GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **"Initial Submissions"**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.

- **"Secondary Submissions"**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.

- **"Day of Hearing Submissions"**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

November 13, 2023

Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

Dear City Planning Commission,

We are writing to you in support of the proposed 139-unit mixed use development, including 19 affordable units, at 5000 - 5010 Vineland Avenue and 10950 Hesby Street, case numbers CPC-2021-10706-CU-DBSPR-HCA/ENV-2021-10707-CE. We urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

This project is in a great location for housing, near several bus stops and a Metro Red Line station. It is walking distance from restaurants and shopping and less than one mile from Valley Village Park and the North Hollywood Recreation Center. Replacing a truck rental facility and a surface parking lot, the new housing will not result in any residential displacement.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project is a good project for Los Angeles and for the region and we urge the city to approve the project with the Density Bonus and incentives and find it Categorically Exempt from the provisions of CEQA.

Best Regards,

Leonora Camner
Leonora Camner
AHLA Executive Director

Jaime Del Rio
Jaime Del Rio
AHLA Field Organizer

Tami Kagan-Abrams
Tami Kagan-Abrams
AHLA Project Director

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

November 13, 2023

VIA EMAIL

City Planning Commission of LA
Samantha Millman, President
Monique Lawshe, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, Commissioner

Stephanie Escobar, City Planning Associate
200 North Spring Street, Rm 763
Los Angeles, CA 90012
stephanie.escobar@lacity.org

Cecilia Lamas
Commission Executive Assistant II
200 North Spring Street, Rm 763
Los Angeles, CA 90012
cpc@lacity.org

Re: Comment on Infill Exemption for the Proposed 5000 Vineland Avenue Mixed-Use Building (CPC-2021-10706-CU-DB-SPR-HCA, ENV-2021-10707-CE), November 16, 2023, City Planning Commission Agenda Item 5b

Dear Commission President Millman, Vice-President Lawshe, Honorable Commissioners, Ms. Escobar, and Ms. Lamas:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER"), regarding the 5000 Vineland Avenue Mixed-Use Building (CPC-2021-10706-CU-DB-SPR-HCA, ENV-2021-10707-CE), which proposes the construction of a new 123,918 square foot, seven-story, mixed-use residential building containing 139 residential units located at 5000, 5004, 5006, 5010 Vineland Avenue and 10950 Hesby Street in the City of Los Angeles ("Project"), which is scheduled to be heard by the City Planning Commission on November 9, 2023 as Agenda Item 5b.

SAFER objects to the City's decision to exempt the Project from environmental review under the California Environmental Quality Act ("CEQA") based on a Class 32 Categorical Exemption (In-fill Development). Exempting the Project from CEQA based on the Class 32

Exemption violates CEQA because terms of the Class 32 exemption do not apply. SAFER requests that an initial study be conducted and a CEQA document prepared to analyze and mitigate the Project's environmental impacts. The Planning Commission should decline to approve the Project until proper CEQA review is completed.

A. Soil Contamination.

SAFER is concerned that the Project site may be contaminated with hazardous chemicals. The site is currently used as an automobile repair shop. Such facilities are often contaminated with hazardous chemicals. However, the staff report appears to contain no analysis of soil contamination. At the very least, a Phase 1 environmental site assessment should be performed. The presence of hazardous substances is an environmental issue that must be addressed at a Project's outset, and cannot be deferred to a future time to avoid CEQA review. *McQueen v. Bd. of Directors* (1988) 202 Cal. App. 3d 1136, 1148.

B. Energy Impacts.

The City's analysis improperly analyzes energy impacts. The standard under CEQA is whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. Failing to undertake "an investigation into renewable energy options that might be available or appropriate for a project" violates CEQA. (*California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 213.) Energy conservation under CEQA is defined as the "wise and efficient use of energy." (CEQA Guidelines, app. F, § I.) The "wise and efficient use of energy" is achieved by "(1) decreasing overall per capita energy consumption, (2) decreasing reliance on fossil fuels such as coal, natural gas and oil, and (3) increasing reliance on renewable energy resources." (*Id.*) Noting compliance with the California Building Energy Efficiency Standards (Cal.Code Regs., tit. 24, part 6 (Title 24) does not constitute an adequate analysis of energy. (*Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal.App.4th 256, 264-65 (*Ukiah Citizens*).) Similarly, the court in *City of Woodland* held unlawful an energy analysis that relied on compliance with Title 24, that failed to assess transportation energy impacts, and that failed to address renewable energy impacts. (*City of Woodland, supra,* 225 Cal.App.4th at pp. 209-13.)

