

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the vacancy rate, the number of rental units lost due to residential conversions, and the cumulative impacts upon rental housing in the Palms - Mar Vista - Del Rey, West Los Angeles, Venice, and Westchester - Playa Del Rey Community Planning Areas.

Recommendation for Council action, as initiated by Motion (Bonin - Koretz):

INSTRUCT the Department of City Planning to:

- a. Evaluate, with the assistance of the Los Angeles Department of Water and Power, the accuracy of the 2017 American Community Survey 5-Year Estimate and report on whether the vacancy rate in the Palms - Mar Vista - Del Rey, the West Los Angeles, the Venice, and the Westchester - Playa Del Rey Community Planning Areas including the amendment by the PLUM Committee to add the Brentwood and Pacific Palisades Community Planning Areas, is at or under five percent.
- b. Report, in consultation with the Los Angeles Housing and Community Investment Department, on the number of rental units, including rent stabilized units, lost due to residential conversions in the Palms - Mar Vista - Del Rey, the West Los Angeles, the Venice, and the Westchester - Playa Del Rey Community Planning Areas, including the amendment by the PLUM Committee to add the Brentwood and Pacific Palisades Community Planning Areas, since 2011.
- c. Prepare, in consultation with the City Attorney, the proper findings to determine that the vacancy rate and the cumulative impacts upon rental housing in the Palms - Mar Vista - Del Rey, the West Los Angeles, the Venice, and the Westchester - Playa Del Rey Community Planning Areas, including the amendment by the PLUM Committee to add the Brentwood and Pacific Palisades Community Planning Areas, are sufficient for the department to cease issuing Ellis Act clearances until the vacancy rate has increased above five percent.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Mar Vista Community Council

Summary

At a regular meeting held on January 14, 2020, the PLUM Committee considered a Motion (Boning - Koretz) relative to the vacancy rate, the number of rental units lost due to residential conversions, and the cumulative impacts upon rental housing in the Palms - Mar Vista - Del Rey, West Los Angeles, Venice, and Westchester - Playa Del Rey Community Planning Areas, including the amendment by the PLUM Committee to add the Brentwood and Pacific Palisades Community Planning Areas. After an opportunity for public comment, the Committee recommended approving the Motion as amended, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
LEE	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-