

February 21, 2018

Councilmember David Ryu

200 N. Spring Streets,
Los Angeles, CA 90012 -Via Email

Council File 18-0002-S13

Attn. richard.williams@lacity.org

Re: Senate Bill 827 and Senate Bill 828 (Wiener)

Dear Councilmember Ryu,

At our monthly meeting (February 20, 2018) our board of Directors unanimously voted to support the Resolution you authored (seconded by Council President Wesson) opposing SB 827 which would authorize a transit-rich housing project to receive a transit-rich housing bonus. It defines a transit-rich housing project as a residential development project the parcels of which are all within a 1/2 mile radius of a major transit stop or a 1/4 mile radius of a high-quality transit corridor, as those terms are further defined.

The bill would exempt a project awarded a housing opportunity bonus from various requirements, including maximum controls on residential density or floor area ratio, minimum automobile parking requirements, design standards that restrict the applicant's ability to construct the maximum number of units consistent with any applicable building code, and maximum height limitations, as provided. We are particularly concerned about the removal of design standards as we believe that will open up our HPOZ to wanton destruction. Our historic Hancock Park neighborhood consists of 1200+ homes, with more than 90% retaining their original street visible façade dating back to the early 1920's. Each block has homes that are in proportion to the size of the lot with deep landscaped setbacks and wide tree lined parkways. design designated. One shudders to think of the destruction of the neighborhood opened to 55 foot multifamily buildings covering the entire lot out to the curb.

We also voted to oppose Senate Bill 828 as that law would require a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and of any land outside its boundaries that bears relation to its planning.

That law also requires the general plan to include a housing element and requires a planning agency to submit a draft of the housing element to the Department of Housing and Community Development for review, as specified.

This bill would state the intent of the Legislature to enact legislation that would, among other things, require the department to take certain actions relating to unmet housing needs, including completing a comprehensive assessment on unmet need for each region and including the results of the assessment in regional allocations for the next housing element cycle.

The City of Los Angeles has met its housing needs with its current Housing Element. We believe that this bill with its many unanswered questions is premature at this point and could burden cities beyond their ability to produce units.

There is also nothing in the bill or in SB 827 that guarantees to produce affordable and/or workforce housing.

We ask that the Council also take a closer look at Senate Bill 828 in the near future.

Sincerely:



Cynthia Chvatal-Keane

President, Hancock Park Homowners Association'48

CC. Councilmember Herb Wesson