The Staff Report states that the Project will have a "solar ready" roof. However, there is no requirement for installing solar photovoltaic panels. A solar ready roof does nothing to reduce energy impacts unless solar panels are actually installed. Installation of solar panels is clearly feasible, particularly since the project will have a solar-ready roof. Solar panels would dramatically reduce energy demands for the Project. Since solar PV panels are feasible, the City must require their use or at least analyze their feasibility in a CEQA document.

C. Diesel Particulate Matter.

CEQA requires implementation of all feasible mitigation measures to reduce significant impacts. Project construction will require large amounts of diesel construction equipment. Diesel construction equipment releases large amounts of Diesel Particulate Matter (DPM), which is listed by the State of California as a known human carcinogen under Proposition 65.

The conditions of approval for the Project require the use of Tier 3 construction equipment. However, Tier 4 construction equipment has been available since at least 2015, and would reduce diesel particulate matter emissions by over 80% compared to Tier 3 equipment. This would dramatically reduce airborne cancer risks to construction works and nearby residents and workers. Since Tier 4 equipment is feasible and would mitigate impacts of the Project, it must be required.

D. Traffic.

The Planning Commission staff report concludes that the Project will increase vehicle miles travelled. It will also increase delays at several nearby intersections that are already operating at Level of Service F (LOS F), which is the lowest possible rating.

CEQA lead agencies must analyze a project's transportation impacts using vehicle miles traveled (VMT). VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project. CEQA Guidelines Section 15064.3. Since the Project will increase VMT, it will have a significant adverse impact, which must be analyzed and mitigated in a CEQA document.

CONCLUSION

For the foregoing reasons, SAFER requests that the Planning Commission should decline to approve the CEQA exemption for the Project and instead require preparation of a CEQA document to analyze and mitigate the Project's adverse environmental impacts.

Sincerely,

Richard Drury
Lozeau Drury LLP

11/13/2023

City Planning Commission
LA City Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Support if Amended – Proposed Affordable Housing Streamlining Ordinance (CPC-2023-5273-CA)

Dear City Planning Commission:

Executive Directive 1 has been a transformative program for the production of much-needed affordable housing. According to the Department of City Planning's report, over 12,000 new affordable homes have been proposed, which, if built, will produce more affordable homes in a year than Measure HHH is anticipated to produce in a decade. Further, our independent analysis has found that over 70% of proposed ED 1 projects are likely privately funded, which is helping to solve Los Angeles' housing crisis without taxpayer money.

We at Abundant Housing LA strongly support this ordinance to codify ED 1 and continue its incredible progress. Streamlining affordable housing helps align our city's actions with our values and also implements an important program of our 6th Cycle Housing Element. We are encouraged by the broad base of support for the ordinance throughout the city, which is clear evidence that Angelenos of all walks of life support building more affordable housing to end our homeless and housing crises.

On October 10th, Abundant Housing LA, Urban Environmentalists, and Housing Action Coalition submitted a letter requesting a number of changes to the initial draft ordinance. We appreciate that the Department of City Planning and the Mayor's office carefully considered our feedback and are pleased that the revised ordinance incorporates our primary ask for greater flexibility on incentives. We are also encouraged that the Mayor is pursuing streamlining of mixed-income projects via Executive Directive 7.

Although we support the bulk of the latest draft of the ordinance, we propose three changes that we believe will further the production of affordable housing and ensure compliance with state equity mandates.

First, we are requesting the removal of Eligibility Requirement Two, which sets a base density unit count standard for streamlining on multifamily residential properties. This provision is mostly

duplicative of existing thresholds in state and local density bonus programs but would create confusion due to differing base density definitions. As such, it would have the unintended consequence of prohibiting development on thousands of RD2-zoned multifamily lots unless they are tied together. This translates to a de facto requirement that projects in lower-density neighborhoods must be larger than those in higher-density neighborhoods.

