



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // plum@westlasawtelle.org // ALEXANDRA POLIN // CESAR ARANGURI // DAVID SWARTZ // LYNN HILL // MONICA MEJIA-LAMBERT // RON BEN-YEHUDA // VINCE PEAGLER

PLANNING AND LAND USE MANAGEMENT [PLUM]

SPECIAL MEETING: AGENDA

Tuesday, 6.25.2024 7PM

In Person: 1835 Stoner Ave, LA CA 90025 Lunch Room

Si requiere servicios de traducción, avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte James Altuner, al (213) 978-1551 Secretaria, James@westlasawtelle.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE SAWTELLE NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Persons wishing to address the Committee must dial (669) 900-6833 or (833) 548-0282, enter 818 1163 9087 and press # to join the meeting. When prompted by the presiding officer, dial *9 or use the Raise Hand option, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is a maximum of 90 seconds per speaker.

SB 411 Updates:

If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items

appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

AGENDA

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

- I. CALL TO ORDER AND ROLL CALL**
- II. MINUTES: Ratify Minutes from October 2023, April & June 21, 2024 meetings**
<https://drive.google.com/drive/folders/1PwINUh6TIRlc22zDE3Ti1BnnY8bplzsr?usp=sharing>
- III. GOVERNMENT/ AGENCY PARTNER REPORTS**
 - a. CD11 - Jeff Khau, Planning Deputy.**
- IV. GENERAL PUBLIC COMMENT: Comments on non-agenda items (maximum 90 seconds).**
- V. EX PARTE COMMUNICATIONS: Jeff Khau, Jeff Zbikowski, JZ Architects, representative. Shahab Ghods, Plus Architects, representative. Gary Benjamin, Alchemy, representative.**
- VI. ADMINISTRATIVE**
 - a. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.**
- VII. CURRENT PROJECTS see meeting folder for plans:**
 - I. POLICY ITEMS**
 - A. Motion to Amend the Alternative Affordable Housing Plan for an Interim Control Ordinance to protect non-R1 properties from the disproportionate impact of the Citywide Housing Incentives Program by approving and recommending the following to the Board:**

1. The Board resolves to motion Council District 11's representative, Traci Park, to protect Sawtelle's non-R1 residential properties, including RD1.5, RD2, R2, and R3, from residential densification resulting either from (i) Executive Directive 1 or (ii) the Citywide Housing Incentives Program, by maintaining pre-existing non-R3 lots at a density of 2L or below, and re-directing the units of State-mandated housing to the Alternative Affordable Housing Zone Subarea in compliance with SB 330, via an Interim Control Ordinance (ICO) prohibiting:

- a) the issuance of demolition permits with regards to below-market rate housing;
- b) the issuance of demolition and other permits affecting contributing features in the potentially eligible historic subareas as defined in the Los Angeles Historic Resources Inventory; and
- c) the streamlining procedures under Executive Directive 1 so as to reinstate public notice and hearing review.

by redirecting State-mandated housing to (subareas referenced as per the West Los Angeles Community Plan Update's April 2023 GPLU Draft Map):

- d) 11556 West La Grange Ave, 2007 S Colby Ave, 2020 S Federal Ave, 2024 S Federal Ave, 2027 S Colby Ave, 2031 S Colby Ave, 2036 S Colby Ave;
- e) WLA 3, the 1700th side of South Bundy Dr.;
- f) WLA 11, encompassing Carmelina Avenue to Amherst Avenue and from Exposition Boulevard to Pico Boulevard;
- g) the parcels denoted by 2339, 2333, 2329, 2323 South Bundy Drive, 2336, 2332, 2328, 2322, 2318 South Amherst Avenue.

Background: In light of,

- the reversal of the implementation of the Citywide Housing Incentives Program that would pre-empt a community plan update for the non-R1 parcels,
- the result that one side of Sawtelle bears the entirety of the residential State-mandates for increased capacity,
- the loss of over a hundred units of rent stabilized homes in one the largest mass eviction in Los Angeles' history at Barrington Plaza Towers with hundreds more in jeopardy,
- the increase per square foot of residential rent resulting from ED, In compliance with SB 330, our community has prepared an alternative affordable housing plan tailored to the Sawtelle community that would prevent displacement and harness the community benefits of additional density commensurate with our community's contribution to the City's Regional Housing Needs Assessment allocation (RHNA)

· <https://lyonstahl.com/properties/fk-nursery-development-portfolio/>

1. **Motion** to approve the Interim Control Ordinance Draft in Appendix B.
2. **Motion** to Implement the Live-Work Strategy IX-5 (see the Draft West Los Angeles Community Plan Update) in the Hybrid Industrial areas of Sawtelle
3. **Motion:** To mandate 80% - 100% of the units to be affordable and incentivizing an Eco-Sustainability District with a 10% set aside of the sub areas as greenspace with a net-zero carbon building standard for all areas within the Alternative Plan.To update website.

B. Form an adhoc committees to deal with the two issues that would otherwise prevent the whole of Sawtelle from obtaining an ICO that would ensure that all of Sawtelle gets a meaningful community plan update.

