



The frontline law firm for poor and low-income people in Los Angeles

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Our File Number 08-01138176

March 19, 2019

Planning and Land Use Management Committee
Councilmember Marqueece Harris-Dawson, Chair
Councilmember Curren D. Price, Jr.
Councilmember Bob Blumenfield
Councilmember Gilbert A. Cedillo
200 North Spring Street
Los Angeles, CA 90012

Date: March 19, 2019
Submitted in PLUM Committee
Council File No: 13-1482-53
Item No.: 8
Deputy: Communication from public

Re: Code Amendment Related to the Transfer of Land Use Authority from the Community Redevelopment Agency to the City of Los Angeles (CPC-2018-6005-CA) (Agenda item 8)

Dear Committee Members:

We understand that the City of Los Angeles (the "City") has proposed to consolidate the implementation of active Redevelopment Plans and transfer all review authority from the Community Redevelopment Agency of Los Angeles (CRA/LA) Designated Local Authority to the Department of City Planning. This transfer will be effected through an ordinance updating the Los Angeles Municipal Code (the "Ordinance"). We are writing on behalf of our client, the Los Angeles Community Action Network, which is successor-in-interest to a settlement agreement in an in rem validated judgment known as the *Wiggins* Settlement ("*Wiggins*" or the "Settlement"). The purpose of this letter is to inform you of your obligations under the Ordinance and suggest improvements that will ensure all existing Settlement obligations continue to be met.

Both CRA/LA and the City are parties to the 2006 *Wiggins* Settlement. The *Wiggins* case (Case No. BC 277539) and a related action brought by the County (Case No. BC 276472) involve reverse validation actions challenging the adoption and/or amendment of Redevelopment Plans for the City Center, Central Industrial, and Central Business District Project Areas. Those actions culminated in the entry of a validated judgment that incorporates the *Wiggins* Settlement. After redevelopment agencies were dissolved in 2011, the State Department of Finance determined that the Settlement was an enforceable obligation. The terms of *Wiggins* ensure the preservation and replacement of Residential Hotels and other lower income housing in the City Center and Central Industrial Project Areas by imposing replacement housing, affordability restrictions, and relocation assistance obligations when SROs and other lower income housing units are removed. Key to the Settlement is a no net loss policy that requires that affordable housing does not fall before a set baseline. Some, but not all, of these protections are implemented through the Development Guidelines and Controls for

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Residential Hotels in the City Center and City Industrial Redevelopment Project Areas (the “Design Guidelines”) that are included as part of *Wiggins* Settlement that was approved by the Community Redevelopment Agency and the City Council.

I. The City’s present and future obligations under *Wiggins*

Nowhere in the Ordinance does it specifically state that the City will comply with the *Wiggins* Settlement. While the Ordinance does obligate the City to comply with the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, these Guidelines are not the entirety of the *Wiggins* Settlement. It is essential that the Ordinance references and incorporates *Wiggins* to avoid any ambiguity about ongoing responsibility for the enforceable obligations of CRA/LA, including judgments such as the Settlement. As discussed in the preamble to the Ordinance, the transfer of authority is being made pursuant to California Health and Safety Code § 34173(i). When such a transfer is made, “all land use related plans and functions of the former redevelopment agency are . . . transferred to the city.” Many aspects of the Settlement are land use-related functions, and therefore will become obligations of the City. In addition, the City also is an independent party to *Wiggins* and cannot act inconsistently with the Settlement within the covered project areas. The Settlement has not been modified and cannot unilaterally be modified. Therefore, we recommend that the Ordinance include specific language stating that the City is taking over CRA/LA’s obligations under *Wiggins*.

Wiggins placed obligations on CRA/LA and CRA/LA-DSA beyond simply enforcing the Design Guidelines, including, but not limited to, maintaining a baseline number of units (Section 4 of *Wiggins* Settlement) and notification requirements to the *Wiggins* plaintiffs. For example, if a property owner disputes whether the property is subject to the Design Guidelines, the *Wiggins* plaintiffs must be notified. These additional obligations create a set of protections against the loss of much-needed affordable housing downtown. Neglecting the baseline requirements could lead to a loss of units, while foregoing notification will deprive the plaintiffs of their right to enforce the Settlement.

A. Land use functions:

1. Replacement Housing Units—Maintaining the Baseline (No Net Loss)

Section 4 of *Wiggins* states there will be no decrease in affordable housing in the City Center Project Area, and that the CRA will limit adverse effects of activities in the area. It further states that the CRA “shall increase or cause the increase of the production of Affordable Housing units . . . that are affordable to, and occupied by, persons at or below the same income level.” The Settlement gives 48 months to restore any deficit in the baseline level. The Planning Department has informed the *Wiggins* plaintiffs that the City will **not** be assuming the baseline obligation, and instead it will remain with the CRA, even though this is clearly a land use function. However, the only means of causing the increase of production is the approval or denial of projects, the exact function this Ordinance seeks to transfer away from the CRA. The City cannot cherry pick which obligations it takes from *Wiggins*—it should take all or none. The Ordinance should therefore be amended to incorporate Section 4 of the Settlement.

In addition, there is data the City possesses that is essential to assessing the baseline that it has not turned over to *Wiggins* plaintiffs. HCID now receives information on the rental rates of all rent stabilized units, including all of the units covered under *Wiggins*. A February request to the city attorney for that rental rate information has gone unanswered. It is essential data for compliance with *Wiggins*.

B. Non-land use related functions:

1. Residential Hotel Preservation Fund Account

Section 3.B.4 of the *Wiggins* Settlement created a Residential Hotel Preservation Fund Account to pay displaced tenants who are deprived of relocation assistance. As the Ordinance does not dissolve CRA/LA-DSA, and this is not a land use-related function, this remains a function and duty of CRA/LA. However, because the City is an independent party to *Wiggins*, it cannot act inconsistently with the Settlement. Therefore, we recommend that the Ordinance require compliance with this Section as a condition for approval to ensure that all Settlement obligations are met.

2. First Source/Local Hiring Program

Section 5 of the *Wiggins* Settlement established a First Source/Local Hiring Program for all permanent hires in CRA Assisted Projects. This program ensures that the workforce of each employer at an assisted project is made up of at least thirty percent local low-income residents. As this is also not a land use related function, implementation of the First Source/Local Hiring Program remains a duty of CRA/LA. However, because the City is an independent party to *Wiggins*, it cannot act inconsistently with the Settlement. Therefore, to ensure compliance, the Ordinance should require participation in the First Source/Local Hiring Program as a condition for approval of all CRA Assisted Projects.

II. Other Specific amendments to incorporate *Wiggins* into the Ordinance

We also propose some specific locations within the Ordinance where explicit references to *Wiggins* would be beneficial:

A. Add *Wiggins* to the definitions in the Ordinance

The definition of “Redevelopment Plan Project” in Section 2 of the Ordinance (proposed LAMC § 11.5.13.C) appears inclusive of all Residential Hotel/SRO units covered by the *Wiggins* Settlement, but there is no reference to *Wiggins* specifically. Similarly, this section defines “Residential Hotel/SRO” in reference to the Development Guidelines. The *Wiggins* Settlement covers all buildings defined in the Development Guidelines, which were written specifically for the Settlement, but the Ordinance has no reference to *Wiggins*.