Next, we recommend refinements to the draft ordinance's new open space and tree planting requirements. We appreciate the Department's commitment to expanding the city's tree canopy, which is increasingly important due to climate change, and to ensuring that tenants have access to adequate open space, particularly given that lower-income communities generally have unequal shade and park resources. However, because open space and tree planting requirements are based on unit count, affordable housing projects containing many small apartments would sometimes be required to create more open space and plant more trees than can physically fit on the lot. In addition, the 2019 California Energy Standards Solar Ready requirements, building mechanical needs, and the California Building Code limit the scenarios in which open space can be provided on a roof deck. We request that the ordinance allow for an alternative tree planting standard of one tree per 2,000 sq ft of total lot area, rounded up, and an alternative open space standard of 20% of total lot area. These refinements will promote a robust tree canopy and adequate open space without introducing unnecessary cost or logistical burden.

The third change regards the limitations on waivers and incentives (i), (ii), and (iii) that apply only in multifamily residential zones. We understand the desire to preserve certain neighborhood patterns. However, we are concerned that these restrictions may inadvertently violate the city's legal obligation to Affirmatively Further Fair Housing and may place an undue burden on certain classes of projects that need additional design flexibility.In our data analysis, we have found that 63% of ED 1 projects submitted in High or Highest Resource Census Tracts would be in violation of the draft limitations, compared with just 15% of projects located in the lowest two resource categories.

To ensure that this ordinance is not materially inconsistent with our obligation to affirmatively further fair housing, we believe that limitations (i), (ii), and (iii) should not apply to:

1. Projects located in a high or highest resource census tract
2. Projects that provide specific accommodations or supportive services to tenants with special needs
3. Projects where at least 60% of the units have 2 or more bedrooms
4. Senior housing projects
5. Adaptive reuse projects

With these changes in place, the Affordable Housing Streamlining Ordinance will be positioned to sustain the remarkable success of Executive Directive 1 and make Los Angeles a national

leader in the production of affordable housing. We urge the City Planning Commission to adopt these changes and recommend that the City Council adopt the revised ordinance.

Sincerely,

Scott Epstein

Scott Epstein
Director of Policy and Research
Abundant Housing LA

Joseph Cohen May

Joseph Cohen May
Member
AHLA Housing Advocates Council

Oren Hadar

Oren Hadar
Member
AHLA Housing Advocates Council

Planning CPC <cpc@lacity.org>

Public Comment CPC-2023-5273-CA.

Ted Chang <monkeyboyted@yahoo.com> Wed, Nov 8, 2023 at 3:59 PM
To: cpc@lacity.org

Dear City Council members,

I support Council File 23-0623 or CPC-2023-5273-CA. Please consider the safety of our communities by building more density. I make around the median household income around $70,000; therefore, the median rent, above $2,000, surpasses the 30% rent rule. This high cost of living will kick out mechanics, teachers, cooks, mail workers, sanitation, security professionals, and ironically families. Each of these potential residents increases the safety of these neighborhoods by protecting community fabric rather than leaving after work.

Look no farther than San Francisco, their housing crisis accumulated into extreme office vacancy rates, crime, and homelessness on the streets. San Francisco protected the character of a troubled city. Do not follow San Francisco's footsteps. Lets increase housing for city contributors to live closer to work.

Our city has single digit vacancy rates across the whole city. Please upzone all those residential neighborhoods and abolish all single family zoning. Let housing developers build on land they own.

Best,
Ted

WESTWOOD NEIGHBORHOOD COUNCIL

November 8, 2023

Agenda Item # 10

Motion to Oppose Proposed Ordinance Amending the Los Angeles Municipal Code (LAMC) to Create an Administrative Review Process for 100% Affordable Housing Projects

Motion

The Westwood Neighborhood Council opposes the transfer of decision-making authority from appointed and elected officials to staff for "all affordable" housing projects. The proposed ordinance would authorize an administrative-only approval process for projects providing 100% affordable housing, and incorporates the so-called streamlining provisions of Mayor Karen Bass's Executive Directive 1. The proposed ordinance bypasses due process including site selection, public hearings, community impacts, the right of appeal, and competitive bidding. It would also unjustifiably grant unaccountable power to City employees, circumvent dissent or opposing views and remove transparency. This sets the stage for potential abuse and threatens our democratic principles.

Background

The proposed draft ordinance is now available for public review and can be found here.

To view more information regarding the proposed Affordable Housing Streamlining Ordinance, including the Frequently Asked Questions (FAQ) Sheet, please visit the webpage linked here and search for "Affordable Housing Streamlining Ordinance."

(Council File No. 23-0623)

Executive Directive 1 (ED 1)

Hi,

I have been trying and trying to come to an agreement with you and been very available and have responded to all of your emails as everyone on this link can see.

