

COMMUNITY-BASED HOUSING SOLUTIONS



Presentation to

VANC

February 8, 2024

United Neighbors

Three Processes that can Rezone our Neighborhoods

Community Plans

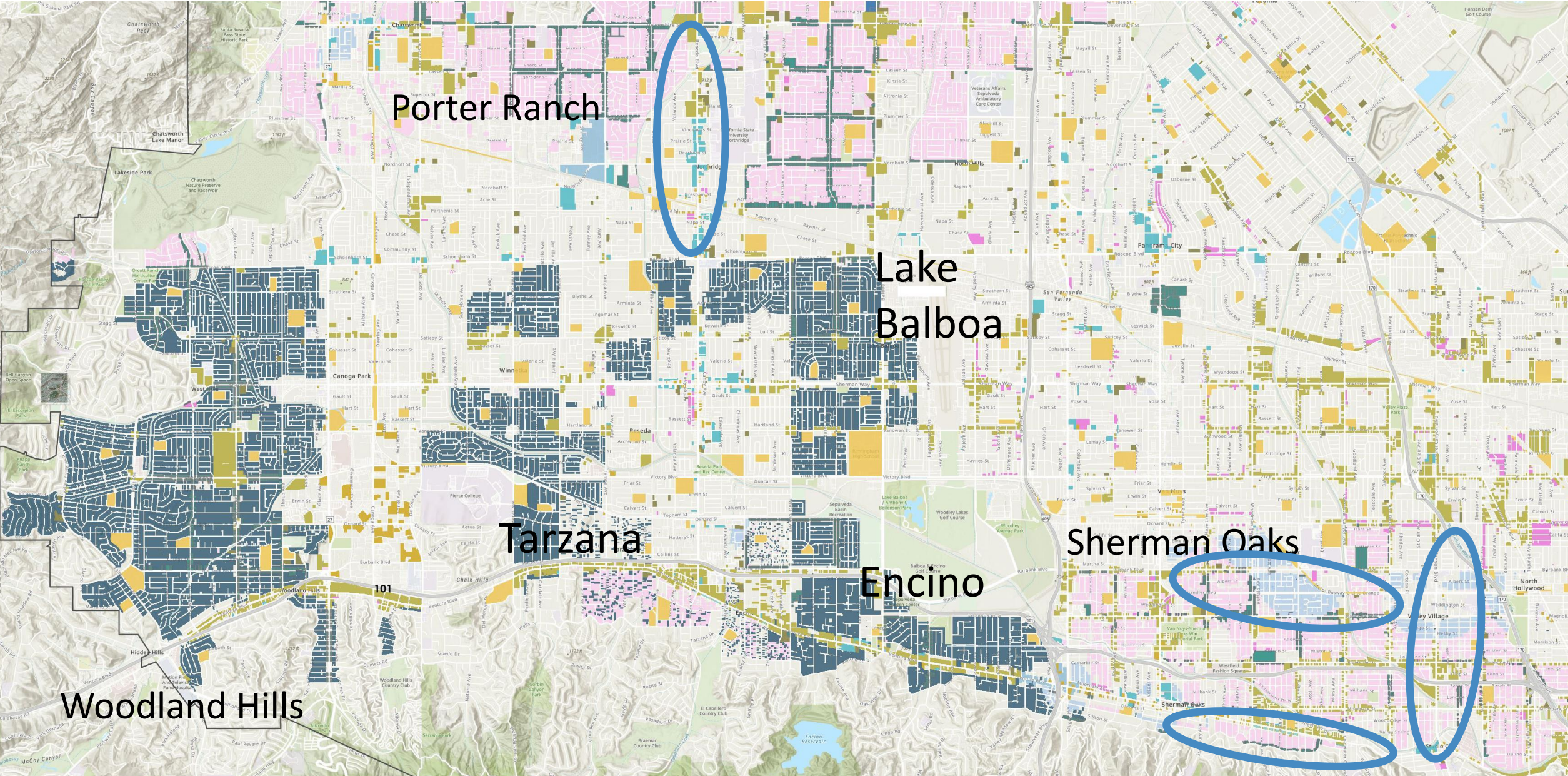
ED1

Housing Element

Three Processes that can Rezone our Neighborhoods



Rezoning Multi-family and single-family neighborhoods happens like this...