B. Add consistency or compliance with *Wiggins* as an element of the Review Procedures for Project Compliance

Section 2 of the Ordinance (proposed LAMC § 11.5.13.D.3(a)(2)) specifically exempts projects involving Residential Hotel/SRO units subject to *Wiggins* from the enumerated procedures for Project Administrative Review. We understand this to mean that those Residential Hotel/SRO projects require discretionary approval by the DCP pursuant to the Review Procedures for Project Compliance in subsection 4. However, those procedures do not include consistency or compliance with the *Wiggins* Settlement as a Standard for Review or Required Finding in order to approve a project. This should be added to ensure that the requirements under *Wiggins*, including the Design Guidelines and additional obligations, are followed in the future.

C. Notification

Notification and communication has been a key part of the Settlement’s ongoing success in preserving affordable housing. In order to foster communication between the City and *Wiggins* plaintiffs, we request that the City send notification of all permit applications on projects subject to the Settlement to the *Wiggins* plaintiffs. This will ensure that all potential projects are adequately reviewed for compliance with the Settlement and ensure that no party is in breach. We also recommend utilizing the Plaintiffs Advisory Committee, defined in Section 6.C of *Wiggins*, for this purpose and as a forum for discussing ongoing compliance with the Settlement.

III. Potential for conflicts of interest

In addition to the recommendations above, we also wish to point out the potential or actual conflicts of interest that may arise from the transfer of authority from CRA/LA to the City. The *Wiggins* plaintiffs are aware of at least two buildings where the City entered into other settlements that conflict with *Wiggins*. If the City is also now enforcing *Wiggins*, this would seem to create a conflict for the City when dealing with any proposed project at these buildings. We recommend that this concern be addressed in the ordinance.

The City needs to abide by the terms of the *Wiggins* Settlement. The Ordinance, as written, does not address all provisions of the Settlement, and instead is limited to the Development Guidelines and Controls. By treating *Wiggins* in a piecemeal fashion, the City is hamstringing its own ability to abide by the terms of the Settlement, thus incurring greater liability. We encourage this Committee to remedy this by adopting the provisions referred to above.

Thank you for your time and consideration.

Sincerely,

Barbara Schultz
Jonathan Jager
Legal Aid Foundation of Los Angeles

Michael Rawson
The Public Interest Law Project

BY:



Barbara Schultz
Attorneys for *Wiggins* Plaintiffs

cc: Pete White- LA CAN
Steve Valenzuela/Tom Webber- CRA/LA



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March 19, 2019

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Item No.: 8

Deputy: Public Comment

Planning and Land Use Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

By Hand and Via Email: sharon.dickinson@lacity.org

Re: Objection to Resolution Transferring Land Use Authority from CRA/LA-DLA to City of Los Angeles and to Categorical Exemption ENV-2018-6006-CE; PLUM Agenda Tuesday, March 19, 2019, Item 8

Honorable Chair Harris-Dawson and Councilmembers:

On behalf of AIDS Healthcare Foundation and Coalition to Preserve LA, we object to approval of the proposed resolution to transfer land use authority in redevelopment areas from CRA/LA-DLA to the City of Los Angeles. This transfer of authority seeks to transfer the privileges of land use review and approval authority without transferring the responsibilities for fulfilling affordable housing requirements imposed by Community Redevelopment Law. Additionally, the transfer could have extensive negative impacts on the supply of affordable housing in Los Angeles and density controls in redevelopment areas so should not be regarded as exempt from the California Environmental Quality Act.

A. The Proposed Transfer Fails to Account for the Shortfall in Affordable Housing That Currently Exists in Redevelopment Areas, or to Plan for Supplying the 15% Affordable Units Required Throughout Redevelopment Areas by Community Redevelopment Law.

The proposed transfer resolution provides no mechanism to meet Community Redevelopment Law's requirement to provide adequate affordable housing (15% of new or rehabilitated units developed) in redevelopment areas of the City. The requirement for the provision of affordable housing within the redevelopment plan areas at a level of at

least 15% for privately sponsored projects is fundamental, mandatory, and clear. The Community Redevelopment Law states:

Prior to the time limit on the effectiveness of the redevelopment plan ... *at least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income. Not less than forty percent (40%) shall be available at affordable housing cost to, and occupied by, very low income households.*

(Health and Safety Code section 33413 subd. (b)(2)(A)(i), emphasis added.)¹ Contrary to this requirement, CRA/LA and the City of Los Angeles have failed to ensure that the 15% affordable housing requirement in redevelopment areas has been met to this point or will be met by the time the 21 unexpired redevelopment plans expire in the next 14 years (https://planning.lacity.org/ordinances/docs/CRA_CleanUp/faq.pdf [showing unexpired plans including Hollywood Plan that expires in May 2028 and Pacific Corridor Plan that expires in 2033]).

The City has fallen woefully short of its obligation to produce low/moderate income units throughout the City. For example, in the Hollywood area, there was a deficit of at least 331 Low/Moderate Income Units according to the May 15, 2008 “5-Year Implementation Plan (2009-2013).” The deficit has only worsened since that time as new residential units are built without sufficient affordable units included.

The City’s Housing Element for 2013-2021 reports:

- The City’s RHNA [Regional Housing Needs Assessment] calls for *about 5,700 units/year affordable* to moderate income households or below.
- The City has been producing *an average of 1,100 affordable units/year* since 2006.

¹ The Supreme Court has noted the Legislature has explicitly required that new residential development in redevelopment areas include affordable units:

Furthermore, with respect to two geographic categories—redevelopment areas and the coastal zone—the Legislature has enacted statutes *explicitly directing that new residential development within such areas include affordable housing units*. See Health & Saf.Code, § 33413, subd. (b)(1), (2)(A)(i) [redevelopment areas]; Gov.Code, § 65590, subd. (d) [coastal zone].)

(*California Building Industry Assn. v. City of San Jose* (2015) 61 Cal.4th 435, 445–446, emphasis added.)

(City of Los Angeles Housing Element 2013-2021, adopted December 3, 2013, p. c-xxii, emphasis added.) Therefore, the City and CRA/LA have failed to meet their obligations to produce sufficient low/moderate income units by a wide margin throughout the entire city and its redevelopment areas. Transferring land use authority from CRA/LA to the City of Los Angeles without a means for addressing this affordable housing shortfall would violate Community Redevelopment Law and be inconsistent with the City's Housing Element and other provisions of the General Plan. With the transfer of authority would come substantial responsibilities for which the former redevelopment agency, and now the CRA/LA, are in breach. The Planning Department has no plan to address this breach.

State law under the Health & Safety Code vests in the CRA/LA, as successor to the CRA, the successor rights and responsibilities. See also the CRA/LA's website at <http://www.crala.org/internet-site/index.cfm>, incorporated herein by this reference, prominently stating on the home page: "Notice: ABx1-26 does not abolish the 31 existing Redevelopment Plans. The land-use authorities in the Redevelopment Plans remain in effect and continue to be administered by the CRA/LA".