I have consistently shared that I have numerous landscaping bids to try to keep some privacy.
Your project takes sunlight entirely from our apartments two of which of four are valor market rate (BMR) apartments reflecting a 50% BMR mix.

We initially requested:
1. You move the entrance
2. You take your extra allotment of space and do not move your building all to our side
3. You do not make your building so high as to take all of that sunlight and air space
4. You make the top level set backs further so as to save some air, sunlight, and privacy

YOU HAVE CATEGORICALLY REJECTED ALL OF OUR REQUESTS

We then kindly requested a hedge of your side and on our side to save some privacy.

I have numerous landscape bids which show the costs of the landscaping:
1. Removal of current hedge, disposal of current foliage $5,000.00
2. Remove section of concrete walkway as to make planter size for proper hedge and hauling away concrete and providing new curbs for proper walkway $7,500
3. Churn dirt, mulch for growth, prepare soil $3,000
4. Plants 12 foot high along property line $8,000
5. New timer sprinklers $5,000
6. Replace lights and electric system $5,000
7. Wood privacy trellis and foliage for trellis $11,500

We have offered to give up ALL out initial requests and drop the case if you provided for the above in full with payment upon signature and in good faith support your construction process and project.

Again we dropped all out requests as you rejected everything.

We have very pertinent points to make at the hearing which we believe will be well received as at the hearing.

So you can clearly see that your offer not is only way short of the costs but it comes with conditions that are unacceptable- piecemeal payments. This type of payout is a non starter as is your current amount.

Luke Derry

818 818½ 820 820½
North Sweetzer Avenue
820
820

818 818½ 820 820½
North Sweetzer Avenue
812
814

AUTHORIZED
PARKING
ONLY
VEHICLES ARE
SUBJECT TO
TOWING AT
OWNER'S EXPENSE

MORGAN FRANICH FREDKIN
SIAMAS & KAYS LLP

SUITE 1050
333 WEST SAN CARLOS STREET
SAN JOSE, CALIFORNIA 95110-2735
(408) 288-8288
FAX (408) 288-8325

MARK B. FREDKIN

MFREDKIN@MFFMLAW.COM
DIRECT (408) 638-8513

November 14, 2023

VIA E-MAIL ONLY

Jonathan Hanassab
jonathan@yahoo.com

Re: Dispute over 806 North Sweetzer Avenue

Dear Mr. Hanassab:

I have been aware of the ongoing "discord" between you and my client Luke Derry as it relates to your developing the property next door to his residential rental units. Having been an elected official, having also served on Site and Architecture Committees, and having appeared before municipal entities representing developer clients, I am well aware of the dynamic that exists between proposed developers and owners of neighboring properties. I understand your position and the history of it. I also understand Mr. Derry's.

The fact that his property bears the brunt of the negative consequences from your development is irrefutable. It is also difficult to understand why you have not come to an accommodation with Mr. Derry given his offer to discontinue his objections to your planned development in consideration of you paying for "mitigation" costs. The numbers he has presented ($45,000) I believe, relative to the scope of your project are de minimis.

I saw your email sent this afternoon. It does not really address the offer made by Mr. Derry to drop his opposition to your plans if you/your principal agrees to pay for his outlined landscape improvements. If you can complete the landscape plans set out by Mr. Derry for less than his estimate that is an acceptable alternative. Offering to pay him small amounts at various times in the future really is not a constructive approach.

If you are willing to squarely address the issues raised, the remedy suggested, and agree to actively contribute to the real cost of mitigation, please advise. We can talk on short notice.

Very sincerely yours,

MARK B. FREDKIN

MBF:av

DAY OF HEARING SUBMISSIONS

ALCHEMY
PLANNING + LAND USE

November 15, 2023

City Planning Commission
City of Los Angeles
200 N. Spring St., Room 750
Los Angeles, CA 90012

Comments re: Proposed Affordable Housing Streamlining Ordinance – CPC-2023-5273-CA

Dear City Planning Commissioners,

With over 12,000 affordable housing units proposed across 100 projects, the initial results of the Mayor's Executive Directive 1 (ED 1) program have been nothing short of remarkable. Prior to this year, I have never seen any developer take an interest in 100% affordable housing developments without public subsidy. Now, there are many developers eagerly awaiting your vote on this streamlining ordinance, ready to build entire industries around non-subsidized affordable housing construction in Los Angeles, provided that the final version of the ordinance retains enough flexibility to make such projects viable. I am specifically concerned about the following issues:

I. Open Space

If the numbers stated in the staff report are correct, the average ED 1 project size is 118 units, which would require at least 11,800 square feet of open space, or 5,900 square feet after applying a 50% reduction. For projects in the RD zone, open space must be provided at the ground floor, and within the R3 zone, roof decks are prohibited within ten feet of the roof perimeter. Additionally, projects must now provide rooftop solar panels, and the roof is often the only place for HVAC units and other equipment. There is simply not enough area at the ground and roof levels to accommodate the open space needed to satisfy even 50% of the standard LAMC requirement.