1. Motion to Form an ad hoc committee to advise the Board and maintain the Board abreast the events FK nursery sale

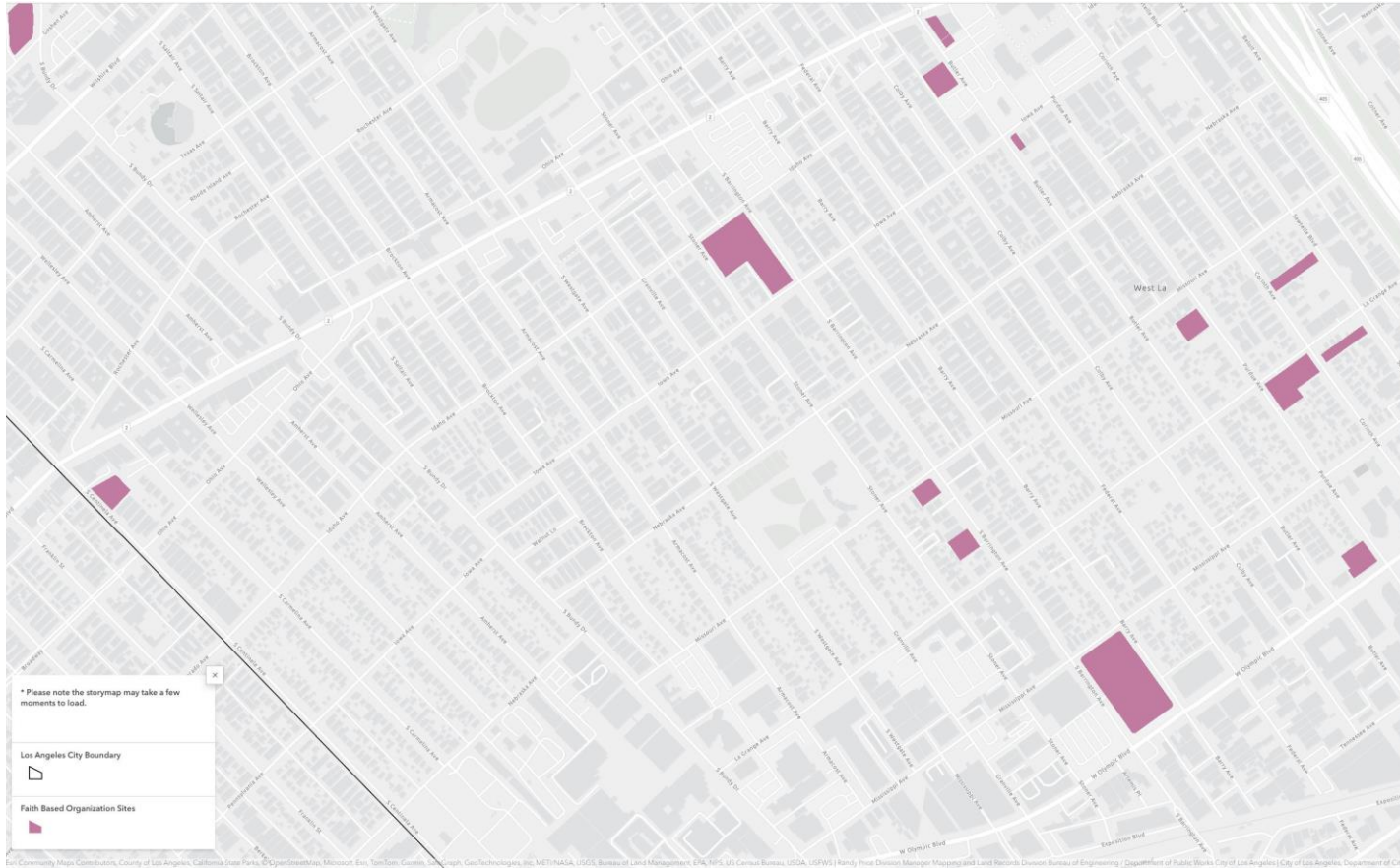
a) <https://lyonstahl.com/properties/fk-nursery-development-portfolio/>

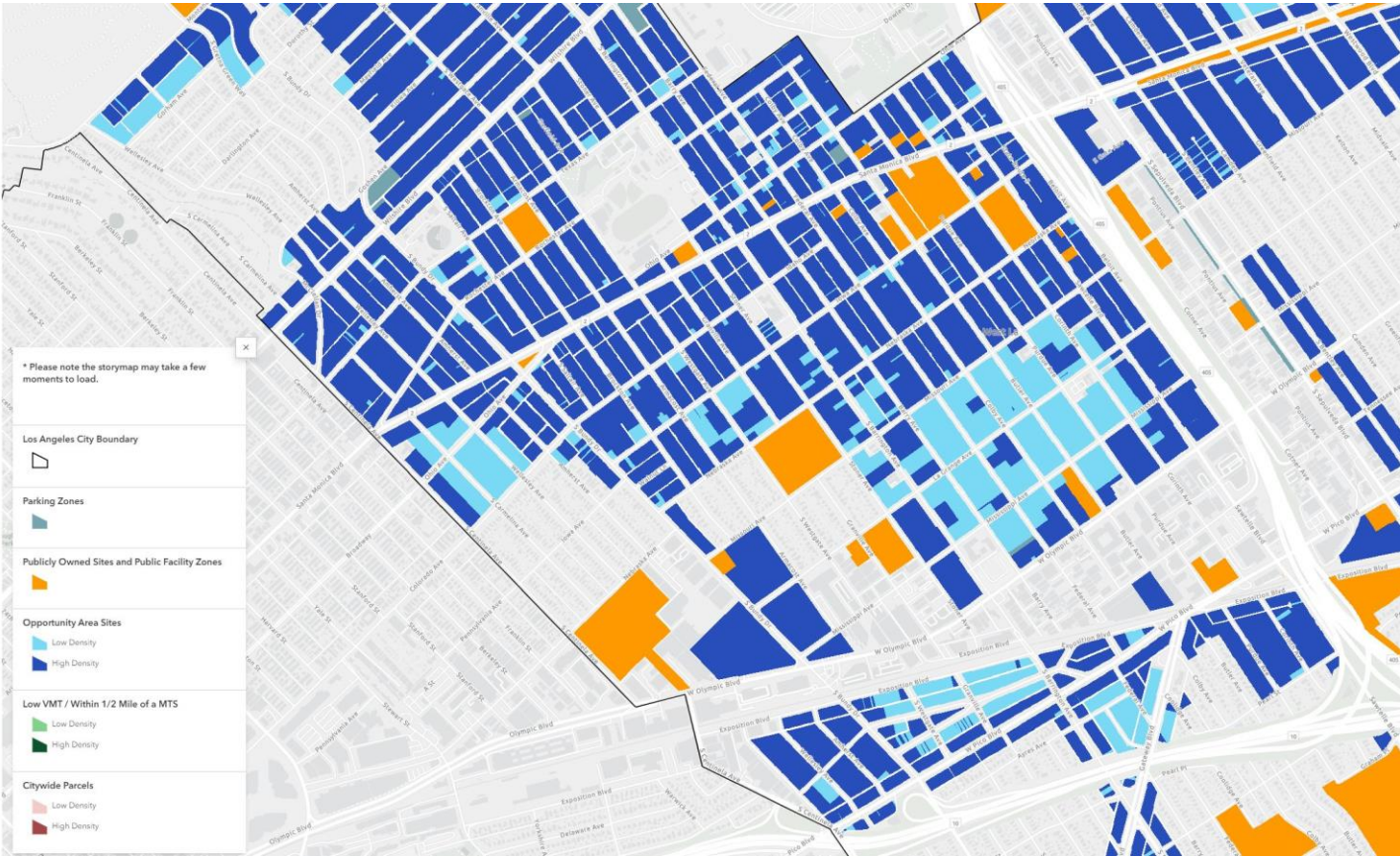
b) Whereas the zoning of the FK nursery will have a profound impact on the residential interior as it comprises significant open space