Porter Ranch

Lake Balboa

Tarzana

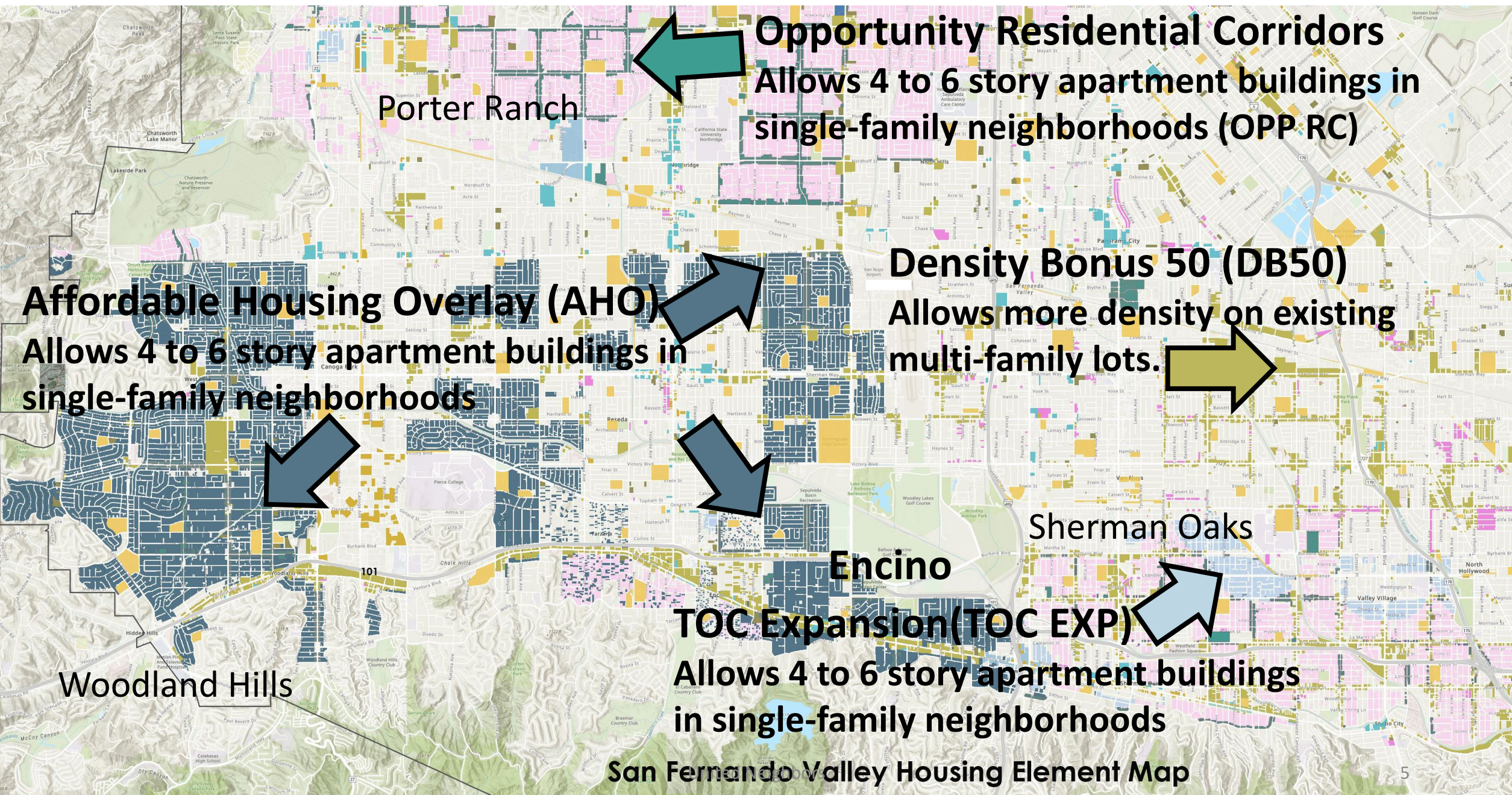
Sherman Oaks

Woodland Hills

Encino

San Fernando Valley Housing Element Map

Rezoning Multi-family and single-family neighborhoods happens like this...