Further, roof decks are wildly expensive, with significant engineering, safety, and access requirements. Mandating a large amount of on-site open space, which is often poorly designed and underutilized, will result in significant additional costs, rendering many projects infeasible, leading to far fewer affordable projects and affordable units.

II. Bicycle Parking

The bicycle parking requirement is less onerous but will still result in a loss of at least one or two affordable units in every project that is forced to provide a bicycle storage room and not devote that space to affordable housing.

T: 213.479.7521
E: gary@alchemyplanning.com
W: alchemyplanning.com

ALCHEMY
PLANNING + LAND USE

III. Projects Submitted Under ED 1

Finally, it is essential that the City allow projects that are already in the pipeline to proceed under the current ED 1 rules, including projects that have submitted their Affordable Housing Referral pre-applications to the City Planning Department. The City has recently taken the position that ED 1 projects are not subject to vesting privileges under the Housing Crisis Act (HCA), despite the ED 1 Implementation Guidelines currently posted on the City Planning website and several letters from the California Department of Housing and Community Development stating the opposite.

There are now many applicants with planned affordable housing projects that are either filed but not yet deemed complete, or currently in the pre-application review process. If the City intends to adopt this ordinance prior to the expiration of the emergency order, and they do not intend to honor HCA vesting privileges, there must be a phase-in period that allows these applications to proceed under the current rules.

If not, in addition to creating substantial hardship for many applicants, the City is inviting many more HCA lawsuits and further undermining trust in City government on the part of the private affordable housing development community, just when it is on the cusp of realizing its potential and ushering in a housing revolution in Los Angeles.

While the ED 1 program has been successful, we must not forget that our Regional Housing Needs Allocation calls for over 250,000 units of Very Low, Low, and Moderate income housing by the end of the decade and only 3,280 of such units were permitted in 2022. We must assume that only a portion of the 12,000 proposed ED 1 units will actually be built, and so to meet our goals, we must ensure that this program remains viable and that interest in private affordable housing development continues to grow, and not introduce significant new limitations that curtail interest and inevitably lead to the production of far fewer affordable housing units.

Sincerely,

Gary Benjamin

Gary Benjamin
Principal
Alchemy Planning + Land Use

CALIFORNIA HOTEL & LODGING ASSOCIATION

LYNN S. MOHRFELD
President + CEO

OFFICERS

CHAIR
HEE-WON LIM-GROSVENOR
Pacific Palms Resort
City of Industry

VICE CHAIR
DHRUV PATEL
Ridgemont Hospitality
Oakland

SECRETARY/TREASURER
CORMAC O'MODHRAIN
Sunstone Hotel Investors
Irvine

PAST CHAIR
TOM PATTON, CHA
Ramada by Wyndham
Santa Barbara
Santa Barbara

November 15, 2023

Dear City Planning Commissioners,

We share a commitment to protecting and enhancing Los Angeles' reputation as a destination for world travelers and as a gateway to all that Southern California has to offer.

It is in this spirit that I write to support the voluntary housing and conditional use permit components of the proposed ordinance the Los Angeles City Council is considering, which is a compromise to Unite Here Local 11's "Homeless in Hotels" ballot measure. The proposed new structured program removes significant safety risks for hotel employees and visitors concerned about turning every hotel in Los Angeles into temporary homeless shelters.

The proposal will formalize a voluntary housing program that will replace the union's March 5, 2024 ballot measure, which mandated hotel housekeepers become the first line of care for unhoused Angelenos.

On behalf of California's 235,000 hotel employees, I am grateful that Council President Krekorian and his colleagues are finding a path to a common-sense solution that will protect hotel employees from the ballot measure proponent's very harmful proposal.

The ordinance ensures that our hotel community is thriving and able to continue providing excellent careers and economic benefits to our iconic neighborhoods throughout Los Angeles.