The CRA/LA has recently opposed the manner in which transit oriented communities (TOC) programs have been implemented by the City Planning Department. As reported in local press (<https://therealdeal.com/la/2019/01/24/city-toc-program-that-encourages-affordable-housing-development-faces-challenge/>), ["CRA/LA, a local agency with some authority over development, contends that existing density limitations across a half-dozen areas supersede those bonuses the city awarded to developers through TOC, Urbanize reported. [See enclosure]. CRA/LA first brought up the issue in a June memo."]) This conflict with CRA/LA reveals that transferring CRA/LA rights and responsibilities in redevelopment areas could have extensive adverse impacts on the development of affordable housing and density controls in these areas. TOC programs only incentivize the production of affordable housing, while CRA plans and Community Redevelopment Law mandate its creation. Therefore the preference should be given to the proper implementation of CRL and CRA/LA redevelopment plans, not to the TOC plans anywhere that TOC conflicts with CRL and redevelopment plans.

Furthermore, the City Planning Department has failed to implement the 15% affordable housing requirement of Health and Safety Code section 33413 subdivision (b)(2)(A)(i). When we have made objections in the contexts of development projects in the Hollywood area for failing to require 15% of residential units being developed be affordable to low and moderate income persons, the response has been that the requirement was an aggregate requirement, only imposed areawide and not on individual

projects. However, on an areawide basis, the City has failed to meet the 15% requirement so has not met its aggregate affordable housing obligations either.

B. Environmental Impact Analysis Is Required Before the Transfer of Authority is Approved.

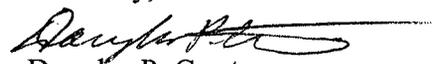
The transfer of land use authority from CRA/LA to the City of Los Angeles could have profound and negative consequences on the production of affordable housing and control of density throughout Los Angeles. Thus, the City's claimed exemption under CEQA is improper. Exemptions from CEQA's requirements are to be construed narrowly in order to further CEQA's goals of environmental protection. (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1220.) Projects may be exempted from CEQA only when it is indisputably clear that the cited exemption applies. (*Save Our Carmel River v. Monterey Peninsula Water Management Dist.* (2006) 141 Cal.App.4th 677, 697.) The City cannot make and has not made such an "indisputably clear" showing.

The claimed exemptions, under section 15308 and 15320 of the CEQA Guidelines, relate to actions by regulatory agencies for the protection of the environment (section 15308) or for changes in organization of local agencies (section 15320) that do not change the geographical area in which previously existing powers are exercised. Since the resolution purports to eliminate the ability of CRA/LA-DLA to exercise powers it had in all redevelopment areas, this elimination of powers is not exempt from CEQA.

CONCLUSION.

Before authority and responsibility for land use approvals in redevelopment areas is transferred from CRA/LA to the City of Los Angeles, the affordable housing requirements of Community Redevelopment Law must be fulfilled, or an enforceable plan for their fulfillment must be developed. Additionally, environmental review that analyzes the impacts and alternatives to the transfer of authority must be prepared because the Project is not exempt from CEQA.

Sincerely,


Douglas P. Carstens

Enclosure: Urbanize article, January 23, 2019, "CRA/LA Redevelopment Plans Put a Damper on TOC Developments"

ENCLOSURE

CRA/LA Redevelopment Plans Put a Damper on TOC Developments

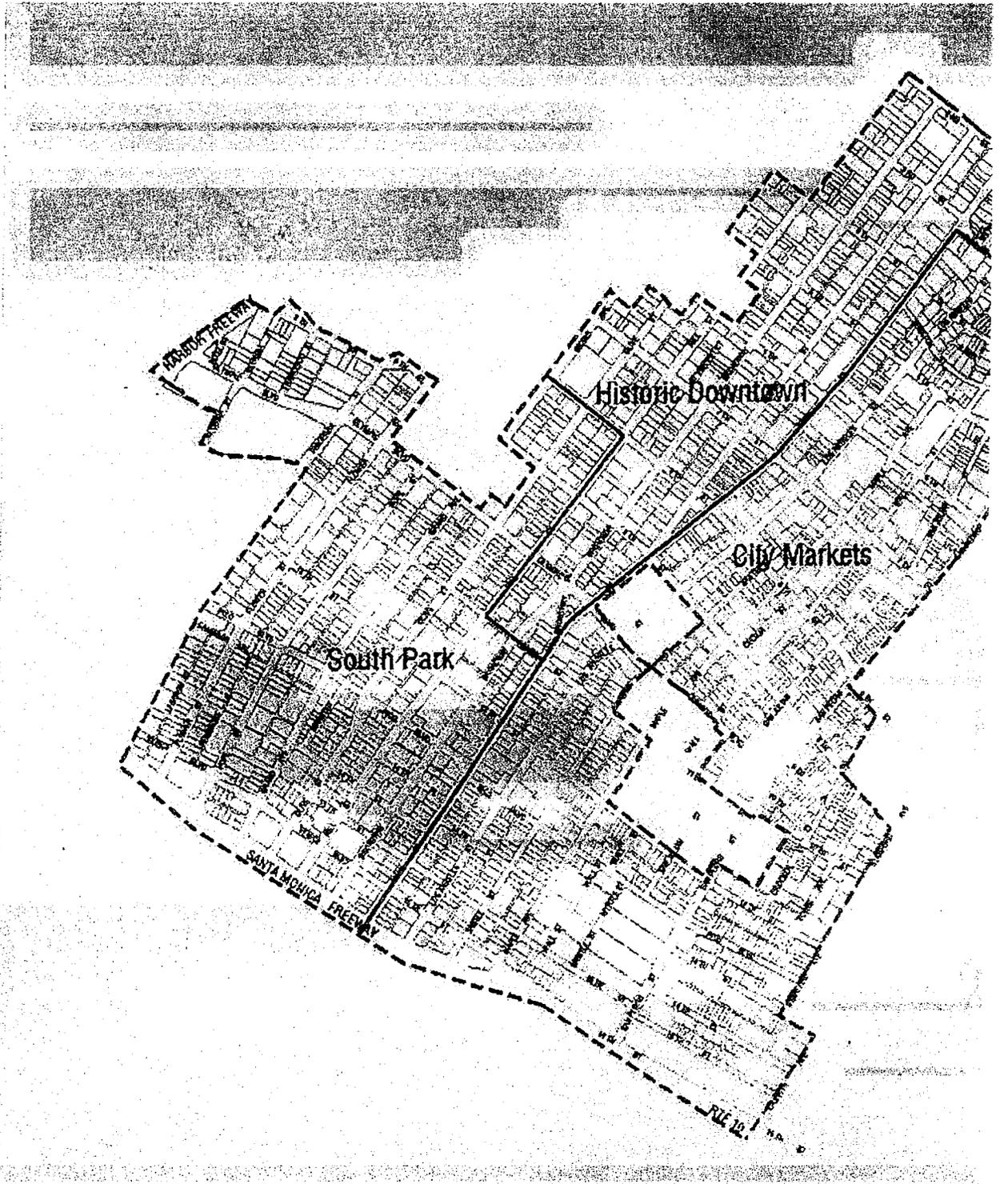
In September 2017, the City of Los Angeles adopted the Transit Oriented Communities (TOC) guidelines. The program, which was created as a result of the passage of Measure JJJ in 2016, allows projects that create affordable housing relief from certain zoning laws, including density and height limits.

