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

SECONDARY SUBMISSIONS



Los Angeles Department of City Planning

ITEM No. 5b

Van Nuys City Hall, 14410 Sylvan Street, Second Floor, Van Nuys, CA 91401

May 21, 2024

TO: City Planning Commission

FROM: Joanna Marroquin, Planning Assistant
Department of City Planning, Valley Project Planning

SUBJECT: **ITEM #5b CPC-2023-5228-VCU**
TECHNICAL MODIFICATIONS TO THE STAFF REPORT

The Planning Department requests that the following technical modifications be incorporated into the staff report at the regularly scheduled City Planning Commission meeting on May 23, 2024, regarding Item No. 5b on the agenda. (**Additions** are in underline and **deletions** are in ~~strikeout~~)

Modify Condition 10.C – Traffic Management Program. (Page C-2):

- c. Staff members shall arrive at the school before ~~7:00~~ 7:40 a.m., Monday through Friday.

Reason: Condition 10.C states for staff to arrive before 7:00 a.m. Laurence school commences at 8:00 am, staff arriving before 7:40 am is a reasonable arrival time.

Modify Condition 10.F (Page C-2):

- f. Pick-ups and drop offs of students shall be done on-site only. Vehicles ~~shall~~ should queue within the internal campus driveways, to the greatest extent feasible and ~~shall not queue on residential streets.~~

Reason: The intention of the condition is to require that student pick-up and drop-offs occur on-site and not within surrounding residential streets. Due to the limited size of the campus, and the existing constraints of the on-site parking facilities, there is no way to fully guarantee that vehicles will not queue on surrounding streets. While every effort will be made to minimize overflow traffic onto the surrounding street network, through the use of traffic monitors, staggered start/end times, etc), staff recommends modifications to Condition 10F to provide operational flexibility to the school. The main intent of the condition (to require that drop-offs/pick-ups be conducted internally and not on surrounding streets) remains unchanged.



May 21, 2024

Los Angeles City Planning Commission
Los Angeles City Hall
200 N. Spring Street, Suite 525
Los Angeles, CA 90012
cpc@lacity.org

cc: esther.ahn@lacity.org, helen.campbell@lacity.org,
councilmember.hernandez@lacity.org, vince.bertoni@lacity.org,
president@usc.edu, botchair@usc.edu, renepak@president.usc.edu,
pamela@eastsideleads.org, urquiza.thegeniusofwater@gmail.com

re: USC Discovery & Translational Hub // 1500 N. Eastlake Ave. // case no.
CPC-2022-9266-CU. COMMUNITY PETITION

Honorable City Planning Commissioners:

We submit the following Community Petition and comments that detail
opposition to the USC Discovery & Translational Hub project.
attached herewith:

This document is a Response Summary for the STOP THE USC DISCOVERY
TRANSLATIONAL HUB PETITION including dates Friday, May 17 — Monday
May 20, 2024 and includes the following.

- Petition Statement (en/sp)
- **(65) Public Comments**
- (345) Individual Signatory Names
- Eastside Neighborhood Response Breakdown
- South LA Neighborhood Response Breakdown

- Documentation

PDF complete report on individual responses Friday, May 17—Monday May 20,
2024 (1381 pages) can be found at the link below.

<https://drive.google.com/file/d/1LLvzcLfjFrv-cMmmyaVKn-Qj85J5zp-O/view?usp=sharing>

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**/// Stop the University of Southern California (USC)
Discovery Translation Hub // Detener el nuevo desarrollo de la
Universidad del Sur de California (USC) – “Discovery &
Translational Hub”**

responses summary friday may 17-monday may 20, 2024

Petition Statement

Hello, I am a community member that will be affected by USC Campus Expansion. The Discovery Translational Hub, a biotech research facility, is being proposed to the Los Angeles City Planning Commission.

This project will create a forced economic migration of residents from USC's student over enrollment and the new affluent employees competing with long time residents for available housing. USC is already driving third party developers to demolish RSO housing at an alarming rate in order to build student and market rate housing. This will further amplify INDIRECT DISPLACEMENT in our community.