It is encouraging that City leaders have led us to this compromise that protects our hotel employees – especially housekeepers, our guests and Los Angeles' reputation.

Sincerely,

Lynn Mohrfeld
President & CEO
California Hotel & Lodging Association

Protecting the rights and interests of the California hotel industry

414 29TH STREET
SACRAMENTO, CA
95816-3211
916.444.5780
www.calodging.com

Homes4Families
VETERAN ENRICHED NEIGHBORHOODS®

Board of Directors

Brad Rosenheim
Chair

Michael Weintraub
Vice Chair

Antonio Rodriquez
Treasurer

Richard Doss
Secretary &

Hunt Braly
Immediate Past Chair

Members
Deanna Austin

Jason Gietter

William A. Hammond III

William Hawfield

Roy Jahangard

David Josker

Linda Katz

Michael Klein

Eddie Lorin

Robert Niesner

Rose Rockey

Juan E. Rose III

Eric Steinhauer

Jose Valentin

Jonathon Wolfson

Ex-officio
Donna Deutchman
President & CEO

EIN: 26-2932191

November 15, 2023

City of Los Angeles Dept. of City Planning
201 N Figueroa St.
Los Angeles, CA 90012

To the City of Los Angeles Department of City Planning,

This is a letter in support of the Affordable Housing Streamlining Ordinance (CPC-2023-5273-CA) being proposed by the Los Angeles City Planning Commission at the Special Meeting on Thursday, November 16, 2023.

Homes for Families is a nonprofit developer of 100 Percent Affordable Housing communities for low-income veterans. We have just begun construction on a 12-unit townhome development in North Hollywood which will be purchased affordably by veterans below 80% Area Median Income.

As a nonprofit who develops affordability standards at the start of the project and does not raise sales prices regardless of inflation or regulatory changes, an expedited and predictable entitlement approval process is critical to project feasibility. Having built multiple 100 percent affordable housing developments in the Cities of Los Angeles, Santa Clarita, and Palmdale, we have unfortunately been faced with prohibitive delays that have resulted in veteran homebuyers dropping out of the program, increases in construction costs, project carrying costs, and financing costs, and countless hours of staff and Board time.

Any barriers that are removed from the necessary but challenging process of affordable housing development will undoubtedly improve the City's housing unaffordability and homelessness crisis. We applaud Los Angeles City Mayor Bass and the City Planning Commission for taking proactive steps to address the challenges related to housing affordability, and I believe that the proposed ordinance is a significant stride in the right direction.

Sincerely,

Donna Deutchman
President & CEO

21031 Ventura Boulevard / Suite 610 / Woodland Hills, California 91364
(818) 884-8808 / Fax (818) 884-8838 / www.Homes4Families.org

MID CITY WEST
NEIGHBORHOOD COUNCIL

BOARD OF DIRECTORS
2023 - 2025

Sara Griebe
Chair

Lauren Borchard
First Vice Chair

Aimee Garcia
Second Vice Chair

Henry Mantel
Secretary

Valerie Washburn
Treasurer

Cindy Bitterman
Shem Bitterman
Shelby Blecker
Craig Brill
Hunter Burgarella
Ramiro Castro Jr.
Tedd Cittadine
Chris Dower
Amy Goldenberg
Ellie Goralnick
Andrea Guttag
Brent Kidwell
Benjamin Kram
Christian La Mont
Lynda La Rose
David Mann
Ava Marinelli
Christina Mondy
Terence Mylonas
Matthew Peskay
Clark Raustiala
Daniel Rodriguez-Donovan
Sam Roseme
Michael Schneider
Robert M. Shore
Sandra Sims
Nick Starr
Julian Stern
J. Keith van Straaten
Don Whitehead
Xcevio Zuluaga

