floor area. No compelling reason, and no planning justification, has been presented that demonstrates how the physical conditioned, livable space of an ADU is different from the physical conditioned, livable space of the primary residence on the property.

#### c) **Resolution: support a Short-Term Rentals Ordinance IF the following specific conditions are included**

**The Mar Vista Community Council supports** The inclusion of the following of any City of Los Angeles Short-Term Rentals Ordinance that includes the following:

1. A cap on the number of nights that a room can be rented each year, and with no provision for a CUP or other process for individual hosts to receive permission to exceed the annual cap
2. Requirement of proof of primary residence and liability insurance for the specific use.
3. No self-certification.
4. Short-term rental tax revenues shall not go into the General Fund. The highest priority for use of revenues shall be enforcement of the ordinance, and after that, revenues shall go to the Affordable Housing Trust Fund.

**d) Resolution: PROPOSED MOTION OPPOSING SB 827 [WEINER]**

Whereas the City Charter-mandated Neighborhood Council system of Los Angeles, and the Community Councils of the City of Los Angeles, represent grass roots democracy,

1. Whereas the newly introduced California State Senate Bill 827 [Scott Weiner] as written constitutes a top down pen stroke planning measure which completely removes land use and planning authority within one half mile of high quality transit from jurisdictions and charter cities,
2. Whereas removal of said authority clearly abolishes local input into land use planning and therefore constitutes an attack upon local democracy, upon neighborhoods, and upon the Neighborhood Councils and Community Councils in the City of Los Angeles,
3. Whereas SB 827 as written trashes the density bonus and wage provisions of the JJJ TOC ordinance which were recently enacted by the people of Los Angeles—in good faith—in order to *guarantee* transit close housing opportunities would actually be available to working and low- income persons and families in the City of Los Angeles,
4. Whereas the lack of analysis of infrastructure and other costs associated with this pen stroke planning creates grave uncertainty that a local agency would be able to *“levy enough service charges, fees or assessments sufficient to pay for the program or level of service mandated by this act within the meaning of Section 17556 of the Government Code”*,
5. Whereas, given the aforementioned lack of fiscal analysis, Section 6 of Article XIII B of the California Constitution “No reimbursement” clause is cited inappropriately in this legislation,
6. Therefore, the Mar Vista Community Council opposes SB 827 in its present form.

4) “Presentation by Dan Kegel on recent GWNC policy motion concerning electric vehicle readiness in new parking spaces, with possible vote on similar motion”?

The AQMD says plug-in cars are essential if clean air standards are to be realized. Plug-ins now make up 5% of new vehicle sales in California, and are increasingly popular in GWNC, but adoption is hindered by lack of easy home and workplace charging.

Several California cities have already adopted sensible building code changes to make adding electric vehicle chargers much less expensive.

For instance, the study in the City of Oakland's Council File 16-0359 says preparing for EV chargers ahead of time adds about \$140 per parking space, and makes later EV charger installation \$500 to \$5000 cheaper.

Therefore, the GWNC requests that the Los Angeles City Council follow the example of these cities, and pass sensible, cost-effective building code changes to require most new parking spaces in the city to be ready for future installation of EV chargers.

## 6. Future Agenda Items

- 1) Two events to prepare community for Community Plan Update coming later this year.

## 7. Public Comment

## 8. Adjourn

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