

09-0966-S1

MOTION

APR 09 2010

Deep concern exists throughout the City regarding overrides and exceptions to our carefully designed land-use plans and zoning regulations. Since its enactment into law on April 15, 2008, the City's SB 1818 Density Bonus Ordinance (No. 179681) has caused too many impacts on our neighborhoods, at the expense of too little affordable housing. In fact, in many instances, these development projects result in the loss of affordable housing.

To miss an opportunity to fix our implementing ordinance is not acceptable. The City is enacting changes to its ordinance ordered by a Superior Court judge, but additional changes are necessary. These additional changes are necessary to limit our ordinance to what is required by state law and to improve protections for our neighborhoods.

Sufficient time has lapsed since the City's adoption of its density bonus implementing ordinance (CF 05-1345), such that a comprehensive look at SB1818, how we are doing, and what changes can be made, is not only prudent, but necessary.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to revise the SB1818 density bonus implement ordinance (No. 179681) to reflect the following policy changes:

- a. Require all Density Bonus applications to provide written financial proof that any incentive is financially necessary for the provision of the affordable housing.
- b. Expand the notification radius for all Density Bonus cases to include all those who are within 500-feet, and notify Neighborhood Councils as well.
- c. Allow any interested stakeholder to appeal a Density Bonus Determination not exclusively abutting owners and occupants.

I FURTHER MOVE that the Council direct the Planning Department to prepare a report within 45 days that evaluates the efficiency of the City's SB1818 ordinance in providing affordable housing, versus units lost to such projects, and its impacts on neighborhoods.

I FURTHER MOVE that the Council direct the Housing Department to prepare a report within 45 days that documents whether SB1818 affordability covenants are being enforced, whether the neediest individuals are actually being given these units, and if there are any changes needed for improvement.

PRESENTED BY:


 PAUL KORETZ
 Councilmember, 5th District


 PAUL KREKORIAN
 Councilmember, 2nd District

SECONDED BY:


 TOM LABONGE
 COUNCILMEMBER, 4th DISTRICT

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etc

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