November 14, 2023

Position: Support if amended
Council File: 23-0623

To City Council,
CC: Cally Hardy LA City Planning

The results of Executive Directive 1(ED 1) have been dramatically positive. The Mid City West Neighborhood Council Supports codifying the original December 16th 2022 revision of Executive Directive No. 1 that did not exempt single family or more restrictive zoning, eliminating the exemption added in the June 12th revision of ED 1 will have a profoundly negative impact on the quantity of housing it will help build in our city's high resource areas. Almost 75% of our cities land is zone as single family or more restrictive, exempting single family actively prevents housing from being built in most of our city. Further, the City Council should direct the Chief Legislative Analyst to request input from Abundant Housing LA and California YIMBY in addition to the organizations listed in the council file.
Additionally, the September 2023 draft ordinance published by LA City Planning is inadequate as it is overly restrictive in the following ways: Limiting how off menu incentives can be utilized, Not allowing projects to include parcels that are in a single family or more restrictive zone, restricting setback reductions, limiting FAR increases, and restricting height height waivers to 3 stories. We request that the following sections of the draft ordinance be removed or modified to be substantially less restrictive and more in line with the spirit and letter of Executive Directive 1 as it was written when originally published on December 16th 20202. Please Remove paragraphs c.1, c.2, c.3, c.5, and e.7.
As published, the draft ordinance would not allow many of the projects ED1 made possible and would have resulted in several thousand fewer new and affordable homes for Angelinos. This

seems to contradict the purpose of the ordinance as outlined in paragraph (a).

Sincerely,

Mid City West Neighborhood Council

November 15, 2023

City Planning Commission
Van Nuys City Hall, Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, California 91401

RE: Affordable Housing Streamlining Ordinance (CPC-2023-5273-CA) - SUPPORT

Commission President Millman and Members of the City Planning Commission,

On behalf of the San Fernando Valley Young Democrats, we write to express our support for the Affordable Housing Streamlining Ordinance as revised by the City Planning Department. The proposed ordinance would codify Executive Directive 1 (ED1), which has been a successful initiative by Mayor Karen Bass in permitting affordable housing across the city.

The San Fernando Valley Young Democrats (SFVYD) strives to engage young people in legislative affairs, increase efficiency in our government, maintain the viability of our free institutions, and contribute to the growth and influence of the Democratic Party's ideals and philosophy. Founded in 1994 by young activists including now U.S. Senator Alex Padilla and Congressman Tony Cárdenas, SFVYD serves as the premiere Democratic organization for young people in the San Fernando Valley. We urge the City Planning Commission to support the creation of deed-restricted affordable housing with the urgency provided by the proposed ordinance's streamlining benefits.

Under the leadership of Mayor Bass, ED1 has already permitted thousands of new affordable housing projects across the city in less than a year's time. For example, a 100% deed-restricted affordable housing project was proposed here in the Valley with zero public financing needed. This and other projects like it have proven that the streamlining benefits under ED1 are unlocking the potential for affordable housing production.

When the proposed ordinance was initially released for public hearing in October, the SFVYD Legislative Committee voted to recommend support with amendments, joining a coalition of pro-housing organizations. We believe the ordinance as proposed has been revised to our satisfaction. Moreover, we are encouraged to see the Mayor's recent announcement of ED7, which appears to be a comprehensive set of actions to further streamline and accelerate housing production.

For these reasons, we respectfully ask for your support of the Affordable Housing Streamlining Ordinance.

Sincerely,

Mayra Valadez
President
San Fernando Valley Young Democrats

Brandon Whalen-Castellanos
Legislative Director
San Fernando Valley Young Democrats

cc: Mayor Karen Bass
Council President Paul Krekorian, District 2
Councilmember Bob Blumenfield, District 3
Councilmember Nithya Raman, District 4
Councilmember Imelda Padilla, District 6
Councilmember Monica Rodriguez, District 7
Councilmember John Lee, District 12

THE ANGELENO PROJECT

To live in LA is not enough. Every Angeleno must thrive.

The Honorable Samantha Millman
Los Angeles Planning Commission
President CC: Los Angeles City Clerk
200 N Spring St.
Los Angeles, CA 90012

Council File: RE: Affordable Housing Streamlining Ordinances (Case No.: CPC-2023-5273-CA; CEQA No.: ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1)

Dear Honorable Los Angeles City Planning Commission President and Commissioners, The Angeleno Project, borne out of the work conducted by the Committee for Greater Los Angeles, is a cross-sectional group of civic leaders working to reform outdated systems and dismantle systemic racism. Addressing our current housing and homelessness emergency is a top priority, as we know that the health of our region depends on our ability to solve these critical issues, which disproportionately impact BIPOC communities. To that end, we urge you to approve the Planning Department's proposed Affordable Housing Streamlining Ordinance. This ordinance codifies the bold streamlining benefits of Mayor Karen Bass' Executive Directive 1 (ED 1) and is a crucial step towards ensuring that our City builds more housing with urgency.