TOC EXP

C2-1VL

C2-1VL

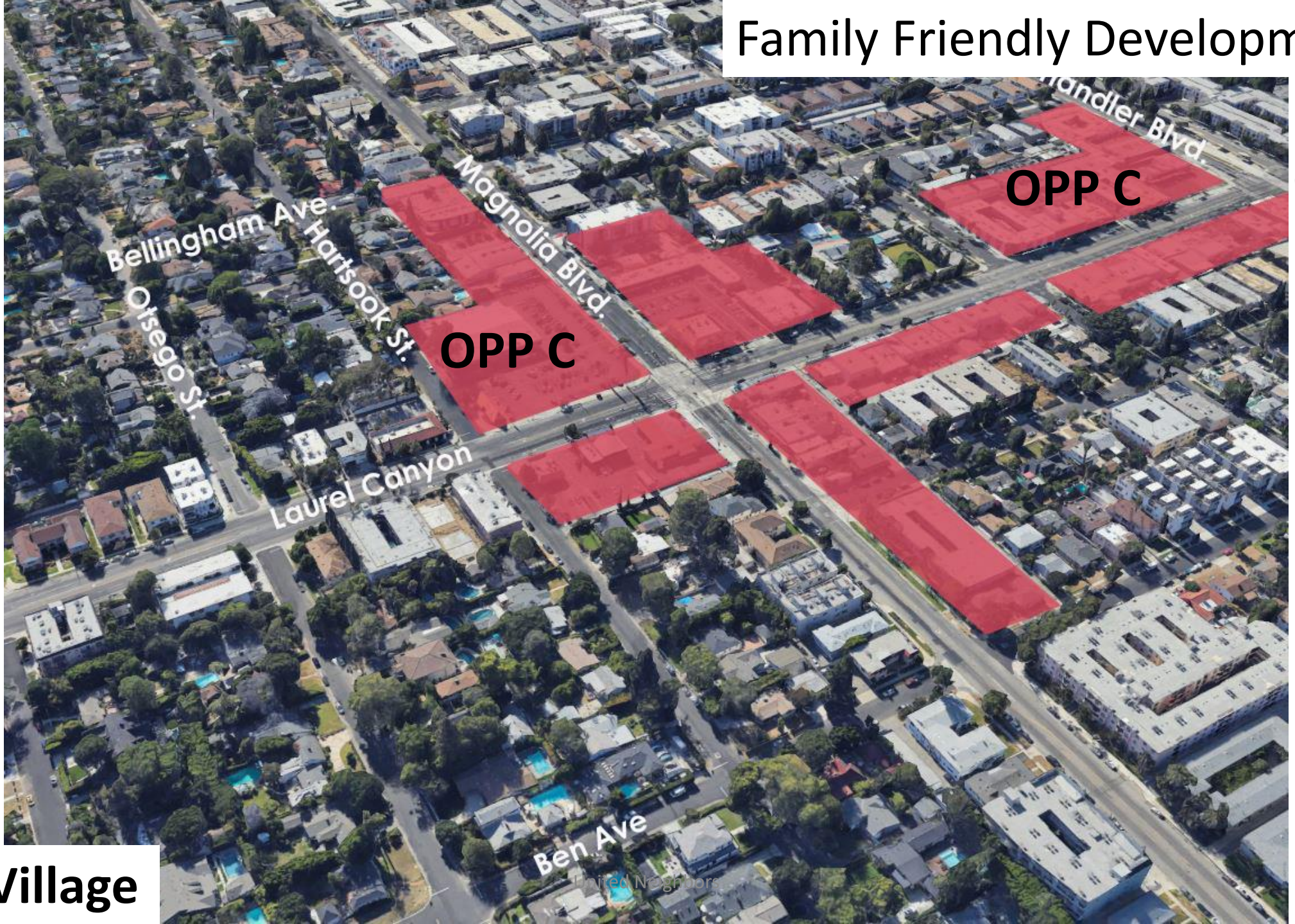
TOC EXP

C2-1VL
3 Stories
1.5:1 FAR

Not upzoned
in the Housing
Element

Valley Village

Family Friendly Developments



OPP C
R4 Density
3:1 FAR

Not upzoned
in the Housing
Element

Valley Village



Send a letter to Mayor Bass and your Councilmember



Don't Let This Happen In Your Neighborhood
The City of Los Angeles is out to end single-family neighborhoods

While there is no doubt that Los Angeles needs more affordable housing, there is also no doubt that the LA City Planning Department is currently proposing the rezoning of our single-family and sensitive multi-family neighborhoods to allow 4-5 story apartments. This is not acceptable! Many of these neighborhoods are home to people who have struggled and saved to create a place for their families. With zero guardrails, Planning is handing these residential communities over to developers.

Instead of destroying residential neighborhoods, we've worked with neighborhoods across Los Angeles and created community maps that locate enough housing to meet the state's housing mandate. These community-based maps rezone underutilized commercial corridors, public lands, and create places for mixed income housing that would revitalize ALL our communities and make them more walkable, sustainable, and livable. While being mindful of Affirmatively Furthering Fair Housing, we can meet the need of our city without ruining our existing neighborhoods.

Our mayor has said, "I would not and I do not believe you force things on people. But you do involve people and let them come up with their own solutions. The attitude has to be 'we all have skin in the game' and given that how do you deal with it in your neighborhood."

We, United Neighbors, are doing our part to find solutions but is the City willing to let us have skin in the game?

We don't need to destroy our housing to build new housing.