Over the past year, the TOC guidelines proved popular with developers. Through June 2018, the Los Angeles Department of City Planning reported that the development incentives were used in 19 percent of all entitlement applications - a total of 112 projects and 5,571 housing units. But moving forward, the TOC program's efficacy may be curtailed in some of Los Angeles' residential development hotspots.

Last June, CRA/LA issued a memo indicating that density limits in six redevelopment project areas supersede the TOC ordinance, thereby preventing developers from taking advantage of the full incentives offered by the program. A notice since issued by the Department of City Planning seems to concur with this conclusion, recommending that project applicants consult with their case planners for guidance, and stating that the Department "continues to work collaboratively with the CRA/LA on this topic and will provide future updates on the matter as appropriate."

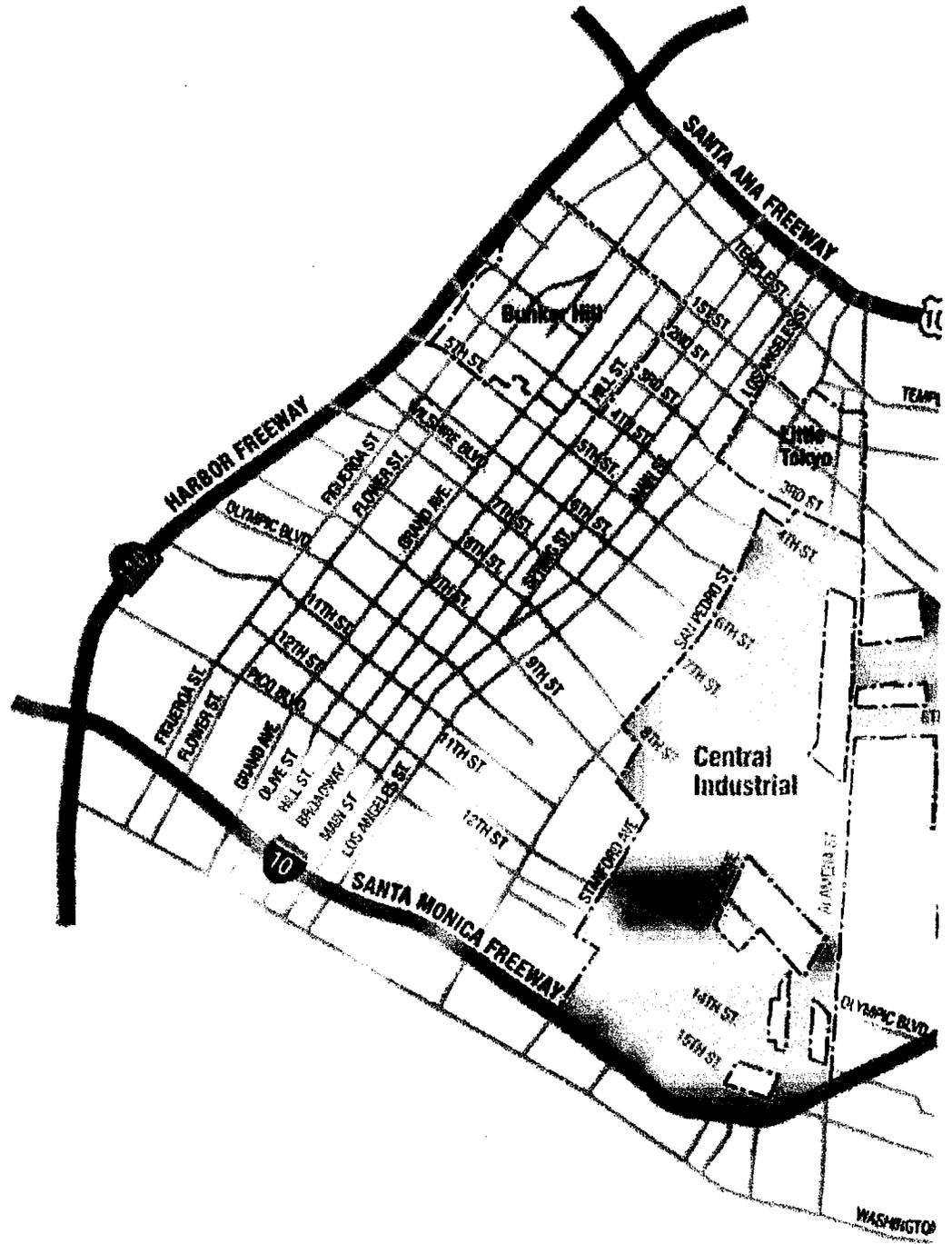
The six redevelopment areas, which include neighborhoods with robust multifamily development pipelines, are:

