

Planning and Land Use Committee Report

Nov 10, 2008

Ponte Vista

The Planning Dept has scheduled two important meetings both of which will allow for public comment:

4:00 pm, Tue Nov 18 at the Port of LA Admin Building – this is the Area Planning Commission which has no official role but may comment on the recommendations

8:30 am, Thurs Dec 11, Los Angeles City Hall - This is the City Planning Commission (CPC) and is the more important of the two meetings. The CPC will hear the staff report from the Planning Department and make a recommendation to the City Council.

There are at least two different parts to the staff recommendations. The first determination was issued on Nov 4. It is a letter of determination disapproving Bisno's proposed tract map which would have divided the property into 33 parcels. The developer will most likely appeal this decision and we anticipate that this appeal will be heard by the Planning Commission on Dec 11. The full determination letter is posted on our website. This recommendation is consistent with our position.

The second recommendation will be in regards to the proposed specific plan. It is this recommendation which addresses the specific density as well as a number of other items such as setbacks, roads, open space, etc. We anticipate that this recommendation will be released at the end of this week. We will post it on our website as soon as we receive it.

Mayor's Housing Policy

Ricardo Hong presented an overview of the Mayor's proposed 5-year mixed income housing policy. "Housing that Works" is a 5-year, \$5-billion plan to build 20,000 housing units for LA's working families. The city plans to use \$1 billion from state and federal funds to leverage \$4 billion in private funds. The proposal states that it will be built "sustainably along transit corridors."

A copy of Ricardo's notes is attached. The policy will be forwarded to City Council for discussion and consideration. The policy is somewhat similar to the proposed Inclusionary Zoning policy our council commented on several years ago.

At the same time, the City is bringing five departments together under one roof to make it easier to get through the City's system and provide to develop one coordinated strategy for housing.

Tenant Opportunities to Purchase Act (TOPA)

TOPA is a program in the District of Columbia which requires apartment owners who want to sell their buildings to first offer an option to buy the building (not just individual units) to their tenants. Tenants who don't want to participate are compensated for their share of the building. Janice Hahn has introduced a motion asking the City to look at how such an approach might work in Los Angeles in such a way "that the needs of owners and tenants will be best met."

An advocate for this approach has been discussing using this approach specifically for the Park Western Estate Apts. The restrictions on these units are about to expire and the owner is beginning to explore alternatives for the future. We will explore this issue more at a future meeting.

SB 1818 Implementation

SB 1818 is the legislation that provides density bonuses of up to approx 35% for developers who provide affordable and/or senior housing as a part of a new development. For example, if a development is approved for 2,000 units and it meets the requirements for the density bonus, the developer could actually built 2,700 units.

According to Noel Weiss, the way that the City is implementing SB 1818 does not allow for any public input. For example, while developers are now required to provide a copy of their filings to Neighborhood Councils, this requirement does not apply to SB 1818 filings. Additionally, this ordinance may be resulting in the loss of more rent control units than "affordable" units required for the bonus. SB 1818 also conflicts with AB 283 which requires the zoning to conform with the Community Plan. There are also questions regarding the Environmental review for the additional units.

Channel Street Cut

Reviewed data from the speed trailer and decided to invite Officer Mac Donald to the next meeting to review it with us.

ATSAC: ATSAC Design is about 65% complete.
Design should be completed by January 1, 2009.
Bid and Award will be between January and March, 2009
Construction will be between April 2009 and April

Proposed Toll on 110 FWY (Fast Lanes)

MTA will present at a workshop at Peck Park, 6:30 pm Nov 13,

WE NEED HELP DISTRIBUTING FLYERS!