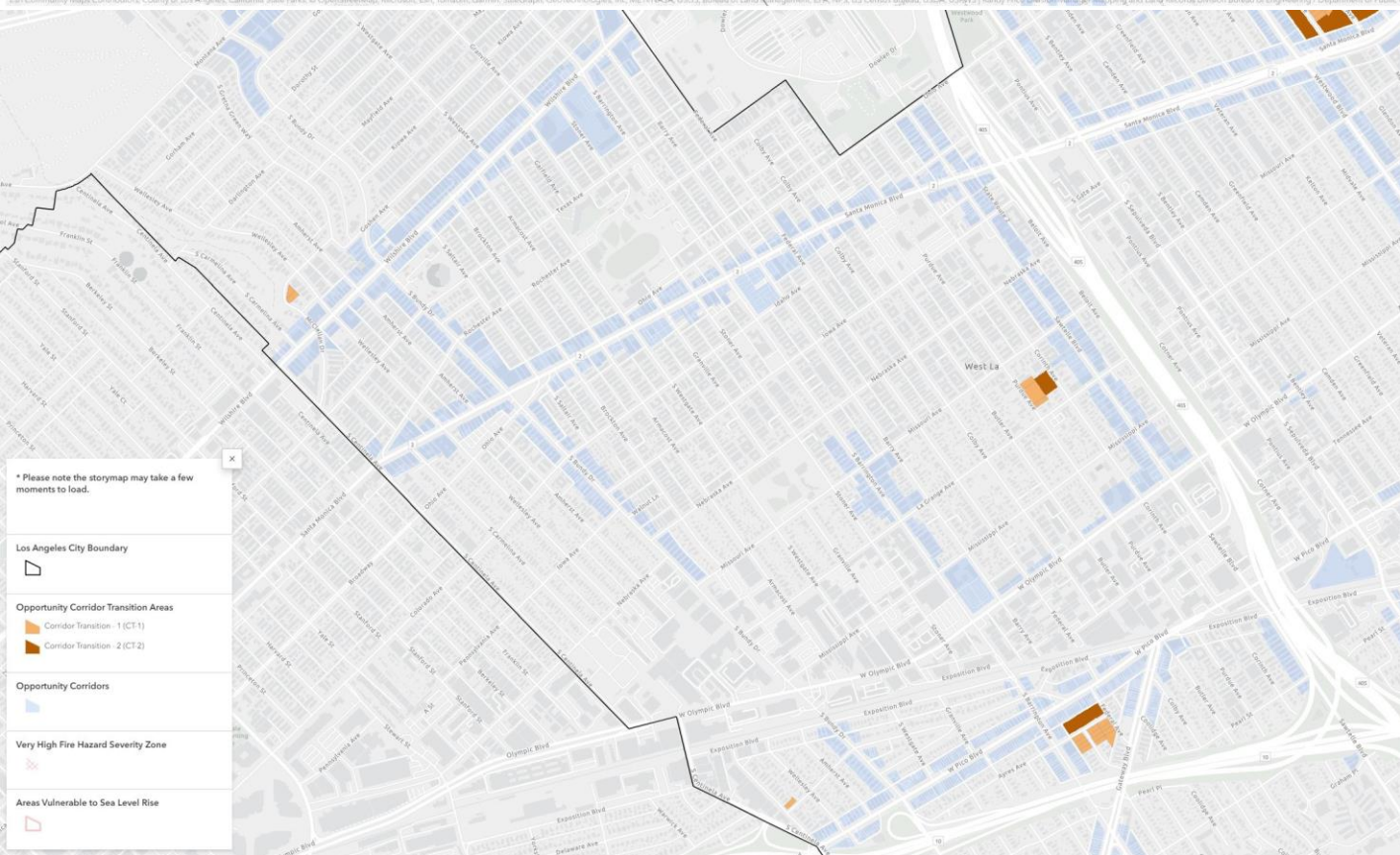
2. Motion to Form an ad hoc committee to advise the Board on the zoning of the 1700th block of Amherst and South Bundy Drive

- a) Whereas the character and experience of Bundy and Amherst sides of their 1700th block diverge to an extraordinary degree,
 - b) Whereas Bundy Drive is a high quality transportation corridor
- C. Motion to approve Community Impact Statement in Appendix C Re: DCR Core Application No. 101796, or LA-R-24-101796-ANN, 12320 W Pico Blvd., Los Angeles, CA 90064 – West LA Sawtelle Neighborhood Council (PLUM Committee) request for a new Community Meeting & Public Hearing due to a Lack of Notice for the March 24th and April 4th Meetings [Ron motions. Cesar 2nds. Unanimous
- D. Report: Economics and Zoning for Equitable Affordable Housing (submitted by Vic Pacheco)
<https://drive.google.com/drive/folders/1yymEaZQqzjy4QKYNcoLPzsBzy5uf1dhQ?usp=sharing>
 - 1. Cost drivers in Sawtelle
 - 2. Equitability: For- vs. Non-profit models
 - 3. Inclusivity: Family Unit Sizes
 - 4. Environmental Equity: Enviro Screen 4.0
 - 5. Funding Considerations: TCAC zones, AB 1550 communities, Infill locations
- E. Presentation: How the Citywide Housing Incentives Program Pre-empts a Community Plan Update for Sawtelle’s Historic Core (Cesar Aranguri)
<https://drive.google.com/drive/folders/1yymEaZQqzjy4QKYNcoLPzsBzy5uf1dhQ?usp=sharing>
Background:
 At the WRAC LUPC May 13, 2024meeting, LA City Planning confirmed that the West LA Community Plan Update’s time frame has now been changed to 2026-2028. The Citywide Housing Incentive Program will be finalized by fall 2024 to comply with the State’s February 2025 deadline. Because R1 lots are exempt from any and all of the Citywide Housing Incentive Programs (“CHIP”), non-R1 lots will absorb the entirety of the State’s affordable housing mandates. Because Sawtelle's historic core is not-R1, the CHIP will densify the core prior to the implementation of the Community Plan Update. An interim control ordinance is necessary to give the historic core of Sawtelle a chance to retain its current density through the update of the West L.A. Community Plan. An alternative equitable location for the affordable housing directed at the historic core is necessary to maximize the chance that the State will approve the ordinance under SB 330. Sawtelle has already undergone extraordinary displacement as a result of the elimination of over 500 rent stabilized ordinance units at Barrington Plaza towers.
- F. Presentation: Preserving Historic Sawtelle amid the Community Plan Draft Proposal 2024 under the Housing Element Citywide Incentives (Cesar Aranguri)
<https://drive.google.com/drive/folders/1yymEaZQqzjy4QKYNcoLPzsBzy5uf1dhQ?usp=sharing>
 - 1. Why Sawtelle’s unique urban planning history of exclusion and heavy transportation positions it differently than predominantly R1 neighborhoods.
 - a) The residential core was upzoned beyond R1 in the 1990s.
 - b) Two major transportation infrastructure changes: (i) the widening of S Bundy Dr under the West LA Traffic Mitigation Plan and (ii) the addition of the Expo metro line’s Bundy Station.
 - 2. Result: Housing Element Incentives will combine to break through protective threshold for the AHSO and other programs to provide for by-right densification throughout Sawtelle’s historic core.
 See: <https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#concept-explorer>
 - a. Framework of the Housing Element Rezoning Program.
 - b. R1s were exempted from both ED1 and the Housing Element Rezoning Program concurrently.