City Center

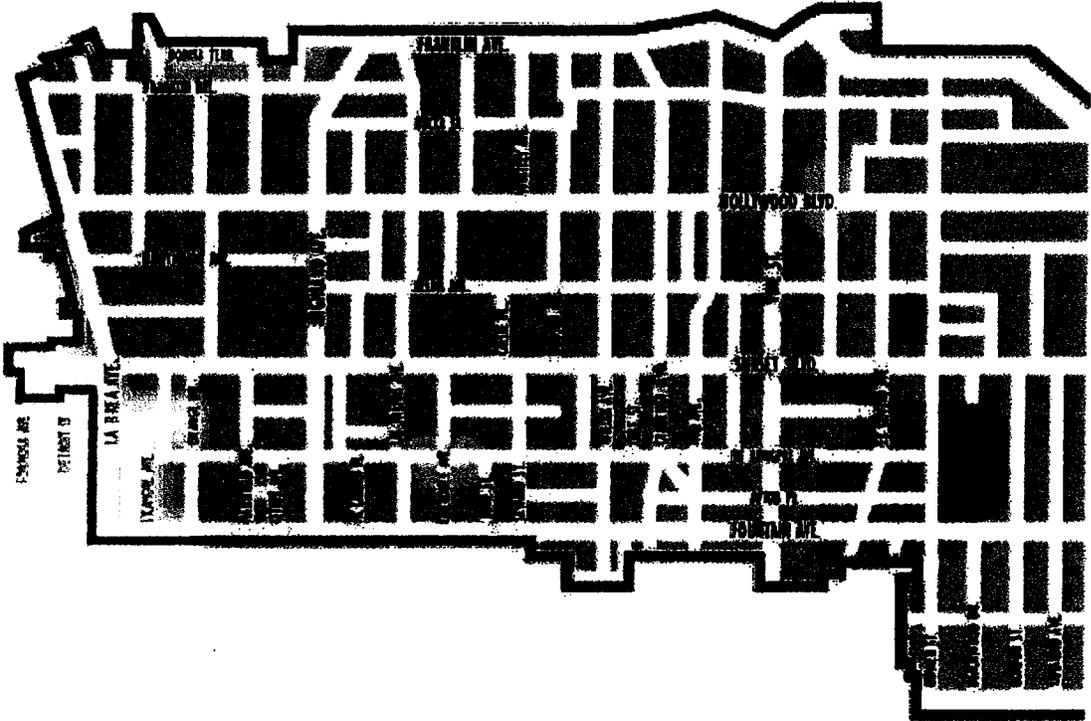


CRA/LA

Central Industrial



CRA/LA
Hollywood

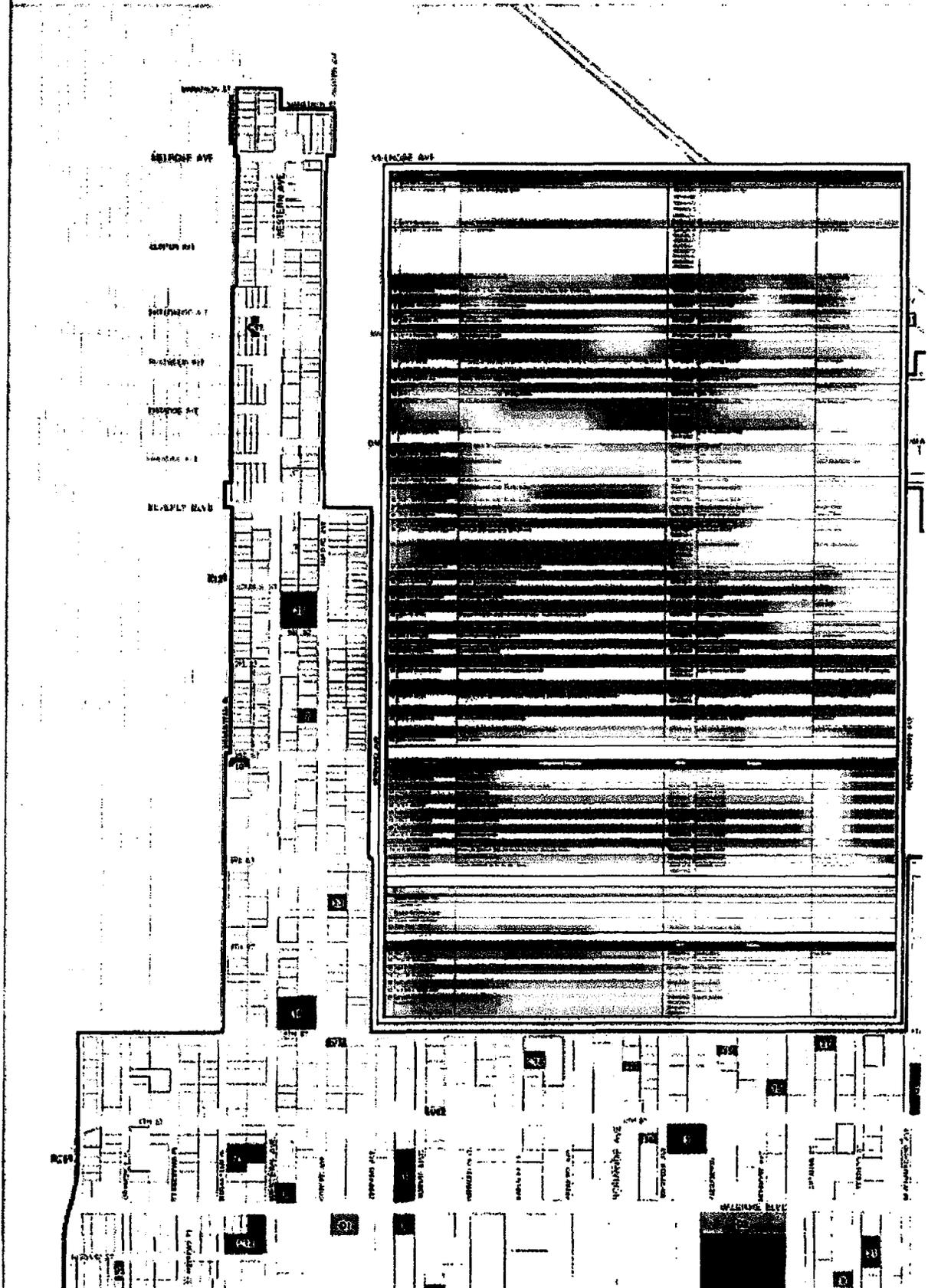


CRA/LA

North Hollywood

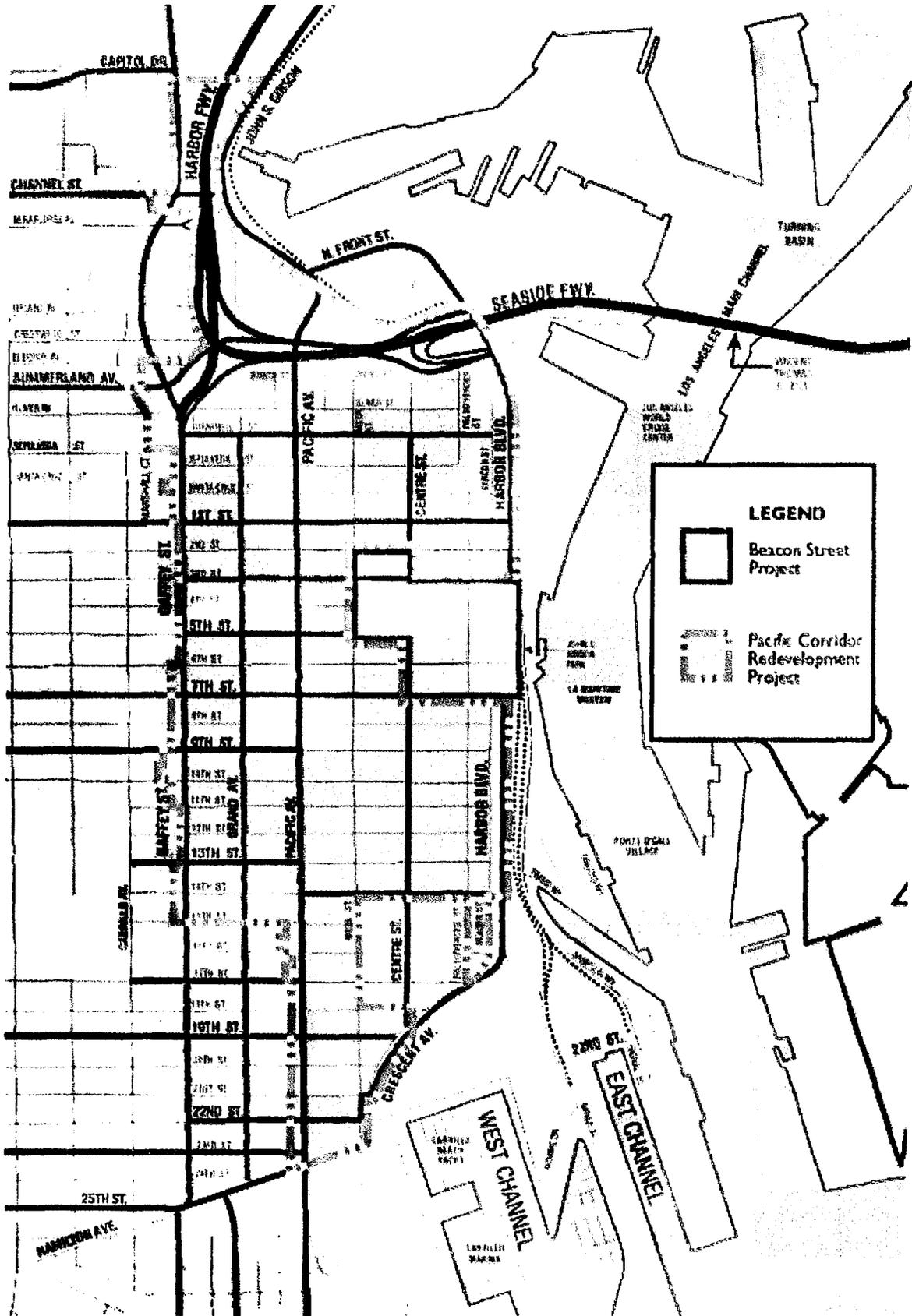
Wilshire Center / Koreatown

Redevelopment
Plan
Development Projects



CRA/LA

Pacific Corridor



CRA/LA

As of September 2014, the CRA/LA estimated that there were 25 projects in which the TOC incentives were in conflict with the redevelopment plans. They total 1,350 housing units - including 214 affordable units and 59 permanent supportive housing units - and are largely concentrated in the Hollywood and Wilshire Center/Koreatown areas.