I do NOT support the USC's Discovery Translational Hub development without meaningful and impactful community benefits.

I also do NOT support USC's Master Plan expansion on either campus without meaningful and impactful community benefits.

USC President, Dr. Carol Folt must come to the negotiating table and mitigate the indirect displacement, address quality of life issues and honor its past commitments to local organizations and labor partners.

// Hola, soy un miembro de la comunidad que se verá afectadx por la expansión del campus de la USC. Se está proponiendo a la Comisión de Planificación de la Ciudad de Los Ángeles el proyecto “Discovery & Translational Hub”, una instalación de investigación biotecnológica.

Este proyecto creará una migración económica forzada de residentes a causa de la inscripción incrementada de estudiantes de USC y los nuevos empleados adinerados quienes competirán con los residentes existentes por las viviendas asequibles disponibles. USC ya está impulsando a desarrolladores externos a demoler viviendas bajo control de alquiler a un ritmo alarmante para así construir viviendas para estudiantes a precio de mercado. Esto amplificará aún más el DESPLAZAMIENTO INDIRECTO en nuestra comunidad.

NO apoyo el desarrollo nuevo de la USC sin antes adquirir beneficios comunitarios significativos e impactantes.

Tampoco apoyo la expansión del Plan Maestro de la USC en ninguno de los campus sin beneficios comunitarios significativos e impactantes.

La presidenta de la USC, Dra. Carol Folt, debe sentarse a la mesa de negociaciones y mitigar el desplazamiento indirecto, abordar los problemas de calidad de vida y honrar sus compromisos pasados con las organizaciones locales y los socios laborales.



(65) public comments

In-coming urban planning and public policy grad student -- this ethical issue was one of the biggest cons in my decision in coming to the school. I hope while studying at USC to minimize/eliminate gentrification in the area using my education. —**Bailey Wong, usc student/south bay**

This expansion is completely unethical and hypocritical. USC's work is disconnected from reality and destroys the roots of our communities. They undermine community health and well-being under the guise of community health and well-being. These types of projects cannot go forward. —**Brenda Contreras, el sereno**

I am a newly graduate of USC in History. Stop the occupation and displacement of LA residents. —**Angelique Prater, exposition park**

As an LA native and USC alum, I am horrified by the way USC treats its neighbors. The administration treats LA locals, often marginalized and impoverished folks with a total lack of respect. USC obliterates its campuses' surrounding communities and squashes their culture. —**Jamie Gallo, highland park**

USC seems to be very interested in making new buildings for their folks, such as students and workers. Setting up an environment in which the students and staff have to compete for resources such as housing that the current community occupies. If they actually wanted to be good neighbors to the community they would plan better and avoid the indirect threat that they bring to the surrounding communities —**Emmanuel Matamoras, east los angeles**

I am a USC alum, but I did my Master's online. shame on the university for pushing out residents/not consulting them in this project. Especially considering what is coming to light about your investments in apartheid and genocide. —**Cait Goss, west adams**

Please stop this redevelopment from happening. USC is not accountable to the community and small businesses are scared of how this displacement will affect them. —**Jamie Gallo, highland park**

usc should really learn how to build up and not outward. —**Kai Cayetano, south central**

As someone who works in the South Central community, I have seen many community members struggle for housing in the area. This is attributed to all of the students in the area and the developers contributing to the pushing out of families who have been there for generations. USC cannot do this to Eastside as well. —**Aron Sanchez-Vidal**

I feel the impact of this project hasn't been fully explored and would like to see how displacement of current residence will be prevented—**Guillermo Ordaz JR, south central**

Stop USC from displacing our communities — **Vicky Cabildo, el sereno**

Provide affordable housing within 3 miles equivalent to 4 x # of employees to serve in the proposed structures. Provide and require all but 5% of employees to use



public/private transit to/from places of work and public parking within 5mi radius of structures. —**Clyde Thomas Williams (Dr Tom), el sereno**

