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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS



Oct 9, 2024

**City of Los Angeles
South Valley Area Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 15019 and 15021 Vose Street;
AA-2023-7259-PMLA-1A**

By email: apcsouthvalley@lacity.org

Cc: Joanna Marroquin, Planning Assistant, joanna.marroquin@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles South Valley Area Planning Commission,,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the appeal against the proposed 6-unit housing development project at 15019 and 15021 Vose Street. These laws include the Housing Accountability Act ("HAA") and California Environmental Quality Act ("CEQA") Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Ibid.*)

Additionally, the project is exempt from state environmental review under the Class 3 and Class 15 CEQA categorical exemptions. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to

grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

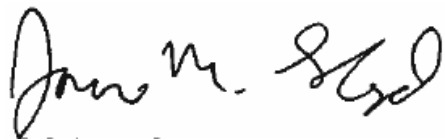
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a stylized, flowing script.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized, flowing script.

James M. Lloyd
CalHDF Director of Planning and Investigations



Ari Briski <ari.briski@lacity.org>

SE Valley Community Plans

7 messages

Tamara Poretz <tporetz@yahoo.com>

Thu, Oct 10, 2024 at 12:38 PM

To: "eva.m.bencomo@lacity.org" <eva.m.bencomo@lacity.org>, "ariane.briski@lacity.org" <ariane.briski@lacity.org>, "marcos.godoy@lacity.org" <marcos.godoy@lacity.org>, "jamie.hwang@lacity.org" <jamie.hwang@lacity.org>, "cecilia.lamas@lacity.org" <cecilia.lamas@lacity.org>, "denise.salcedo@lacity.org" <denise.salcedo@lacity.org>, "vazquez@lacity.org" <vazquez@lacity.org>, "kiyarra.woodrick@lacity.org" <kiyarra.woodrick@lacity.org>

Dear Commissioners,

Please take into consideration the following neighborhood concerns. This is a very serious matter and it affects all of the residents, including me and my family, who have worked very hard and pay very high taxes and housing prices to ensure that the neighborhood we have chosen is safe and a quiet space to raise our families. We are not against low-income housing, however, the placement of this building is inappropriate and it ruins the neighborhood we live in. There are no other buildings in the vicinity only single-home dwellings and putting in a 5-story building in the middle of this neighborhood is not only inappropriate but will cause our property prices to drop. This is absolutely unacceptable and unfair.

Please consider denying this building from being built in my neighborhood.

DRAFT**Resolution for L.A. City Planning
To Modify the 2024 -2025 SW Valley Community Plans**

Whereas the 2024 - 2025 SW Valley Community Plans are comprised of three Ordinances:

1. Citywide Housing Incentive Program (CHIP), 2. Housing Element Sites and Minimum Density Ordinance, and 3. Resident Protections Ordinance;

Whereas L.A. City Planning outreach for the 2024-2025 SW Valley Community Plans have not adequately informed residents;

Whereas L.A. City Planning has not considered community opinions in development and implementation of the 2024 - 2025 SW Valley Community Plans that will change the future of our communities;

Whereas the 2024 - 2025 SW Valley Community Plans that creates incentives for insufficient parking, increases traffic on our already congested streets, increases density, pollution and noise and creates a burden on our already compromised police and firefighter resources,

Whereas SW Valley residents are against uncontrolled, irresponsible growth that does not contribute to positive futures for homeowners and small businesses;

Whereas L.A. Department of Transportation's bus service is inadequate to meet the needs of West Hills residents, proposed development projects must consider increasing transit with safe and reliable service;

Whereas the City of LA has the ability to meets the State mandate without rezoning residential neighborhoods that increases density by adding multi-level developments on inappropriate sites;

Whereas the 2024 -2025 SW Valley Community Plans negatively affect the character and quality of life and does not consider the uniqueness of each community therefore be it;

Resolved by the West Hills Neighborhood Council:

1. That the L.A. City Planning Department protects Los Angeles single-family neighborhoods from zone changes that allow inappropriate higher-density projects in their communities.
2. That the L.A. City Planning Department includes Los Angeles residents as equal partners in making decisions on land-use issues that affect their communities.
3. That the L.A. City Planning Department modifies and delays approvals for the 2024 - 2025 SW Valley Community Plans.