Other redevelopment project areas - including the City Center and Central Industrial areas - have yet to see new developments employing the TOC incentives.

A motion introduced last in October 2018 by Councilmember Mitch O'Farrell requests a report back on the 25 projects that are in conflict with the redevelopment plans, and what efforts have been taken to resolve the situation. The item was approved yesterday by the City Council's Planning and Land Use Management Committee.

- [Transit Oriented Communities Archive \(Urbanize LA\)](#)

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Northwest San Pedro Neighborhood Council

Name: Laurie Jacobs

Phone Number: 310-897-8961

Email: pedrolaurie@yahoo.com

The Board approved this CIS by a vote of: Yea(14) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/11/2019

Type of NC Board Action: For if Amended

Impact Information

Date: 03/13/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 16-1433-S1

Agenda Date:

Item Number:

Summary: The Northwest San Pedro C supports CF 16-1433-S1 and requests that it be amended. The current policy regarding the use of warehouses for special events has resulted in a significant loss of revenue for the Harbor Area and the City of Los Angeles, and is disruptive to the goals of improving access to the waterfront, including more multi-day events for local residents and visitors from other areas of the City and from a much wider area. While we are concerned about safety, the unique conditions of the "Ghost Ship" do not exist in the warehouses of the Port of LA. Due to the significant loss of revenue and loss of opportunities for great events, the motion should be amended to request that the departments create a checklist that can be used to determine safety compliance with a clear process for issuing temporary event permits for warehouses and that they be requested to report back with such a checklist in 45 days. Further, the motion should request that the responsibility for issuing temporary event permits on Port of LA property be transferred to the Harbor Department.



RESOLUTION RE USE OF WAREHOUSE SPACE

Whereas there is a shortage of special event space in the Harbor Area; and

Whereas some of the warehouses in the Port of Los Angeles have been traditionally used for special events; and

Whereas the “Ghost Shop” fire raised concerns about the safety of warehouses; and

Whereas the unique conditions that led to the Ghost Ship disaster do not exist in the Port of Los Angeles; and

Whereas the current policy regarding the use of warehouses for special events has resulted in a loss of revenue for the City of Los Angeles and in the loss of opportunities to participate in events, including the recent loss of the opportunity to host over 60 high tech companies; and

Whereas once lost, these events may never return to the Harbor; and

Whereas the current situation is disruptive to the goals of improving access to the waterfront, including more multi-day events for local residents and visitors from other areas of the City and from a much wider area; and

Whereas there is an urgent need to rectify this situation;

NOW THEREFORE the Northwest San Pedro Neighborhood Council:

1. Supports CF 16-1433-SI and requests that it be amended to do the following:
 - a. Direct the Department of Building and Safety and the Fire Department to create a clear process for issuing temporary event permits for warehouses along with a simple checklist that can be used to determine safety compliance and to report back with such a checklist and process in 45 days;
 - b. Return the responsibility for issuing temporary event permits on Port of LA property to the Harbor Department.
2. Requests that the Mayor direct the Departments to develop a clear process and checklist within 45 days that can be used to determine safety compliance for temporary special event permits in warehouses and direct that the responsibility for issuing temporary event permits on Port of Los Angeles property be transferred to the Harbor Department.

#8

Aerial photo of demolition/construction sites in the 1300 and 1400 blocks of Gordon Street/Tamarind Ave.

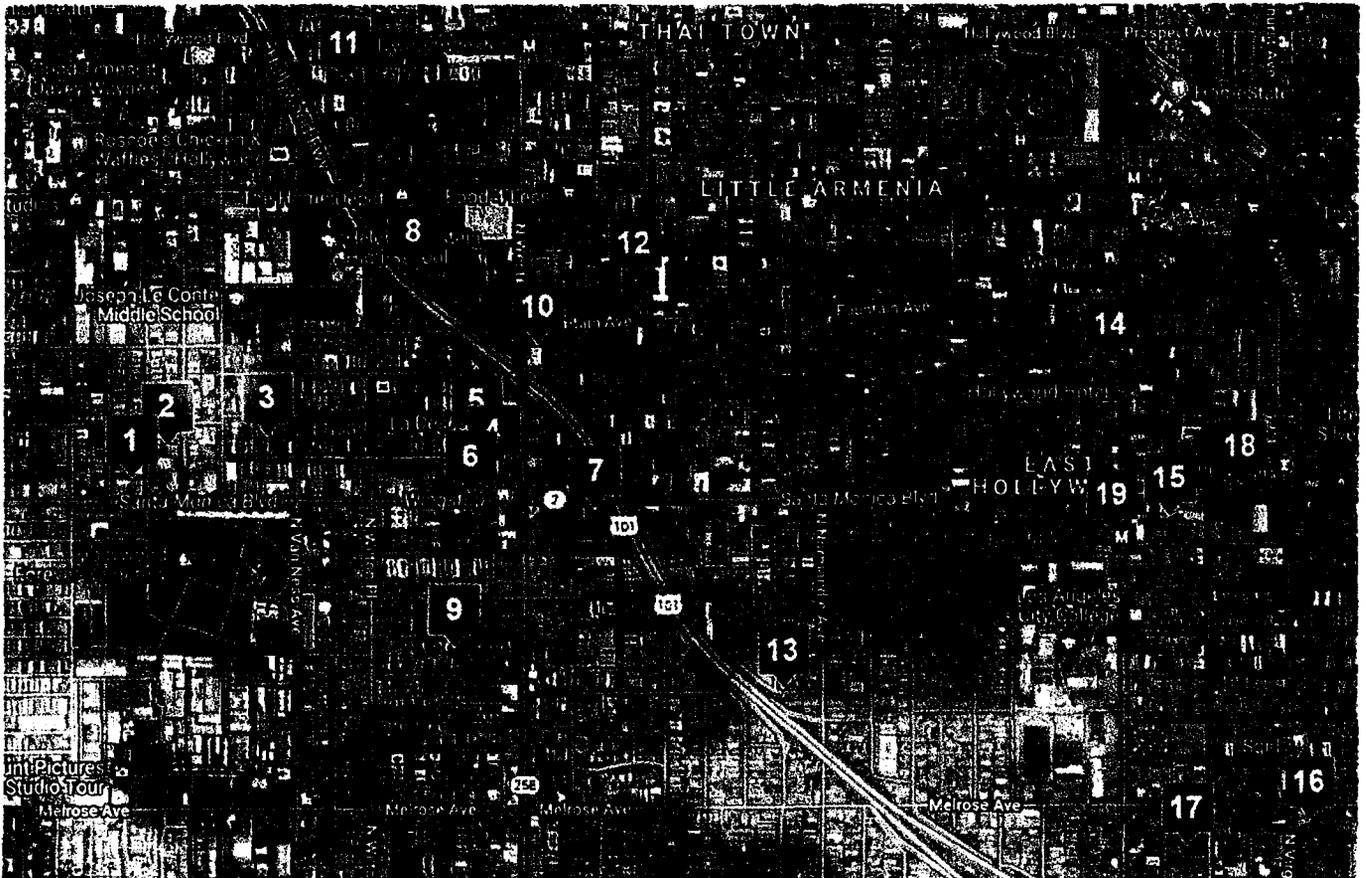


Photo above: 44-unit apartment building under construction at 1338 N. Gordon St. Council File No: 13-1482-53

