

Communication from Public

Name: Terri Tippit

Date Submitted: 03/08/2024 01:27 PM

Council File No: 23-0623

Comments for Public Posting: The West of Westwood HOA, representing 1200 households in Rancho Park, supports the ED 1 Ordinance (CF 23-0623) if amended to include the guidelines sent by United Neighbors to the PLUM committee, with a particular focus on the importance of the following amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R 1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.



Guidelines for ED 1 Ordinance

1. Limit the number of waivers and off menu incentives to a total of 6.
2. Only one waiver allowed if in an environmental category
Example: Only one allowed: (1) reduced setbacks; (2) reduced trees; or (3) Reduced open space.
3. Front setbacks – Code or align with adjoining sites prevailing setbacks:
Side setbacks – Minimum 5 feet, 0 inches
Rear setbacks – Code or minimum 15 feet (if city wants trees to grow)
Open Space – Reduction up to 50% of code
Required Trees – Reduction up to 25% of code.
4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for residential use; or (C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
5. Prevent developers from declaring “economic hardship” and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards.
6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings.
7. ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation.
8. ED 1 projects should not be granted on substandard streets.
9. ED 1-qualified projects should at minimum meet Tier 2 TOC qualifications.
10. Exempt high fire severity zones.

Communication from Public

Name: Mariam M.

Date Submitted: 03/11/2024 06:58 PM

Council File No: 23-0623

Comments for Public Posting: While I support 100% affordable projects, I feel it is important to add clear guidelines in order to prevent "predatory" developers introducing problematic projects, which are being expedited. 1. A city should have the right to say what should be built in the community, and the community should have a say in it, especially when masses of buildings are erected in R1 zone 2. Limit the number of waivers and off menu incentives to 2, no more than 2 3. Too many processes are being streamlined in the name of affordable housing, developers exploit the plight enforced on communities by the politicians, and they are given the green light to basically do whatever they want, without obstruction and community input 4. Transitional height waiver is very troubling; transitional height requirements are critical to ensure that the mass of a building because of numerous density and height increases stays within the envisioned scale of the community plan and does not impede on the privacy of existing residents, 5. Require rear 15' setbacks to allow for trees to grow and storm water to be captured 6. Make green space mandatory for affordable housing in under-served and low income communities that are starving for shade 7. Prevent further market rate increases and development 8. See more community input and support 9. Protect R1 districts in their entirety 10. Add guidelines about parking; parking should always be part of affordable housing, regardless of distance from transit Projects like the one attached should not be allowed to bypass parking requirements.