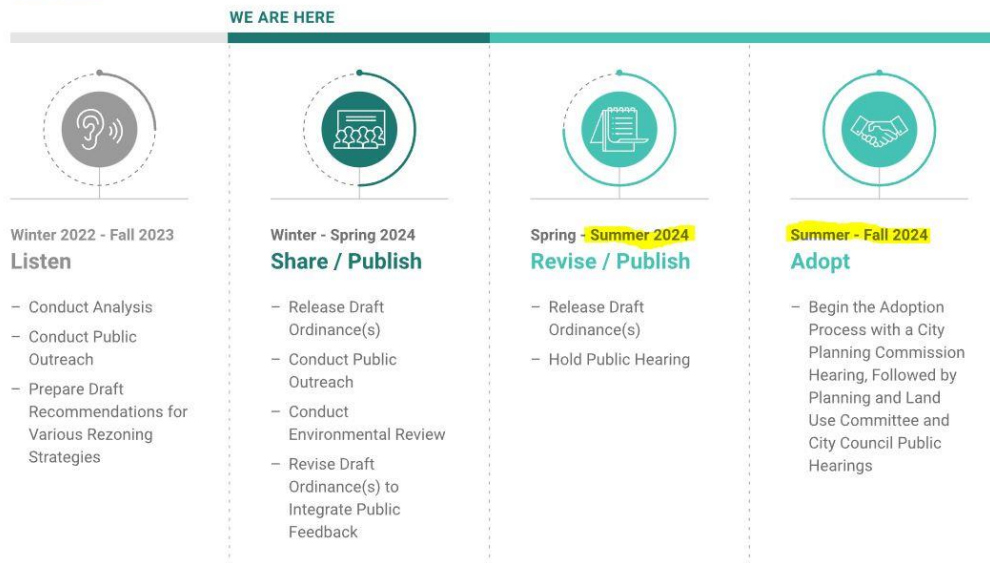
- c. **Motion:** Eliminate the opportunity corridor incentive zoning for Barrington Ave in the historic core area due to the variable street width and lack of multimodal mass transit, which would negatively impact parking.
- d. **Motion:** Consistently apply the opportunity corridor incentive zoning for all residential blocks on S Bundy Dr because it is the full width criteria (as wide as Pico Blvd), hosts two bus lines, and is within a ½ mile of a rail station.







Timeline



Motion: Because Sawtelle’s historic core will densify on a by-right basis under the Housing Element Citywide Incentives program since it is not R1, rezone the historic core (formerly WLA 7,8,9) to 1L or 2L so as to prevent triggering the by-right densification under the Citywide Housing Incentive Programs.

3. Implications of RHNA income tiers on moratoria and downzoning under SB 330
- G. Interim Control Ordinance: Alternative Affordable Housing Plan
 1. Review and points of discussion regarding LA City Planning’s report for Boyle Heights’ Interim Control Ordinance and motion text [See Meeting Folder for LACP BH ICO Report and BH ICO Motion Text]
 - a) Bases for ICO: Sawtelle versus Boyle Heights
See BH ICO: https://clkrep.lacity.org/onlinedocs/2023/23-0917_misc_2_11-29-2023.pdf
 - (1) “potentially eligible historic district”: Sawtelle current historic status versus Brooklyn Corridor Historic District
 - (2) Prevention of rent-stabilized ordinance tenants: Sawtelle versus Boyle Heights
 - (3) Trends in rent increases: Sawtelle versus Boyle Heights [See BH Report in folder or here: https://clkrep.lacity.org/onlinedocs/2023/23-0917_misc_3_11-29-2023.pdf
 - b) LA City Council’s Approval of BH ICO (including CD 11’s yes vote):
https://clkrep.lacity.org/onlinedocs/2023/23-0917_CAF_12-15-23.pdf
 2. ICO Requirement: Impact of SB 330: cannot impede specific tier of affordable housing that any subjective standards would preclude unless density is accounted for elsewhere [See both LA City Planning Implementation Memos in Meeting Folder] or
<https://planning.lacity.gov/project-review/housing-crisis-act#:~:text=The%20HCA%2C%20enacted%20in%202019,effect%20since%20January%201%2C%202020.>

Implementation of State Law SB 330 – Housing Crisis Act of 2019 (January 2020) p4.

IV. RESTRICTIONS ON ACTIONS TO REDUCE HOUSING

A. Prohibitions on the Adoption of Plans, Zoning Ordinances, Moratoria, and Other Certain Actions That Result in Fewer Housing Units

In "affected" cities such as the City of Los Angeles, SB 330 generally prohibits zoning actions that result in fewer housing units than are permitted as of January 1, 2018. These actions include the adoption of plans that result in a net downzoning or otherwise reduce housing and population, except for specified reasons involving health and safety, affordable housing and voter initiatives. In addition, the bill generally prohibits local limits on the amount of housing or population through a moratorium on housing development, or limits on approvals, permits or housing units that can be approved or constructed.