USC should not encroach on native lands so extensively- healthcare monopoly or not- respect the impoverished communities of black and brown- most particularly havens for new immigrants. Many who reside in these poor areas are all we have left of those of Indigenous descent, whom we should empower and proliferate, not exploit. —**Justin Ryan Porter, east los angeles**

As a USC alum, it is high-time for this university to take accountability for the violence it commits to the surrounding communities. Displacement and gentrification is literally lethal. The University has already done so much damage to South Central and East Los where Keck has occupied so much space. I am constantly disappointed and ashamed to by the moves made by this Administration and its corruptions. —**Dulce Soledad Ibarra, lincoln heights**

Community member of La Puente supporting all community who are being impacted by gentrification. —**Erika Ixchel Medina, la puente**

I have a PhD from USC. I have been dismayed by all the University has done that has caused massive displacement of community members and local businesses in South LA. As a resident of the side of El Sereno close to the USC medical campus, I have witnessed the growing impacts of USC developments in Boyle Heights, Lincoln Heights, El Sereno, and surrounding areas. Current residents, who are lower-income and largely people of color, are facing displacement and the cumulative effects of USC development projects around their medical complex. In the face of nation-wide (and world-wide) attention to anti-Blackness and systemic racism in recent years, some colleges and universities have done significant work to be accountable and take responsibility to undo harm that they have caused, including large-scale displacement, to communities of color. USC has instead ramped up development projects as well as policies that harm local neighborhoods while denying any impact or responsibility in planning processes. We hear over and over in public comments in Planning Commission hearings about the impacts of USC's Translational Hub on local communities and how community members are losing neighbors, local businesses, and their own ability to stay in the neighborhood due to USC's practices that are driving up rents and costs. USC and their well-paid consultants simply say they are not causing indirect displacement. It's time to stop treating the wealthy institution's statements as simple truth and to listen to--and respond to--local community members. USC has a benefit policy to entice faculty and high-ranking administrators to buy in the neighborhood. Local community members do not have access to such funding and are driven out by all of the ways that USC takes over neighborhoods. It's time to stop the distress and negative health impacts of uprooting our neighborhoods. I join the many community voices urgently requesting that a new Environmental Impact Report be required, the denial of a conditional use permit, and the prioritizing of attention to the cumulative effects of the Translational Hub, along with other USC medical complex developments in the indirect displacement in existing communities. —**Donna Maeda, el sereno**

Expanding USC around and in my neighborhood affects me and my neighbors , y'all talk about jobs but don't hire folks from my community instead you get outsiders , expanding means less parking , expanding means more traffic around our children's



schools , USC DOESN'T KEEP PROMISES AND I SAY NO TO EXPANDING IN MY COMMUNITY , BORN AND RAISED IN RAMONA GARDENS /boyle heights i will not let outsiders come in a push us out ! —**Maria Sarabia, ramona gardens**

I am a Los Angeles resident born and raised in Echo Park in opposition to the USC expansion project. Having been raised in a community impacted by gentrification, I am well aware of affects of outside interest displacing communities. The proposed development does NOT substantially conform to the intent and provisions of the Northeast Los Angeles Community Plan (NELA CP) and only benefits USC. The nearly 20 year-old Environmental Impact Report does NOT account for the changes such as over enrollment, indirect displacement of community and the ensuing health effects known as “root shock”. Displacement prevents families from healing and growing economically and psychologically. The disruption from a forced migration of families drives dysfunctional communities. Housing costs increase when competition with a higher socio-economic class for the same housing eventually leads to a forced economic migration of local renters or 73% of the population. Other investors are rushing in to provide amenities for this promise of a new economy propelled by the new health science jobs created by USC. Please listen to the unwavering opposition of Los Angeles residents. —**Yulu Fuentes, south central**

