

Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015

March 20, 2008

Ms. S. Gail Goldberg, Director of Planning
Department of Planning
City of Los Angeles
City Hall
200 Spring Street
Los Angeles, California 90012

Reference: Senate Bill 1818 (SB1818) State of California mandated density bonuses and adopted February 20, 2008 by Los Angeles City Council

Dear Ms. Goldberg:

The Venice Neighborhood Council's Board of Officers at a regular meeting March 18, 2008, moved (11-1-1) to write letters to our LA City Council members, yourself, all neighborhood councils and Mayor Villaraigosa urging the following actions:

1. Strongly support Ms. Jane Ellison Usher, President of the Los Angeles City Planning Commission, in her opposition to the City of Los Angeles's implementing 05-1345 Ordinance, (relative to amending Sections 12.22, 12.24, 14.00 and 19.01 of the Los Angeles Municipal Code to implement a Density Bonus Program, as required by State law) expressed in her letter of March 2008; and
2. Request that the VNC Board of Officers insist that CEQA requirements on new development projects in the Venice area be maintained as part of any permit approval process by the City of Los Angeles; and
3. Request that the City of Los Angeles pass a resolution asking the State of California to exempt the City of Los Angeles from SB1818; and
4. Request that the City of Los Angeles repeal its implementing Ordinance 05-1345 regarding SB1818, or exempt Venice from its coverage; and
5. Request that the City of Los Angeles disallow any density bonus for a proposed development that results in a net reduction of rent-stabilized housing.

Sincerely,

Mike Newhouse, President
Venice Neighborhood Council

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Distribution List:

Antonio.Villaragosa@lacity.org

Gail.Goldberg@lacity.org

Gerry.Miller@lacity.org

Ed.Reyes@lacity.org

Wendy.Greuel@lacity.org

Tom.LaBonge@lacity.org

Jack.Weiss@lacity.org

Tony.Cardenas@lacity.org

Richard.Alarcon@lacity.org

Bernard.Parks@lacity.org

Jan.Perry@lacity.org

Herb.Wesson@lacity.org

Bill.Rosendahl@lacity.org

Greig.Smith@lacity.org

Eric.Garcetti@lacity.org

Jose.Huizar@lacity.org

Janice.Hahn@lacity.org

Jane.Usher@lacity.org

Yoko.Sexton@lacity.org

James.Williams@lacity.org

Barbara.Greaves@lacity.org

www.lacityneighborhoods.com/nc_database

Granada Hills North NC

sgold@ghnnc.org

sfisher@ghnnc.org

NORTH VALLEY NEIGHBORHOOD COUNCILS:

Granada Hills North NC

Sylmar NC

Arleta NC

Pacoima NC

Sun Valley Area NC

Foothill Trails District NC

Sunland-Tujunga NC

Chatsworth NC

Panorama City N

Mission Hills NC

North Hills West NC

Northridge West N

Porter Ranch NC

Granada Hills South NC

Northridge East NC

Venice Neighborhood Council Community Impact Statement on SB1818 and the City's implementation Ordinance 179681

Modified text:

The Venice Neighborhood Council recommends that the city of Los Angeles adopt a resolution urging the state to exempt cities with rent stabilization ordinances from the SB1818 density bonus statute, where it is counter-productive. Pending such action, we ask the city to amend its implementation, Ordinance 179681 to:

- Disallow any density bonus incentives for a proposed development project that would result in a net reduction of affordable or rent-stabilized housing units.
 - Classify all requests under the density bonus program as discretionary and subject to environmental review.
- Remove any density bonus incentives beyond those required by the state statute.

Changes from the text you received:

The Venice Neighborhood Council recommends that the city of Los Angeles adopt a resolution ~~requesting that the state of California exempt the city~~ urging the state to exempt cities with rent stabilization ordinances from the SB1818 density bonus statute. Pending action on such exemption, statute, where it is counter-productive. Pending such action, we ask the city to amend ~~Ordinance #179681 implementing SB1818~~ its implementation Ordinance 179681 to:

- Disallow any density bonus incentives for a proposed development project that ~~results would result~~ would result in a net reduction ~~in the number of~~ in the number of affordable or rent-stabilized housing units.
 - Classify all requests under the density bonus program as discretionary and subject to environmental review.
- Remove any density bonus incentives beyond those required by the state statute.

“Of the city's 780,000 rental units, Housing Department figures show, the 1979 Rent Stabilization Ordinance covers 550,000 that had a certificate of occupancy issued on or before Oct. 1, 1978.”

Excerpted from “Two Sides of a Coin,”
Los Angeles Times, January 14, 2007

70.5% of all rental housing is covered

This affordable housing stock is vulnerable to SB1818