These provisions require an analysis by City Planning that any legislative action, until 2025, would not lessen housing intensity, as described in Section 13 of SB 330 to include reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing. These restrictions apply to any zone where housing is an allowable use, even if the intent is not to reduce housing intensity. This provision does not impact zoning efforts that reduce intensity for certain parcels, as long as density is increased on other parcels and therefore result in no net loss in zoned housing capacity or intensity.

The law does create certain exceptions from these provisions, including an exception for Housing Development Projects located within a very high fire hazard severity zone as provided in Section 51177 of the California Government Code and in cases meant to preserve or facilitate the production of affordable housing for lower income households or housing that traditionally serves lower income households. A moratorium to protect against an imminent threat to the health and safety of persons residing in the vicinity of the area subject to the moratorium is also permitted, as are voter-approved local initiatives or referenda.

XI. LIMITATIONS ON REDUCING HOUSING CAPACITY

Downzoning Limitations

The Housing Crisis Act generally prohibits cities such as the City of Los Angeles from taking certain actions that would reduce a site's housing development capacity from what was allowed on January 1, 2018 (G. C. Sec. 66300(b)(1)(A)). These actions include the adoption of plans that result in a net downzoning or otherwise reduce housing capacity and population. In addition, the HCA generally prohibits local limits on the amount of housing or population through moratoria on housing development, or limits on approvals, permits, or housing units that can be approved or constructed.

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City of Los Angeles Implementation of the Housing Crisis Act of 2019 (February 15, 2023) pp 16-17 available here: https://planning.lacity.gov/odocument/c0e4e377-c84e-490b-8034-a7e662880387/Implementation_of_the_Housing_Crisis_Act_of_2019.pdf

II. Exemptions to SB 330: Displacement of rent-stabilized apartments and Housing Element laws:

https://www.cbcearthlaw.com/uploads/1/1/8/8/11883175/impact_of_new_housing_laws_on_historic_preservation_ca.pdf

See Impact_of_New_Housing_Laws_on_Historic_Prservation__ca.pdf pp3-4

City of Los Angeles Implementation of the Housing Crisis Act of 2019
February 15, 2023

Through 2030, these provisions require an analysis by City Planning demonstrating that any legislative action would not lessen housing intensity or change other development standards in a way that would individually or cumulatively reduce a site's residential development capacity. These restrictions apply to any zone where housing is an allowable use.

Any proposed ordinance that would have the effect of limiting or restricting housing development must be reviewed and approved by the California Department of Housing and Community Development.

Exceptions to Downzoning Limitations

The HCA does provide certain exceptions to these downzoning limitations. The downzoning limitations do not impact zoning efforts that reduce intensity for certain parcels, as long as density is concurrently increased on other parcels and therefore result in no net loss in housing capacity or intensity. The concurrent up-zoning may be done within 180 days of the downzoning action if the action is associated with a request by a project applicant for a Housing Development Project. In addition, moratoria may be enacted to prevent imminent threat to the health and safety of persons in, or within the immediate vicinity of, the area. Downzoning may also be done to preserve existing restricted affordable housing or to facilitate the production of housing for lower-income households. Consistent with Government Code Section 66300(f)(4), which exempts Very High Fire Hazard Severity Zones, as determined by the State Fire Marshal, from the provisions of Government Code Section 66300, Housing Development Projects in Very High Fire Hazard Severity Zones remain subject to City-initiated actions to limit housing development capacity via modified development standards, such as those described in Government Code Section 66300(b).

A. Housing Element Laws

SB 330

Senate Bill 330 (SB 330) went into effect on January 1, 2020, after it was approved on October 9, 2019. [Housing Crisis Act of 2019, 2019 Bill Text CA S.B. 330](#). This legislation amends, repeals, and adds a number of Government Code sections relating to housing by limiting standards applicable to approval of housing development projects.

SB 330 Limits Reliance on Discretionary Local Standards

Under SB 330, a local agency is prohibited from disapproving a housing development project for affordable housing or conditioning such project in a manner that makes the project infeasible, including through the use of

design review standards, unless specific written findings are made. Cal. Gov. Code § 65589.5(d). These findings include that:

- The jurisdiction has already met its regional housing need allocation
- The housing development project would have a specific and adverse unmitigable impact on public health or safety
- The approval is prohibited under a specific federal or state law
- The proposed project site is or is surrounded by agricultural land -or-
- The project is inconsistent with applicable zoning and general plan land use designation at the time of the project application

1. AB 1397: Realistic Market probability as measure of zoning capacity

Table 4.5: Application of Model Results to Sample Site

Specifically, AB 1397 (2017) requires the following (item enumeration, bracketed text and emphasis added).

"Section 65583.2 (g) (1) For [relevant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including[:]

- [i] the extent to which **existing uses** may constitute an impediment to additional residential development,*
- [ii] the city's or county's **past experience** with converting existing uses to higher density residential development,*
- [iii] the current **market demand** for the existing use,*
- [iv] an analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,*
- [v] **development trends,***
- [vi] **market conditions,** and*
- [vii] regulatory or other **incentives** or standards to encourage additional residential development on these sites."*

Model Steps	Sample Site
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5-year period)	0.08
Expected Unit Potential (8-year period)	0.13

Site Example: A typical R3 zoned site in South LA is allowed 10 units after a density bonus through the TOC program. The regression model assumes the site will get built out at 78% of its allowable density (rounded to 8 units) but only have a 1% chance of being redeveloped into new housing. The site is therefore assigned a realistic development potential of 0.08 units during a 5-year period (10 units x 80% x 1%). Adjusted to 8 years, the site is assigned a realistic development potential of 0.13 units.

1. Impact of Housing Element Laws on Commercial Rezoning: Realistic Market Probability for **Affordable Housing SEE APPENDIX A**

d. Discussion and possible motion regarding potential community benefits including cultural easements such as creating cul-de-sacs for park space and identifying potential locations in Sawtelle.

1. EX PARTE COMMUNICATIONS

VIII. GENERAL PUBLIC COMMENT: (Max 90 seconds)

IX. ADJOURNMENT

THE AMERICAN WITH DISABILITIES ACT As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, make your request at least 3 business days (72 hours) prior to the meeting by contacting the Dept of Neighborhood Empowerment at (213) 978-1551 or NCsupport@lacity.org

Si requiere servicios de traducción, avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Contacte contact@westlasawtelle.org para avisar al Concejo Vecinal.