I don't support the USC's Discovery Translational Hub development without if there is to be no meaningful and impactful community benefits. I have seen how USC's changes have affected my community. My community deserves better. I'm tired of developers coming to our communities looking at us as if we are disposable. If USC has any respect for the community they should be more considerate of how this project is going to affect everybody. It's time to stop only thinking about what's on their own agenda. Stop thinking about your own interests USC. —**Chelsea Jailene Rosales, el sereno**

I do not support the displacement and gentrification in the south central community. —**Shirley De La Cruz, exposition park**

I am a second generation resident of El Sereno and Northeast LA. This is shameful that an organization that flaunts its image of respect as higher learning institution cannot step up to the plate and take responsibility for the impact their presence has in our communities. Community benefits, or no development. We will not be displaced by affluence and a biotech economy. —**John Tapia, el sereno**

I oppose this development —**Abelardo de la Peña Jr., South Pasadena**

As a social worker, I see the negative impact that this development would have on vulnerable communities in NELA. —**Penelope Uribe-Abee, el sereno**

I am an alumni and still living and working in communities affected by USC's gentrification. It is shameful to think the cost of my education is my neighbors' displacement. Invest in the communities around USC's campuses instead of continuing to inflate the insular Caruso-development-bubbles —**Joshua Shaw, westlake**

Our communities are desiring and in need more green spaces and a halt to housing speculation. We dont have anywhere to go and the rising of rent prices and the



displacement by caused by institutions like USC is adding to this stress. —
Carolina Caycedo, el sereno

USC Alumni 09 who has worked in West Adams and lives in Northeast LA asking you to deny the conditional use permit for the Eastside campus research hub and require a new EIR to reflect and account for current surrounding circumstances since the existing EIR is 20 years old — **Maryam Hosseinzadeh, Glassell Park**

As a long time East LA resident who currently works in Boyle Heights, I say NO to this project! — **Danielle Del Rosario, westlake**

All the student housing is driving the community away. Housing has gotten very expensive around the area and many of neighbors have had to move because their apartment buildings have been bought out. This needs to stop — **Jasmin Gutierrez, university park**

PLEASE STOP OF THE DISPLACEMENT OF RESIDENTS OF BOYLE HEIGHTS —
Annabella Mazariegos, hazard park

No es justo q ellos se enriquezcan a costillas de nuestra comunidad, nuestra comunidad tiene q ser respetada, Apoyada con proyectos q nos hagan prosperar en todos los sentidos y q nos hablen con la verdad sin máscaras..... —**Irma Cervantes, east los angeles**

Listen to community members: We say NO to NIMBY development and displacement of economically vulnerable residents of our neighborhood. —**V. Velasco, el sereno**

To president Carol Folt, I implore you as a concerned community member to reconsider this proposed project as it WILL cause displacement of residents living in the area. Families and valued members of the community will face unnecessary and unjust consequences if this project is completed without any consideration for them and their well-being. The already unsustainable climate for renters in Los Angeles is causing enough displacement and increasing the numbers of unhoused community members; there is no need to add to this already dire situation. Set an example for the greater Los Angeles community and STOP this project. —**Diana Moreno**

Although I am not a City of LA resident, the displacement of LA residents has repercussions to affect the entire county of Los Angeles. Pomona is seeing an influx of people being displaced by these type of actions. —**Debra Mendez**

We don't need a bigger usc we need a usc that care about the impact it has on people —**Yohana Teshome, south central**

The considerations made by the expansion project only concerned the aesthetics to the building with minimal ecological adjustments. The indirect impact of displacement to the surrounding communities is a SIGNIFICANT effect that must be addressed. I, as a community member, reject this proposal due to its deficiency in its planning. —**Julia Kim, pico-union**

This project with cause displacement of families which I'm completely against —
Brigette Plascencia, lincoln heights



UC U CANT HIDE WE CAN SEE YOUR GREEDY SIDE —**Priscilla Castaneda, boyle heights**