Under the leadership of Mayor Bass and the Los Angeles City Council, the City is making steady progress. Los Angeles is on track to meet its commitment to build 10,000 new units of permanent supportive housing with HHH resources. The Angeleno Project was proud to work with Mayor Bass on the Emergency Declaration and ED 1; and thanks to Mayor Bass's Directive, as of September of this year, we also saw more than 7,000 new affordable housing units moving through the approval process in Los Angeles. We must seize this momentum and make this streamlined way of doing business the new normal in Los Angeles.

THE ANGELENO PROJECT

To live in LA is not enough. Every Angeleno must thrive.

However, as was recently reported by The Angeleno Project, 80% of renters living below and far below poverty, spend more than half of their incomes on housing. Meanwhile, as housing costs continue rising, supply is shrinking. LA is currently short some 270,000 additional affordable homes to meet the current demand for affordable housing. Some 3,500 existing affordable units are also at high or very high risk of losing their affordability terms, which would push more families out of housing and into homelessness.

As an organization, we urgently call on public and private sector leaders to consider the scale of the crisis and swiftly enact bold reforms. We will not solve our homelessness crisis if we don't embrace a post-WWII level of construction - and we need the review and approval process for that level of construction to be faster and more efficient than ever before.

Mayor Bass and the Los Angeles City Council have already paved the way for meaningful progress. Your policy efforts are already saving lives, bringing people home, and reversing many of the harmful impacts of institutional racism. The time to expedite those efforts is now.

Respectfully,

Sarah Dussseault
On Behalf of The Angeleno Project

ABOUT THE ANGELENO PROJECT:
The Angeleno Project is a new model for civic engagement in which participation leads to progress borne out of The Committee for Greater LA. We promise to realize the fullest potential in our lives in this city. We know we will make Los Angeles the place it is meant to be, starting right now. We are a group of civic leaders — convened for our government, nonprofit, business, and lived expertise — for whom data and lived experience are our call to arms. Our singular outcome is implementing new systems guaranteeing equity, justice, and opportunity for every Angeleno. We develop solutions outside of government, yet in recognition and support of the power of government to improve people's lives. And we hold the government accountable for moving forward with system change. To learn more about us, visit our website TheAngelenoProject.Org.

Planning CPC <cpc@lacity.org>

Re: sweetzer development

Luke Derry <luke52142@gmail.com> Wed, Nov 15, 2023 at 5:07 PM
To: CPC@lacity.org, Trevor Martin <trevor.martin@lacity.org>
Cc: Jesse Sarshar <jsarshar@yahoo.com>, Jonathan Hanassab <jonathanhanassab@yahoo.com>, Luke Derry <luke52142@gmail.com>, Plus Arch <plusarch@aol.com>

I hereby drop my opposition to the project on Sweetzer Avenue

On Wed, Nov 15, 2023 at 3:43 PM Trevor Martin <trevor.martin@lacity.org> wrote:

> Luke - please cc me on the email to to the Commission Office, if you are still planning on submitting the Letter.
>
> LOS ANGELES CITY PLANNING
>
> **Trevor Martin**
> Pronouns: He, His, Him
> City Planning Associate
> **Los Angeles City Planning**
> 200 N. Spring St., Room 763
> Los Angeles, CA 90012
> T: (213) 978-1341 | Planning4LA.org
> E-NEWS
>
> On Wed, Nov 15, 2023 at 3:11 PM Jesse Sarshar <jsarshar@yahoo.com> wrote:
>
> > Please add in the contract so we can sign and send back if not too much trouble
> >
> > Sent from Yahoo Mail for iPhone
> >
> > On Wednesday, November 15, 2023, 3:11 PM, Luke Derry <luke52142@gmail.com> wrote:
> >
> > > I won’t have opposition to any plans submitted to us this far if you sign the agreement
> > >
> > > On Wed, Nov 15, 2023 at 3:03 PM Jesse sarshar <jsarshar@yahoo.com> wrote:
> > >
> > > > Can you please add on there that you won’t have anymore claims again about development in the future ?
> > > >
> > > > Jesse Sarshar
> > > > BH Holding , LLC
> > > > 269 S. Beverly Dr.
> > > > Beverly Hills , CA 90212
> > > > Direct 213-675-3311
> > > >
> > > > > On Nov 15, 2023, at 1:32 PM, Luke Derry <luke52142@gmail.com> wrote:
> > > > >
> > > > >
> > > > > <Settlement Agreement v1.docx>