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Public Access of Records - In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority of the board in advance of a meeting may be viewed at the Neighborhood Council Office at 1645 Corinth Ave., at our website: www.WestLASawtelle.org online at <https://tinyurl.com/WLASNC-Board>, or at the scheduled meeting. If you

want a copy of any record on the agenda, contact James Altuner, Secretary, at (213) 978-1551 or email at: James@westlasawtelle.org.

Public Records Act Requests: Requests shall be forwarded to DONE and the City Attorney for guidance in determining compliance with the request. The Board will respond to the person or agency requesting the records in writing, within 10 days of receipt of the request, informing them that their request has been received and forwarded to DONE and the City Attorney to determine compliance.

Link: <https://recordsrequest.lacity.org/>

DONE link: <https://empowerla.org/public-records-requests/>

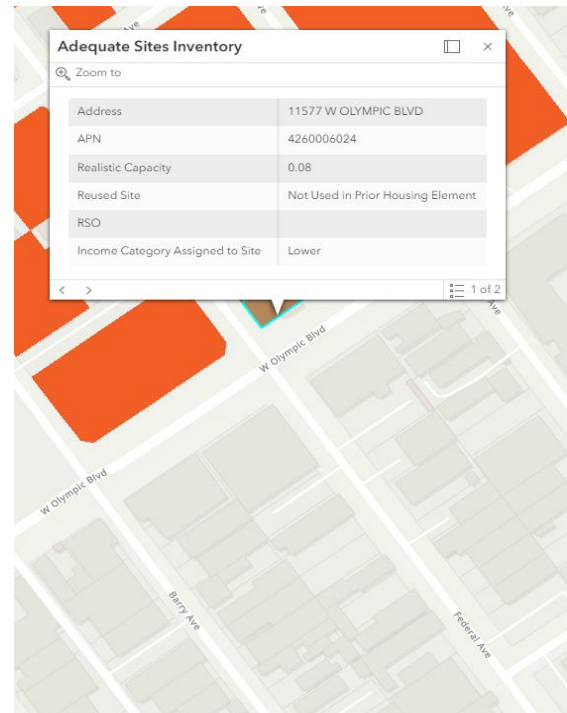
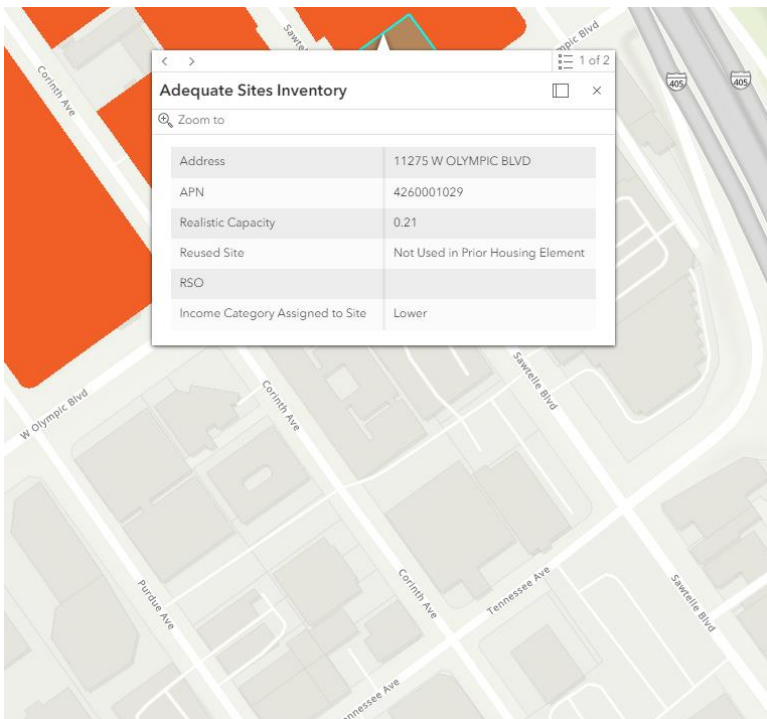
PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

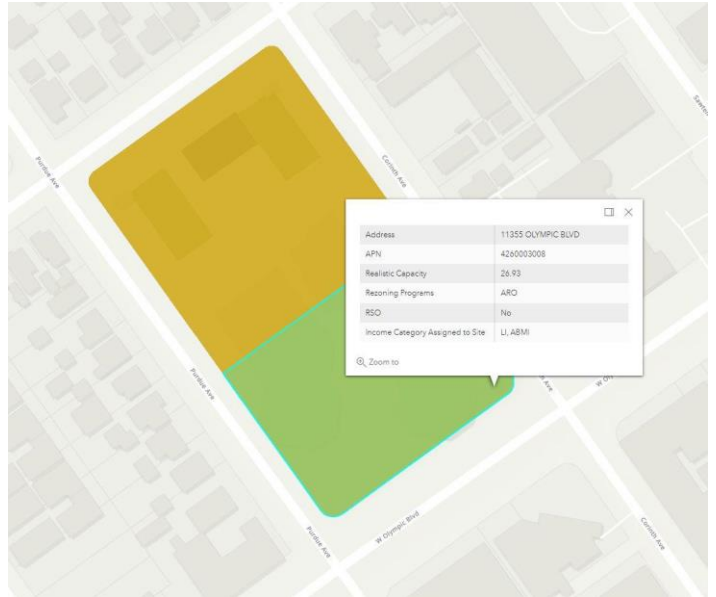
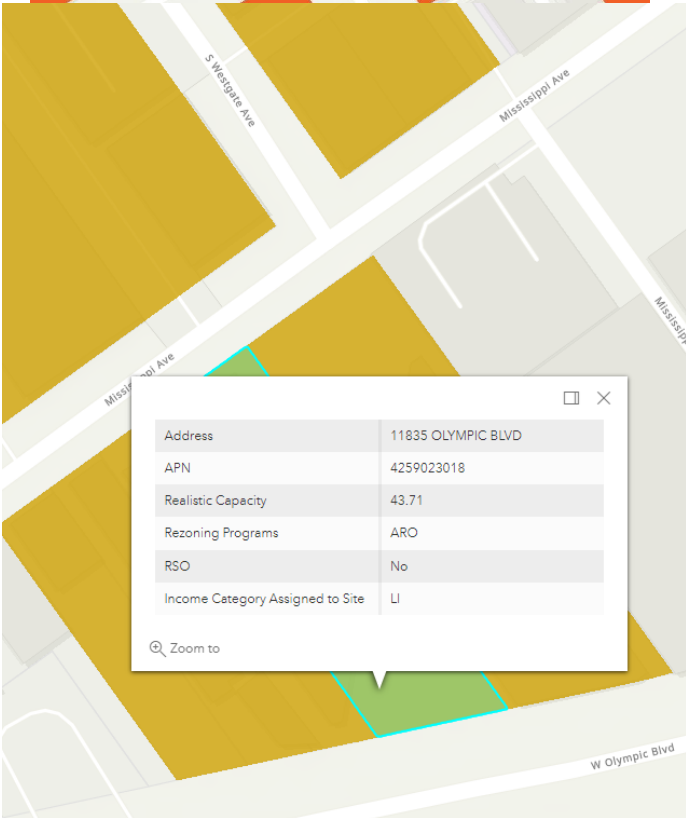
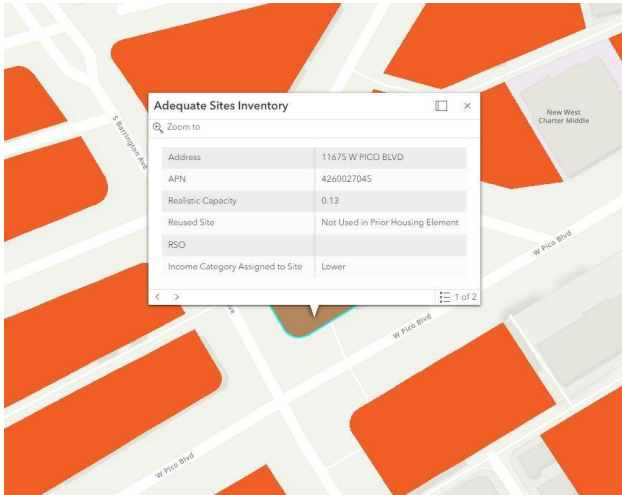
- Stoner Park Recreation Center at 1835 Stoner Ave, Los Angeles, CA 90025
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NOTICE TO PAID REPRESENTATIVES – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.WestLASawtelle.org