We can't let families get displaced! —**Wendy Silva, east los angeles**

Stop gentrification —**Brenda Ortega, boyle heights**

As a resident of the El Sereno, this development threatens me and my family's livelihood. The USC Discovery Transitional Hub will violently displace many of my neighbors and friends. I strongly oppose this project. Stop it at all cost. —**Alejandro Juarez-Ugalde, el sereno**

As a long-time Boyle Heights resident, I don't want my community to get indirectly displaced due to USC. I urge elected officials to take responsible action and vote no to the expansion of USC. —**Kimberly Ortega, boyle heights**

I'm a USC alum (class of '17), and I don't support the university's gentrification of surrounding communities and lack of communication with affected communities! —**Amy Gatto, highland park**

"Amamos la belleza de nuestras Comunidades, pero los desalojos, desplazamiento no". —**Alicia Godinez, pico-union**

Please consider the environmental impact and gentrification vulnerability when you move into our neighborhood. That includes displacement and parking as well. —**Judy Thang, chinatown**

USC campus stay out my neighborhood! We're not friendly —**Zyanya Blas, pico-union**

"I strongly oppose the USC biotech project, The Discovery and Translational Hub, due to its potential to displace local residents and exacerbate the affordable housing crisis in our community. It is crucial that the LA City Planning Commission and USC leadership negotiate with community groups like Eastside LEADS to ensure enforceable community benefits and protections. We need development that uplifts, not displaces, our community members." — **José Ibarra Hansen, Glendale**

Stop USC expansion — **Ruth Contreras, boyle heights**

USC IS A BREEDING GROUND FOR NEPOTISM AND WHITE SUPREMACY — **Mia F, elysian valley**

Community comes first; the land doesn't belong to USC. Ya'll have nurtured family/community on this land and deserve to live and thrive. — **Eziamaka Ogbuli, Former usc student**

We need rent control, affordable housing at 90% with life long terms and social housing. We do not need this! Take it elsewhere —**Jennifer Maldonado, el sereno**

We don't want USC to displace any more families! —**Chloe Garcia, boyle heights**



#FUSC —Isaias Cruz, south central

I find it disgusting how usc is trying to displace hardworking people. Just because they have the money doesn't mean they should. —**Joel Cristales, south central**

Stop USC Discovery Translation Hub —**Carlos Montes, boyle heights**

Me opongo a este proyecto —**Vicente Veladez, lincoln heights**

"Estoy en contra de los desarrollos de el usc en mi comunidad tenemos demasiada gente sin hogar En nuestra comunidad familias reponiéndose de una pandemia que dejó viudas viudos enfermos que en este momento no pueden trabajar para sostener sus hogares niños que en vez de tener una familia saludable libre de estrés están sufriendo de ansiedad por el temor a perder su hogar nuestras calles no tiene estacionamiento están sobrepobladas de autos y ustedes quieren traer más estrés a nuestra comunidad llenarse los bolsillos de dinero para comprar más vidas en nuestra comunidad exijo que paren estos proyectos tan perjudiciales en nuestra comunidad "

—**Blanca espinoza, boyle heights**

Me opongo a el desarrollo de este proyecto de USC. Están haciendo mucho daño a nuestras familias empezando por el desplazamiento indirecto. —**Patricia Amador, lincoln heights**

There is no reason for usc to be expanding into residential area after already taking over all the area next to the hospital. They already have more then enough buildings for the things they want to have. —**Stephanie Espinoza, boyle heights**

Me opongo a este proyecto — **Ivonnenanett Machado, lincoln heights**

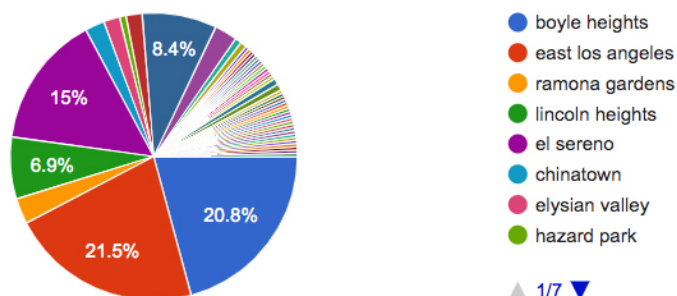
STOP THE DISPLACEMENT OF RESIDENTS AND THE EXSPANSION OF USC! —**Chanda May, west adams**