Item No.: 8

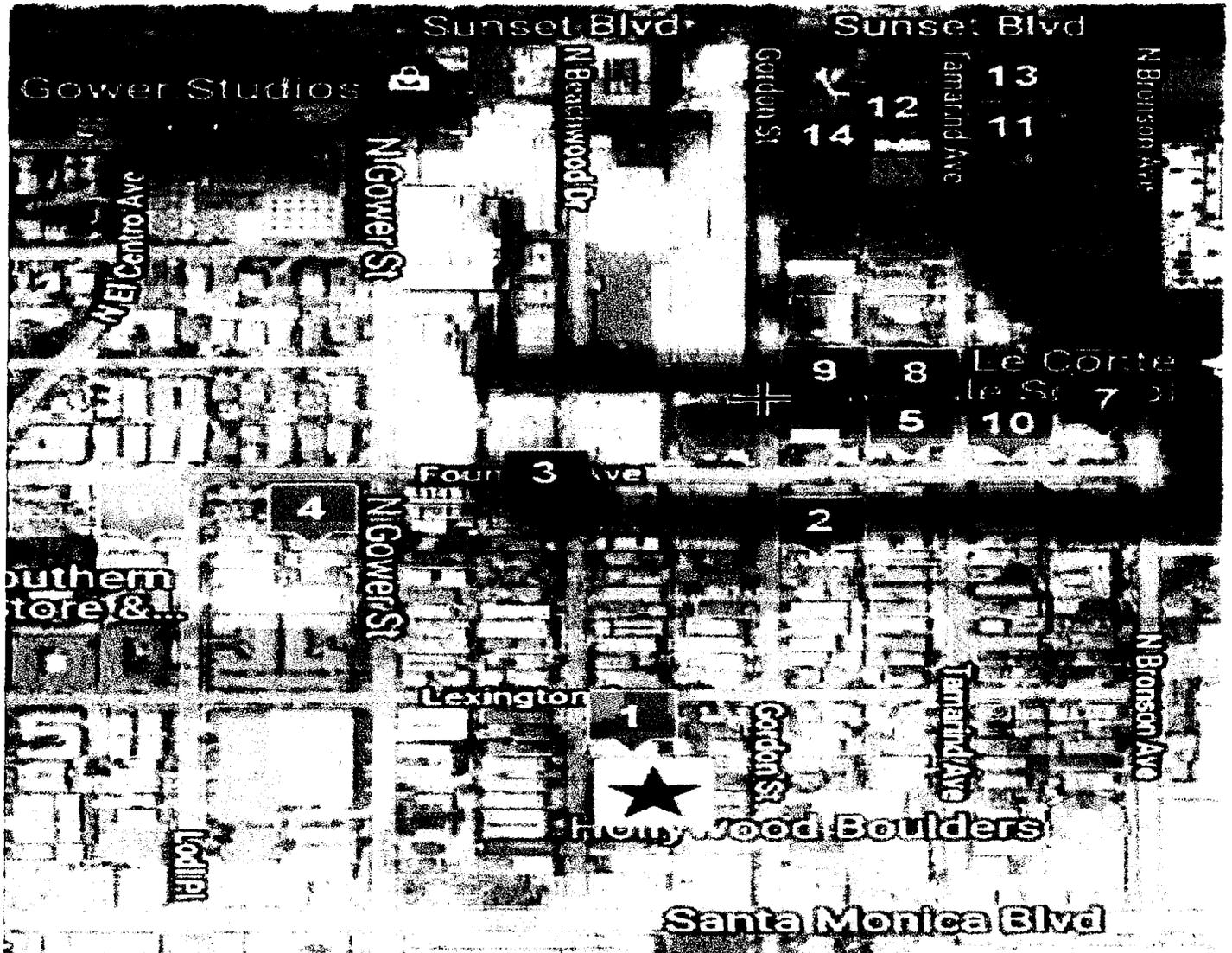
Deputy: Communication from above

	Address of proposed TOC project	Existing	Proposed	Increase	Case No.
1	1130-1132 N. Beachwood Dr.	2 units	15 units	13 units	DIR 2018-723-TOC
2	1151-1153 N. Gordon St.	2 units	14 units	12 units	PAR-2018-5490-TOC
3	5817-5823 Lexington Ave.	3 units	21 units	18 units	PAR-2018-5252-TOC
4	5530 Virginia Ave.	None	64 units	64 units	PAR-2018-4912-TOC
5	5533 Virginia Ave.	2 units	23 units	21 units	DIR 2017-4807-TOC
6	5537-5547 Santa Monica Blvd.	None	60 units	60 units	PAR-2018-4907-TOC
7	5412 Santa Monica Blvd.	None	60 units	60 units	DIR-2018-5887-TOC
8	5627 Fernwood Ave.	None	60 units	60 units	DIR 2017-4872-TOC
9	5456 Barton Ave.	1 unit	7 units	6 units	PAR-2018-4295-TOC
10	5460 Fountain Ave.	None	49 units	49 units	ADM-2018-3871-TOC
11	5717 Carlton Way	4 units	39 units	35 units	DIR-2017-2680-TOC-SPP
12	1341 - 1349 N. Hobart Blvd.	9 units	29 units	20 units	DIR-2019-790-TOC
13	908 N. Ardmore Ave.	6 units	33 units	27 units	DIR 2018-3931-TOC
14	1225 N. Vermont Ave.	None	58 units	58 units	DIR-2019-909-TOC-SPP
15	4626-4644 Santa Monica Blvd.	None	177 units	177 units	DIR-2019-337-SPP-SPPA-TOC-SPR
16	4100 Melrose Ave.	None	33 units	33 units	DIR 2018-7575-TOC
17	627 N. Juanita Ave.	1 unit	17 units	16 units	DIR 2018-1421-TOC-SPP
18	4575 Santa Monica Blvd.	None	14 units	14 units	DIR-2018-347-TOC-SPP-SPPA
19	Vermont/Santa Monica Blvd.	4 units	197 units	194 units	ADM-2018-5005-TOC
20	642 Juanita Ave.	2 units	33 units	31 units	DIR-2019-970-TOC-SPP-SPPA
	Totals	Existing 39 units	Proposed 1,003 units	Increase 964 units	All 20 projects claim to be categorically exempt from CEQA