Appendix A





Appendix B

ORDINANCE NO. _____

An Interim Control Ordinance, adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of demolition permits on rent stabilized multi-family housing (RSO), covenanted and naturally-occurring affordable housing units, and the issuance of demolition and other permits affecting contributing features in the potentially eligible historic district (as described in the L.A. Historic Resources Survey), known as Sawtelle Japantown, in the West Los Angeles Community Plan area, to protect the health, safety, and welfare of residents and stakeholders within the West Los Angeles Sawtelle community.

WHEREAS, the proposed Interim Control Ordinance is intended to regulate properties located within the West Los Angeles Community Plan area, which is a part of the Land Use Element of the General Plan of the City of Los Angeles;

WHEREAS, the 6th Housing Element Update's Policy Goal 3.1.8. provides for the expanding of the "designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color" (p. 251);

WHEREAS, the West Los Angeles Community Plan is underway;

WHEREAS, the Citywide Housing Incentives Programs completely exempts R-1 properties so as to direct density disproportionately to non-R1 areas, including the historic core of Sawtelle;

WHEREAS, the State's requirement to implement the Citywide Housing Incentives Programs by February 2025 will leave all non-R1 properties (including RD1.5, RD2, R2, and R3) vulnerable to sufficient densification so as to render any medium to low density community plan update proposal obsolete;

WHEREAS, the West Los Angeles Sawtelle community has proposed alternative zoning districts, locations for new affordable housing units, unit replacement obligations for rent stabilized housing units, and other controls that seek to safeguard existing residential housing units and households;

WHEREAS, the West Los Angeles Sawtelle community has proposed alternative zoning districts, requirements for new affordable housing units, that are intended to safeguard historic properties, while allowing for new development, inclusive of market rate, mixed-income, and affordable housing developments within its designated alternative zones;

WHEREAS, the update to the West Los Angeles Community Plan, including the proposed zoning ordinances, is not anticipated to go into effect until late 2028 or later;

WHEREAS, rent per square foot and the median home sales price per square foot has escalated so as to make housing inaccessible to many families in the West Los Angeles Community Plan area;

WHEREAS, building permit trends and Ellis Act evictions in the in the Sawtelle portion of the West Los Angeles Community Plan area demonstrate a significant rate of loss of rent stabilized units (RSO), including approximately 120 RSO units in 2023 with 457 units at risk;

WHEREAS, over 70% percent of residents in the West Los Angeles Community Plan area are renters, and the largely renter-occupied community is at varying stages of gentrification, including those which are at-risk due to ongoing real estate pressures from nearby communities; and

WHEREAS, the West Los Angeles Community Plan area has seen a loss of affordable housing, including forced tenant evictions, and ongoing displacement;

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS
FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. There is a current and immediate threat to the public health, safety, and welfare from the loss of Rent Stabilized Multi-family Housing Structures and Covenanted Affordable Housing Units in the West Los Angeles Community Plan area. The issuance of demolition permits in compliance with the City's Zoning Ordinance for Rent Stabilized Multi-family Housing Structures and Covenanted Affordable Housing Units in the West Los Angeles Community Plan would result in that threat to the public health, safety, and welfare. Demolition of such structures and units without additional tenant protections may be in conflict with the zoning proposals currently being studied in the West Los Angeles Community Plan Update.

B. There is a current and immediate threat to the public health, safety, and welfare from the loss of Contributing Features to the Japantown Core Historic District. The issuance of demolition or other building permits pursuant to the City's Zoning Ordinance for Contributing Features to the core of the Japantown Core Historic District would result in a threat to the public health, safety, and welfare. Demolition or destruction of such Contributing Features may be in conflict with the zoning proposals currently being studied in the West Los Angeles Community Plan Update.

C. The Ordinance will protect the public health, safety, and welfare.

D. The Ordinance, will prevent the demolition of housing for affordable or lower income households, as defined in Health and Safety Code Section 50079.5 and prevent the increase in price of affordable units, and will not otherwise restrict or limit housing development that does not involve the loss of affordable or rent stabilized housing.

E. The City Council finds this Ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the Ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environment and has no potential for resulting in a significant effect on the environment as the Ordinance will maintain the status quo.

Section 3. **DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

A. Sawtelle Japantown: The collection of properties generally between Centinela Ave. to the interstate 405 and from Wilshire Blvd. to interstate 10, an eligible historic district.