Hay que apoyar las buenas causas que benefician ala comunidad —**Camerina, east los angeles**

community response breakdown

EASTSIDE CAMPUS: Select your community // LADO ESTE: Elija su comunidad

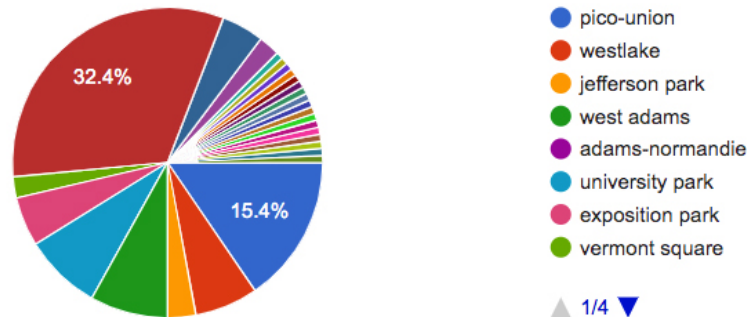
274 responses





SOUTH LA CAMPUS: Select your community // SUR DE LOS ANGELES: Elija su comunidad

136 responses



(345) signatories

Brent Armendinger	Elizabeth Teyuca	Chloe Welmond	Lynn Wee
Bailey Wong	Deborah Choi	Paul Sepuya	Luis Trujillo
Brenda Contreras	Alegria Lopez	samantha abbott	Hayk Makhmuryan
Angelique Prater	Stefany Greer	Eliza Poster	Abelardo de la Peña Jr.
Evelin Alvarado	haley long	John Smith	Nikia Fenix
Isaac Merida	Kai Cayetano	Donna Maeda	Penelope Uribe-Abee
Jennifer Bolanos	Dominique Jakowec	Liam Karl	Joshua Shaw
Adriana López	Martín Hernandez	Lukas Jann	Olivia de Witt
Gabriela Flores	Fiona Baler	Michelle Benavides	Allison Ledesma
Lily Perez-Guerrero	Brittney Bobolinski	Victoria Bruno	Ren Sturgis
Jamie Gallo	Lucy Herrera	Maria Sarabia	Karla Padilla
Fanny Guzmán	Aron Sanchez-Vidal	Owen Lee	Carolina Caycedo
Yajayra Cerrato	Ethne dennis	Yes	William Ambrosino
Edward Ramirez	Andrey Huang	Jasmine Cerezo	Rosa Coronado
Jasmine Perez	Guillermo Ordaz JR	Omar Ureta	Everly Castillo
Natalie Godinez	Amelia Hoffman	Kimberly Castorena	Elle Davidson
Amy Tannenbaum	Clara Solis	aylin calderon	jt
Astrid Campos	shelley	Belen Gallardo de	Giullia Porter
Ale campillo	Vicky Cabildo	Murguia	Micah Haserjian
Alexander Harnden	Clyde Thomas	Yulu Fuentes	Heather Romero
Henry Perez	Williams (Dr Tom)	Monique Leyva	Maryam
David Gutierrez	Dan Huynh	Amairani Pineda	Hosseinzadeh
Jane	Jada Warner	Chelsea Jailene	Danielle Del Rosario
Jennifer Soto	Charlotte Hansen	Rosales	Jasmin Gutierrez
Paola Estrada	Justin Ryan Porter	Katie Delaney	Carmina Calderón
Daniel jimenez	Jackie Lara	Ana Guzman	Santos
Emmanuel Matamoros	Natalie Contreras	Nadia Gallardo	Brandy Eggermann
Cait Goss	Dulce Soledad Ibarra	Nancy Gallardo	Faizah Malik
Ethan Ortiz	Hermes Padilla	Shirley De La Cruz	Melinda Hernandez
Candy Chavez	Feliks Eskilson	Dann Ruiz	Christina Boyar
Maria	Caroline Baatarzorig	Jeorjina Bautista	Alyza Gonzalez
Emily Darling	Kimberly	Johana Bear	Tyler Sabido
Sahian Valladares	Erika Ixchel Medina	John Tapia	Divya sarathy
Cinthia Gonzalez	Gray Ren	Anthony moreno	Raquel Rodriguez
Wendy Silva	Lauren Wilson	Alonso Hernandez	Felipe Martinez
Cameron Roper	Juan Lozano	Fannie Vivaldo	