Addresses of subdivision projects	Existing	Proposed	Increase	Case No.
1 1146 N. Beachwood Dr.	2 units	12 units	10 units	VTT-72899-SL
2 1238 N. Gordon St	2 units	10 units	8 units	VTT-72931-SL
3 1255 N. Beachwood Dr.	4 units	6 units	2 units	VTT-80291-SL
4 1243 N. Gower St.	1 unit	5 units	4 units	VTT-78230
5 1301 N. Tamarind Ave	2 units	6 units	4 units	VTT-74907-SL
6 1248-1254 N. Lodi Pl.	2 units	10 units	8 units	VTT-82120-SL

Addresses of apartment projects	Existing	Approved	Increase	Building(s) demolished
7 1307 N. Bronson Ave	1 unit	21 units	20 units	Single-family home
8/9 1317 N. Tamarind Ave./1310 N. Gordon St	7 units	21 units	14 units	Single-family home, 6-unit RSO apartment
10 1300-1310 N. Tamarind Ave	10 units	32 units	22 units	2 duplexes and a 6-unit RSO apt.
11 1432 N. Tamarind Ave	2 units	21 units	19 units	Duplex under RSO
12 1439 N. Tamarind Ave	2 units	21 units	19 units	Duplex under RSO
13 1446 N. Tamarind Ave.	1 unit	44 units	43 units	Single-family home
14 1338 N. Gordon St.	5 units	44 units	39 units	Single-family home, 4-unit RSO
Total subdivisions/apartments	41 units	243 units	202 units	Almost all CEQA exempt



Note below 2010 and 2017 data for Census Tract 1909.02 showing its declining minority population and increasing White population: 2010 figures show a 17% increase in the White population with a 20% decrease in the Hispanic population. In contrast, during the same period California overall experienced a 5% decline in the White population and a 28% increase in the Hispanic population. It should be further noted that 91% of the population in our census tract are renters.

View More Maps | ▼

Change in population since 2000

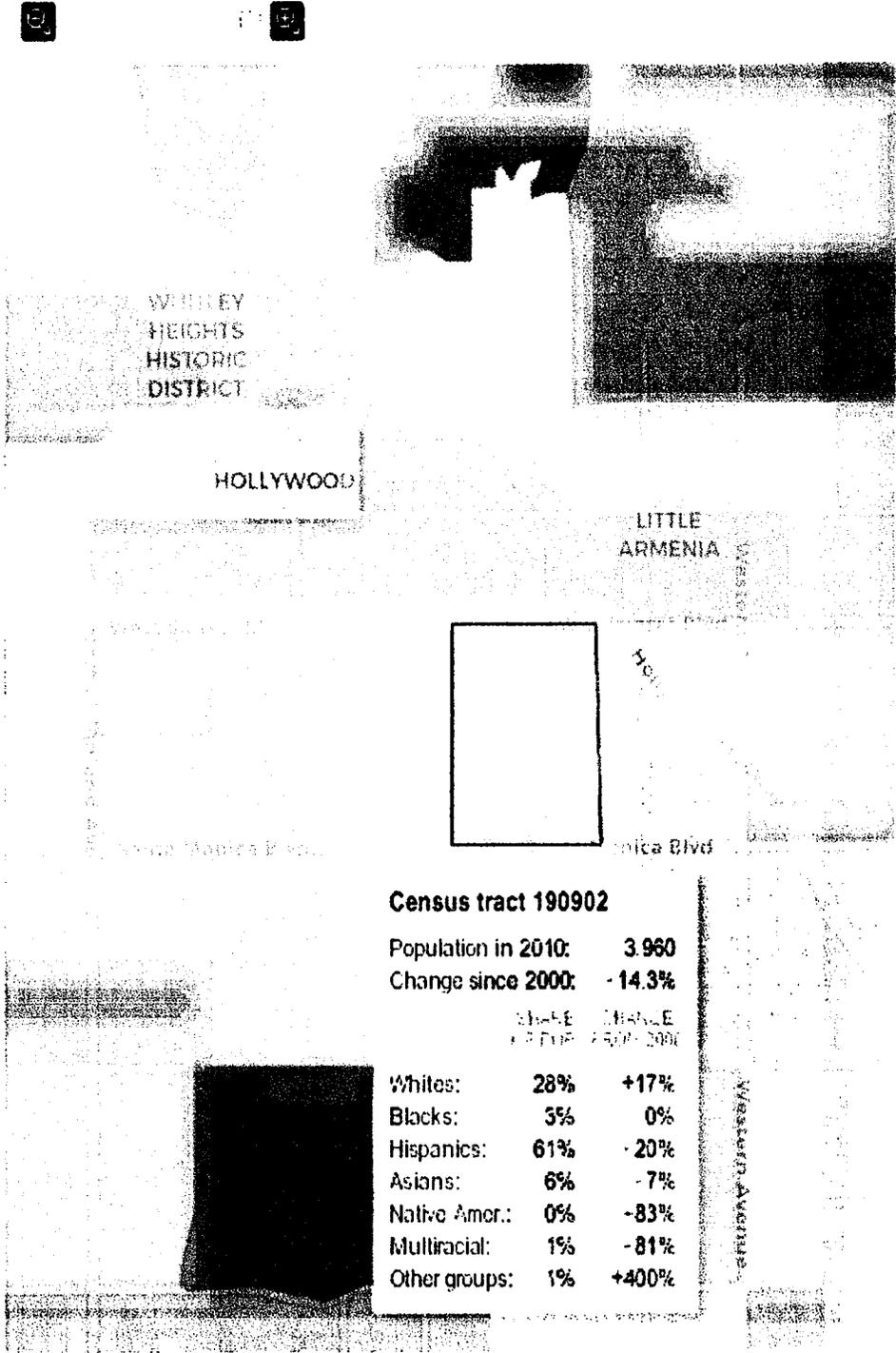
- Over 20% increase
- 10% to 20%
- 0% to 10%
- 0% to -10%
- -10% to -20%
- Over 20% decline

Zoom to a State | ▼

California

Population: 37,253,956
Change since 2000: +10.0%

RACE ETHNICITY	2010	CHANGE SINCE 2000
Whites:	40%	-5%
Blacks:	6%	-1%
Hispanics:	38%	+28%
Asians:	13%	+31%
Native Amer.:	0%	-9%
Multiracial:	3%	+7%
Other groups:	1%	+22%



Census tract 190902

Population in 2010: 3,960
Change since 2000: -14.3%

RACE ETHNICITY	2010	CHANGE SINCE 2000
Whites:	28%	+17%
Blacks:	3%	0%
Hispanics:	61%	-20%
Asians:	6%	-7%
Native Amer.:	0%	-83%
Multiracial:	1%	-81%
Other groups:	1%	+400%

This gentrification trend has only accelerated since 2010. Note 2017 map below showing that the most developed areas of our neighborhood have the greatest increases in the White population:

2017 American Community Survey 5-Year Estimates

Block Group 2, Census Tract 1909.02, Los Angeles County, California: Population Change: White

Other Areas in Block Group 2, Census Tract 1909.02, Los Angeles County, California

U.S. Population Change: White: 2.2% (2017)

