

APPELLANT'S PRESENTATION AT CITY COUNCIL

Council File 19-0342

Case No. VTT-74129-CN-2A

714-718 North Sweetzer Ave

April 17, 2019

Agenda Item #25

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BY: M.V.

I'm the appellant. We submitted a document called Revised Substitute Findings last night. If you make these findings, you will resolve all of the issues raised by the applicant in their most recent letter.

1. The applicant says the 26 new apartments they are building would be covered by RSO. Our substitute finding cites the same ordinance cited by the applicant and points out that these RSO units would have protections against rent increases and evictions, and that the loss of these 26 units violates the General Plan.

2. The applicant says the dedication along the alley was not required by BOE. Our substitute finding says the City's subdivision ordinance specifically requires a 20-foot wide alley, and therefore requires the dedication, and it explains how the dedication would immediately improve access along the alley. The lack of a dedication violates the zoning and the General Plan.

3. The applicant says the loss of RSO units is not an impact under CEQA. Our substitute finding says that the loss of RSO units violates the General Plan, and that this precludes the use of a CEQA Class 32 exemption. Our finding also points out that the lack of a dedication violates the zoning regulations, which is a separate reason to deny the exemption.

4. The applicant says that the Housing Accountability Act requires the City Council to approve the project. Our substitute findings show that the failure to include the alley dedication violates an objective subdivision standard, and therefore the Act does not apply at all.

RSO housing is heading toward extinction in the City. Please help stop this trend and grant the appeal.