Crystal Gonzalez	Emerald, Vela	Joanna Esquivel	Kyle
David de Rozas	Brenda Dzaringa	Carol Zou	Nelson
Nina Kin	Debra Mendez	Marcos Zamora-	Anthony Ontiveros
Elvira jimenez	Jorgie Gallegos	Sanchez	Jesus Garcia
Renato Leni Gomez-	Juli Perez	Luna Perez-Vega	Marvella Muro
Barris	montana walworth	Zyanya Blas	Susie Guardado
Elias Naranjo	Yohana Teshome	Andrea Cardenas	Joel Cristales
Roberto Leni	Yifan Cheng	Kristin Ortega	Carlos Montes
Arturo Romo	Cristina Curiel	Shiraz	Myles Shelton
Yahaira Guerrero	Cassidy Bennett	Salome Hernandez	Vicente Veladez
Salma Moreno	Carina Gavino	Jasmine Reynoso	Alejandro Martinez
Heidi	Lydia Poncé	Alex Gonzalez	Sonja Verdugo
Annabella Mazariegos	Julia Kim	José Ibarra Hansen	Sara Aguilar
Jessica Ceballos y	Ariana Rios	Asia wright	Blanca espinoza
Campbell	Stephanie Cierra	Elijah Flores	Samantha Johnson
Anais Sandoval	Rodas	Ruth Contreras	Patricia Amador
Vanessa Rodriguez	Kristian Cardenas	Diana Murrieta	Betzaida Salvador
eduardo orquiz	Alexandra Mencias	Velvet Merida	Christina Cardenas
Michelle Garcia	Carla Torres Montero	Melissa Uribe	Stephanie Espinoza
Irma Cervantes	Brigitte Plascencia	Mia F	rebecca mendoza
V. Velasco	Priscilla Castaneda	Roberta DePoppe	Ivonnenanett
Elizabeth Meza	Angelo Antonio	Katherine Gutierrez	Machado
Julie Gonzalez	Wendy Silva	Ciara Tepayotl	Tabatha Yelos
Mirian Hernandez	Jonathan perez	Ruby Rivera	Daniela Hernandez
Yvonne Martinez	Brenda Ortega	Hannah Vargas	Stephanie Ivy
Guadalupe Davalos	Alejandro Juarez-	Eziamaka Ogbuli	Chanda May
Esperanza Garcia	Ugalde	Josiah OBalles	Abigail Pastrana
Hae-Joon Lee	Kimberly Ortega	Jennifer Cervantes	Alex Gonzalez
Michael Gourdin	Ansel Rodriguez	Sabrina Morales	stephanie sanchez
Irish Sy	Jonathan Perez	Jennifer Ganata	Crystal Torres
fernando munoz	Citlalli Martinez	Jennifer Maldonado	Hannah Johnson
Kimberly Gonzalez	Lilly Piedra	Sandra Dolores	Jason Lien
Kimberly parada	Tatiana Owens	crystal meza	Brian Lien
Nathan Gordon	Nancy Le	Victoria Hernandez	Gissel gonzalez
Araceli Rodriguez	Amy Gatto	Martha Nerio	Pamela Agustin
Joselyne Sandoval	Jessica Calvillo	Linda V	Jacqueline Valentín
Kenia Jimenez	Rebecca Garfias	Jeanine Grimes	Camerina
jenny posavatdy	Berta Avila	Gianna Reyes	Abygail Paez
Rebecca Gabra	Sen Padilla	Briana Barbosa	Karina Amador
Lucia Borunda	Alicia Godinez	Samantha Nieves	Vanessa Vega
Georgia Odom	Griffin Hatlestad	Ashley Rojo	Alejandra Miranda
marina litvinsky	Karla Perez	Mayra Simons	Leticia Serna
Cindy Lamas	Claudia Lemus Noyola	Jesus Manzo Cubilla	Ramon Rubalcava
Estefany Garcia	Gemma Lurie	Mariana Huerta	
Diana Moreno	Judy Thang	Chloe Garcia	
Leslie Fuentes	Tania Ramon	Isaias Cruz	