Now we need YOUR HELP!

Tell your elected representative to stop needless rezoning of your neighborhoods!

[Email the Mayor](#)

- CD1 - [Eunisses Hernandez](#)
- CD2 - [Paul Krekorian](#)
- CD3 - [Bob Blumenfield](#)
- CD4 - [Nithya Raman](#)
- CD5 - [Katy Yaroslavsky](#)
- CD6 - [Imelda Padilla](#)
- CD7 - [Monica Rodriguez](#)
- CD8 - [Marqueece Harris-Dawson](#)
- CD9 - [Curren Price Jr](#)
- CD10 - [Heather Hutt](#)
- CD11 - [Traci Park](#)
- CD12 - [John Lee](#)
- CD13 - [Hugo Soto-Martinez](#)
- CD 14 - [Kevin De Leon](#)
- CD15 - [Tim McOsker](#)

United Neighbors

For a copy of this call to action, contact Linda or Maria at:

lindag@lakebalboanc.org

mpkalban@gmail.com

“Based on feedback gathered throughout the Spring and Summer through the Department’s CHIP survey and a series of Office Hours hosted in July of this year, as well as direction from the Los Angeles City Council, the Department has modified how CHIP strategies will apply to single-family zones. In particular, at this time single-family zoned land is not being considered as eligible for the Affordable Housing Overlay incentives in development unless a proposed project is constructed on land hosting a religious institution and owned by a FAITH-BASED Organization. Additionally, single-family zoned sites are not being considered in the expansion of the Transit Oriented Communities Affordable Housing Incentive Program. Opportunities for refinement will continue to be available as the CHIP program moves toward adoption,” wrote Vince Bertoni, Director of City Planning in a post on the City Planning’s [website](#) posted October 26, 2023.

Three Processes that can Rezone our Neighborhoods





Find address or place

Northwest Community Plan

Not Started

- Granada Hills
- North Hills
- Porter Ranch
- Northridge

Northeast Community Plan

Not Started

- Panorama City
- Sun Valley
- Tujunga
- Pacoima
- Shadow Hills

Roscoe Blvd.