Strathern St

Fair Ave

Fair Ave

Fair Ave

Lorne St

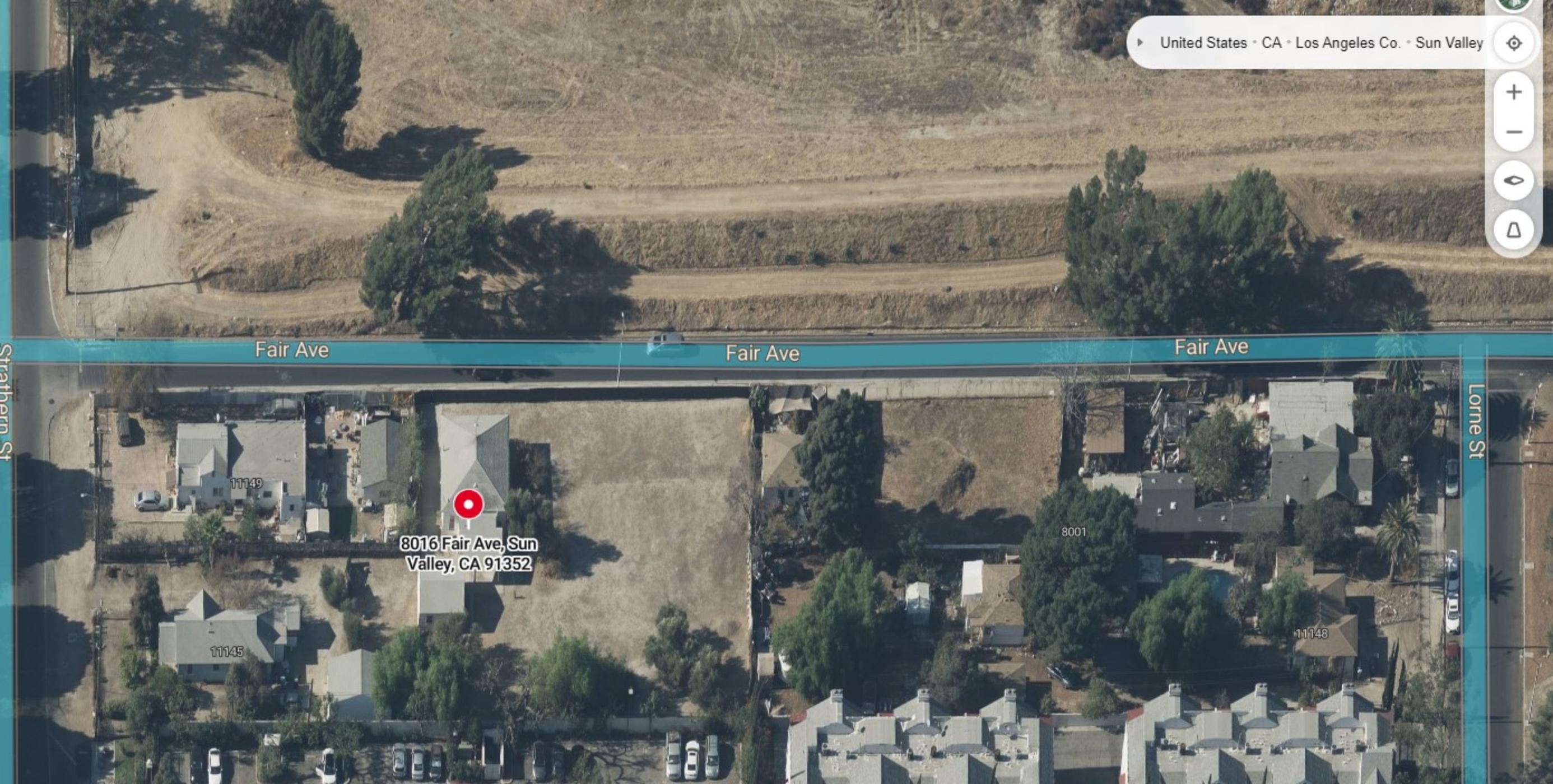
11149

8016 Fair Ave, Sun Valley, CA 91352

8001

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Communication from Public

Name: Sam Uretsky

Date Submitted: 03/12/2024 11:57 AM

Council File No: 23-0623

Comments for Public Posting: I am a resident of Larchmont (90004) and a constituent of Council District 13. I support Affordable Housing and the creation of much more such housing throughout Los Angeles. I also believe the development of Affordable Housing can and should solve for 2 problems: (a) How to provide Affordable Housing while preserving the character and scale of existing stable, thriving neighborhoods. (b) How to ensure that the quality of life on adjacent streets and neighborhoods is not adversely affected. To that purpose, I support the ED 1 Ordinance (CF 23-0623) if amended to include the Larchmont United guidelines sent to the PLUM committee, with a particular focus on the importance of the following amendments: (1) Limit the number of waivers and off menu incentives to a total of 6; (2) Require rear 15' setbacks to allow for trees to grow and storm water to be captured; (3) Prevent post-development conversion of nonresidential spaces to market rate units; (4) Protect R 1, HPOZs and Historic Districts in their entirety and limit ED1 projects on commercial streets that abut, border, transect or are adjacent to an R1 neighborhood to 4 stories ; (5) Ensure that substandard streets/ high-fire zones do not qualify for ED 1 fast track approval; (6) Require ED 1 projects meet minimum Tier 2 TOC parking qualifications. Projects that don't meet these requirements under ED 1 would need to go through discretionary approval. Thank you for your consideration

**Larchmont United
Guidelines to Amend ED 1 Ordinance**

1. Waivers

- (a) Limit the number of waivers and off menu incentives to a total of 6.
- (b) Only one waiver allowed if in an environmental category:

Example: Only one allowed: (1) reduced setbacks; (2) reduced trees; or (3) Reduced open space.

3. Setbacks and Open Space

- (a) Front setbacks- Code or align with adjoining sites prevailing setbacks;
- (b) Side setbacks - Minimum 5 feet, 0 inches;
- (c) Rear setbacks- Code or minimum 15 feet (if city wants trees to grow)
- (d) Open Space- Reduction up to 50% of code
- (e) Required Trees - Reduction up to 25% of code.

4. ED 1 Project Housing Qualifications

In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses:

- (a) Residential units only: 100 % affordable as planned and built with the exception of a single manager's unit.
- (b) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the square footage designated for 100% residential use with the exception of a single manager's unit.
- (c) All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units shall be comparable.
- (d) All units shall have the same access to and enjoyment of all community amenities/facilities, light, and air.
- (e) Projects plans may not contain any non-residential space that could be ministerially converted to a non-affordable housing unit

5. Denial of "Economic Hardship" by developers

Prevent developers from declaring "economic hardship" and thus being allowed to avoid basic city requirements like site improvements, infrastructure improvements, fees, and standards.

6. Off-Menu Requests

Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings.

7. Location

- (a) ED 1 and ED 1 Ordinance projects are not permitted in R1 zones, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation. Further, ED1 and ED1 Ordinance projects ED1 are prohibited on commercially zoned streets that directly abut, border, transect or are adjacent to R1 neighborhoods unless the city, state and developer agree that any such development will be limited in height to 4 stories.
- (b) ED 1 projects should not be granted on substandard streets.
- (c) Exempt high fire severity zones.

8. Parking

- (a) ED1 projects are prohibited, on commercially zoned streets that directly abut, border, transect, or are adjacent to R1 neighborhoods, from providing less parking than is currently allowed under TOC Tier 2 Guidelines.
- (b) The ED 1 Ordinance will contain language in support of SB834 currently proposed to amend AB 2097.