B. Contributing Feature: A property within Sawtelle Japantown that relates to its history between 1920 and 1970, contains buildings or features that relate to the District's period of significance, and to which the prohibitions of this ordinance are applied.

C. Rent Stabilized Multi-family Housing Structures: Any structure that is subject to the City's Rent Stabilization Ordinance.

D. Covenanted Affordable Housing Units: Any structure containing multi-family dwelling units that are restricted, by valid covenant, for Lower Income households, as defined by Health and Safety Code Section 50079.5.

E. Naturally-occurring affordable housing: any structure that is currently in the rental market below the market rate.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 45 days, with the possibility of a 10- month and 15-day extension, which can be further extended to an additional year from the effective date of this ordinance, or until the West Los Angeles Community Plan Update is operative:

Issuance of the following permits is prohibited:

- A. The issuance of demolition permits for Rent Stabilized Multi-family Housing Structures;
- B. The issuance of demolition permits for Naturally Occurring affordable housing Structures;
- C. The issuance of demolition permits for Covenanted Affordable Housing Units; and
- D. The issuance of demolition permits, building and/or tenant improvement permits that would affect the street-facing facade, for structures that are Contributing Features of non-R1 residential properties, located within Sawtelle Japantown, unless the City finds the failure to issue a permit would limit or restrict housing development as defined in Gov. Code Section 66300(a)(6).

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all properties with Rent Stabilized Multi-family Housing Structures, and with Covenanted Affordable Housing Units and to all Contributing Features within Sawtelle Japantown with the exception of the Alternative Affordable Housing Zone Subarea (Figure 1).

Sec. 6. **EXTENSION OF REGULATIONS.** The City Council may by resolution extend the provisions of this ordinance for 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes the following findings: That the extension is necessary to protect the threat to the public safety, health, and welfare of the residents in the ICO area, from the demolition of RSO structures or covenanted affordable housing units or loss of Contributing Features, pursuant to the requirements of Government Code Section 65858.

Sec. 7. **HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

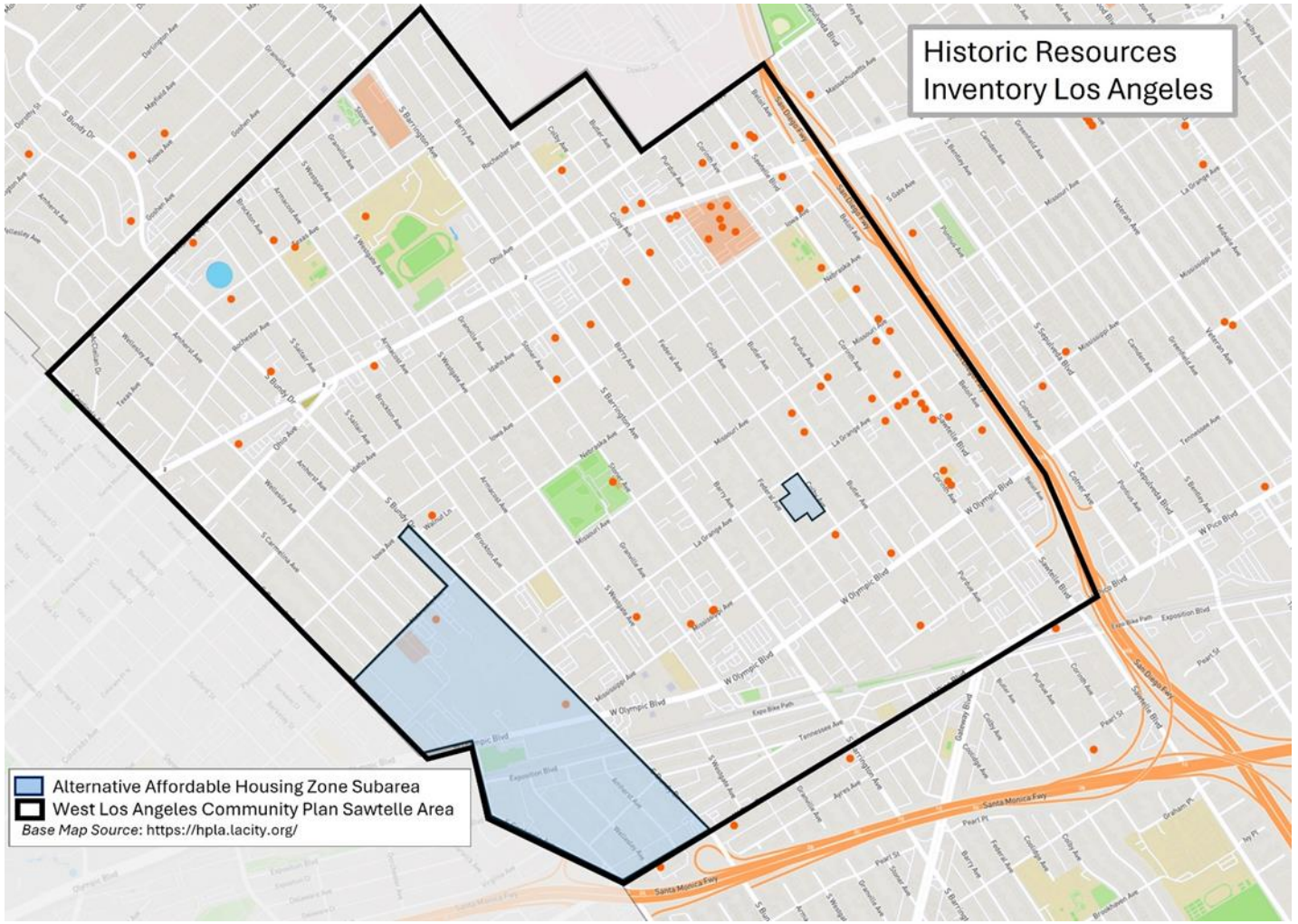
Sec. 8. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. **APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 10. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety because the current rate of loss of rent stabilized housing poses a threat to the stability of lower income households within West Los Angeles and stands to further contribute to the City's ongoing homelessness crisis. For these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Section 11. **HCD REVIEW.** Pursuant to Government Code Section 66300(b)(1)(B)(ii), the ordinance may not be enforced until it is reviewed and approved by the California Department of Housing and Community Development. If HCD does not approve the ordinance it shall be deemed void.

Figure 1



West Los Angeles – Sawtelle – RHNA Map

