

MOTION For Tues 1/21/2020

The City of Los Angeles is in the midst of an affordable housing emergency. We are facing a shortage of affordable residential units across the city, that has been well-documented over the past decade. The crisis is especially acute in the Coastal Zone of the city's Westside. Between 2007 and 2019, 376 affordable dwelling units were withdrawn from the rental market in Venice. This loss of affordable housing must be curtailed.

The *Mello Act* is state law which seeks to preserve and increase the overall number of residential dwelling units and affordable housing units within the coastal zone areas of the State. The law requires that affected units of affordable housing be replaced. The Mello Act law applies to projects located within Coastal Zone areas in the City of Los Angeles, including the Venice Community.

At its meeting on November 20, 2019 (Letter of Determination date: December 20, 2019), the West Los Angeles Area Planning Commission denied the appeal in the matter of Case No. DIR-2016-3293-CE, for the properties located at 635-637 East San Juan Avenue, Venice, CA 90291. This denial sustained the Planning Director's Determination, to approve a Coastal Development Permit and *Mello Act* Compliance Review for a preliminary Parcel Map (Small Lot Subdivision) to subdivide one existing lot totaling approximately 5,200 square feet into two new small lots that are 2,273 (Parcel A) and 2,527 (Parcel B) square feet in lot area, in conjunction with the demolition of an existing duplex and single-family dwelling, the removal of four trees, and the construction of a 2,091 square foot single family dwelling on Parcel A, and a 1,287 square foot single family dwelling with a 396 square foot attached Accessory Dwelling Unit (ADU) on Parcel B, with six on-site parking spaces.

Action is needed to assert jurisdiction over the above described action to conduct further review, inasmuch as this proposed project is located in the Coastal Zone of the Venice community and would result in the destruction of three affordable housing units to build three market-rate units. Therefore, approval of this project undermines the mandate of the State's *Mello Act* to preserve the availability of affordable housing in the Coastal Zone.

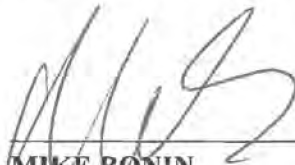
I THEREFORE MOVE that, pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the November 20, 2019 (Letter of Determination date: December 20, 2019) West Los Angeles Area Planning Commission action to deny the appeal, and thereby sustain the Planning Director's Determination to approve a Coastal Development Permit and *Mello Act* Compliance Review, for the demolition of three existing residential units (duplex and a single family dwelling) and construction of three market rate residential units (a single family dwelling, and a single family dwelling with an attached Accessory Dwelling Unit), in the Coastal Zone, in the matter of Case No. DIR-2016-3293-CE, for the properties located at 635-637 East San Juan Avenue, Venice, CA 90291.



JAN 16 2020

I FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to Committee for further review.

PRESENTED BY:



MIKE BONIN
Councilmember, 11th District

SECONDED BY:



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