Southwest Community Plan

In Process

- Canoga Park
- Winnetka
- Woodland Hills
- West Hills
- Reseda
- West Van Nuys
- Encino
- Tarzana

Southeast Community Plan

In Process

- North Hollywood
- Valley Village
- Sherman Oaks
- Studio City
- Toluca Lake
- Cahuenga Pass
- Van Nuys
- North Sherman Oaks

405 Fwy.



Three Processes that can Rezone our Neighborhoods



The Ethel Project



200-unit apartment house in a single-family zone.

800 S. Lorraine



REQUESTED INCENTIVES:

1. Unlimited Density. Requested 6 stories. 70 units.
2. Zero Parking.
3. An Additional 3 stories or 33' in height. (35' currently allowed to 65'). No articulation (see below). Plans and renderings submitted do not show mechanical plans (which HVAC units I assume would be on the roof and have to be screened). Are the screen and equipment heights supposed to be included int the total project height calcs?
4. Floor Area: 13,338 sf allowed. 29,785 requested.

"OFF MENU" REQUESTS:

1. Waiver of required trees from 19 to 0.
2. Waiver of required open space from 7,000 sf to 0.
3. Waiver of required bicycle parking from 55 to 0.
4. Waiver of required Q Condition articulation from 5' for every 30' in height to 0.
5. Waiver of Development Standard for HPOZ.
6. Waiver of Setback Requirements:
 - a. West (Lorraine Blvd.) from 12.5' to 0.
 - North (8th Street) from 9' to 0.
 - South (House on Lorraine) from 9' to 5'.
 - East (Apartment building on Crenshaw) from 15' to 5'.

Guidelines for ED 1 Ordinance:

- 1.) Limit the number of Waivers and off menu Incentives to total of 6.
- 2.) We should be stewards of the environment:
 - Front setbacks**-code or align with adjoining sites prevailing setbacks
 - Side setbacks** - minimum 5'0"
 - Rear setbacks**- code or minimum 8'. (if we want trees, we need 15'. If we want space and air for adjacent properties, we need 15')
 - Open Space**- Reduction up to 50% of code
 - Required trees**- Reduction up to 25% of code
- 3.) Remove Bait and Switch Loopholes: All ED 1 or ED 1 Ordinance Projects- all units, except manager's, must be 100 % affordable. To avoid gaming the system with after-the-fact conversions of "non Essential" or other space to market-rate units only housing Projects that limit the square footage devoted to non-residential to 5% can be entitled to be ED 1 projects.

- 4.) To further Affirmatively Furthering Fair Housing, all ED 1 projects should include units adequate for families.
- 5.) ED 1 projects should be prevailing wage for construction workers. If the city promotes higher minimum wage in private sector jobs, then they should support this standard for people building affordable housing.
- 6.) Prevent developers from declaring “economic hardship” on basic City requirements like site improvements, fees, standards.
- 7.) Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines must go through a discretionary review, including public hearings.
- 8.) ED 1 and ED 1 Ordinance projects are not permitted in R1 plus more restrictive zones, HPOZs and R2 zones.

Three Processes that can Rezone our Neighborhoods



In the Meantime, Something that can Change our Quality of Life



The Planning Department is proposing an increase in the allowable construction noise and construction vibration than what is allowed now by CEQA.

The rationale is that these levels are intended to be better suited to the City's urban nature. Our Sherman Oaks Neighborhood Council PLUM Committee reviewed the proposal and passed the following motion: *After our evaluation and review, the PLUM Committee of the Sherman Oaks Neighborhood Council opposes the proposed Update to the CEQA Thresholds and Methodology that would allow an increase in construction noise level and construction vibrations because the new thresholds are intended to be better suited to the City's urban nature. The impacts of these reductions of CEQA protections are unknown and the reasons behind the proposed changes are unclear.* This will go to our full Board on February 12.

The public review and comment period is until February 19, 2024.

There is no Council File.

If you are going to comment, a letter is to go to Mindy Nguyen in Planning
mindy.nguyen@lacity.org.

Let's stand together as



we say “yes” to more housing but
“no” to bad planning of our
neighborhoods!