Thank you for your time,

Tamara Poretz

"I never teach my pupils. I only attempt to provide the conditions in which they can learn." -Albert Einstein

Ari Briski <ari.briski@lacity.org>

Thu, Oct 10, 2024 at 12:55 PM

To: Tamara Poretz <tporetz@yahoo.com>, April Hood <april.hood@lacity.org>

Cc: "eva.m.bencomo@lacity.org" <eva.m.bencomo@lacity.org>, "ariane.briski@lacity.org" <ariane.briski@lacity.org>, "marcos.godoy@lacity.org" <marcos.godoy@lacity.org>, "jamie.hwang@lacity.org" <jamie.hwang@lacity.org>, "cecilia.lamas@lacity.org" <cecilia.lamas@lacity.org>, "denise.salcedo@lacity.org" <denise.salcedo@lacity.org>, "vazquez@lacity.org" <vazquez@lacity.org>, "kiyarra.woodrick@lacity.org" <kiyarra.woodrick@lacity.org>

@April Hood

Hi Tamara,

Thanks for reaching out. The Community Plans are not under the authority of the South Valley Area Planning Commission, but we would be happy to submit this as a general public comment if you would like?

-Ari



Ari Briski (she/her)

Commission Office Manager

Los Angeles City Planning

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-2289 | Planning4LA.org



[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Oct 10, 2024 at 12:55 PM

To: ari.briski@lacity.org



Address not found

Your message wasn't delivered to **denise.salcedo@lacity.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.2.1 The email account that you tried to reach is inactive. For more information, go to <https://support.google.com/mail/?p=DisabledUser> af79cd13be357-7b114990cb0sor132071385a.18 - gsmtpt

Final-Recipient: rfc822; denise.salcedo@lacity.org

Action: failed

Status: 5.2.1

Diagnostic-Code: smtp; 550-5.2.1 The email account that you tried to reach is inactive. For more

550-5.2.1 information, go to

550 5.2.1 <https://support.google.com/mail/?p=DisabledUser> af79cd13be357-7b114990cb0sor132071385a.18 - gsmt

Last-Attempt-Date: Thu, 10 Oct 2024 12:55:20 -0700 (PDT)

----- Forwarded message -----

From: Ari Briski <ari.briski@lacity.org>

To: Tamara Poretz <tporetz@yahoo.com>, April Hood <april.hood@lacity.org>

Cc: "eva.m.bencomo@lacity.org" <eva.m.bencomo@lacity.org>, "ariane.briski@lacity.org" <ariane.briski@lacity.org>, "marcos.godoy@lacity.org" <marcos.godoy@lacity.org>, "jamie.hwang@lacity.org" <jamie.hwang@lacity.org>, "cecilia.lamas@lacity.org" <cecilia.lamas@lacity.org>, "denise.salcedo@lacity.org" <denise.salcedo@lacity.org>, "vazquez@lacity.org" <vazquez@lacity.org>, "kiyarra.woodrick@lacity.org" <kiyarra.woodrick@lacity.org>

Bcc:

Date: Thu, 10 Oct 2024 12:55:09 -0700

Subject: Re: SE Valley Community Plans

----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Oct 10, 2024 at 12:55 PM

To: ari.briski@lacity.org



Address not found

Your message wasn't delivered to **vazquez@lacity.org** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> af79cd13be357-7b1148cc2b7sor130299685a.3 - gsmt

Final-Recipient: rfc822; vazquez@lacity.org

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

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Bcc:

Date: Thu, 10 Oct 2024 12:55:09 -0700

Subject: Re: SE Valley Community Plans
----- Message truncated -----

Tamara Poretz <tporetz@yahoo.com>
Reply-To: Tamara Poretz <tporetz@yahoo.com>
To: ari.briski@lacity.org

Thu, Oct 10, 2024 at 1:10 PM

Hi April,
Yes please!
Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

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Ari Briski <ari.briski@lacity.org>
To: April Hood <april.hood@lacity.org>, Planning APC South Valley <apcsouthvalley@lacity.org>

Thu, Oct 10, 2024 at 1:53 PM

Hi April,

Could you add the original email as a day of submission for tonight's meeting? Thank you!

-Ari



Ari Briski (she/her)
Commission Office Manager
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
T: (213) 978-2289 | Planning4LA.org



[Quoted text hidden]

April Hood <april.hood@lacity.org>
To: Ari Briski <ari.briski@lacity.org>
Cc: Planning APC South Valley <apcsouthvalley@lacity.org>

Thu, Oct 10, 2024 at 1:55 PM

Ari,

Yes, I'll add the email as a Day of Submission once we make it to the building.



Thank you,

April M. Hood
Secretary in lieu of CEA
City Planning/Commission office
200 N Spring St. Room 272
Los Angeles, CA 90012
T (213) 978-1300 | planningforLA.org
Direct: (213) 756-1741



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