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May 20, 2024

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

**Re: Proposed Residential Project at 8016 North Fair Avenue,
CPC-2023-6037-DB-HCA**

By email: cpc@lacity.org

**Cc: Esther Ahn, City Planner, esther.ahn@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City 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 proposed 39-unit, 100% affordable housing development project at 8016 North Fair Avenue, CPC-2023-6037-DB-HCA. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), AB 2097, 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, subds. (d) and (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project unfeasible or reduce the project's density 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. Increased density, concessions, and waivers that a project is entitled to under the Density Bonus Law (Gov. Code, § 65915; the "DBL") do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The Commission must respect these protections. In addition to granting the

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

increase in residential units allowed by the DBL, the Commission must not deny the project the proposed waivers and concessions with respect to floor area ratio, open space, encroachment plane, setback, and sidewall plane break, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).) In addition to the relief provided by the DBL, AB 2097 exempts the project from offstreet parking requirements given that it is located within ½ mile of a major transit stop. (Gov. Code, § 65863.2.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. 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.)

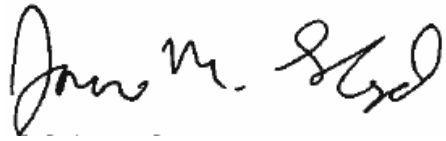
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's 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 be 'Dylan Casey', with a long horizontal flourish extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to be 'James M. Lloyd', written in a cursive style.

James M. Lloyd
CalHDF Director of Planning and Investigations



May 20, 2024

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

**Re: Proposed Housing Development Project at 4112 – 4136 South Del Rey Avenue,
DIR-2022-9016-DB-SPRVHCA-1A**

By email: cpc@lacity.org

**Cc: Michelle Carter, City Planner, michelle.carter@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City 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 210-unit housing development project at 4112 – 4136 South Del Rey Avenue, DIR-2022-9016-DB-SPRVHCA-1A, which includes 18 units for extremely low-income households and three units for moderate income households. These laws include the Housing Accountability Act (“HAA”) and the Density Bonus Law (“DBL”).

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 reduce the project’s density 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. Notwithstanding the appellants’ arguments, increased density, concessions, and waivers that a project is entitled to under the Density Bonus Law (Gov. Code, § 65915; the “DBL”) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The Commission must respect these protections. In addition to granting the

**360 Grand Ave #323, Oakland 94610
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increase in residential units allowed by the DBL, the Commission must not deny the project the proposed waivers and concessions with respect to floor area ratio and height, unless it makes written findings as required by Gov. Code, § 65915, subd. (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (Gov. Code, § 65915, subd. (p).)

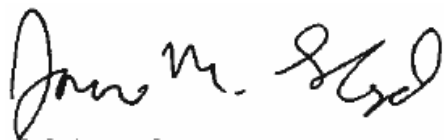
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CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations



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Dave Rand
213.557.7224
Dave@rpnllp.com

May 17, 2024

VIA EMAIL

President Monique Lawshe and Honorable
Members of the City Planning Commission
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, CA 90012
cpc@lacity.org

**Re: Response to Appellant Letter;
Case Nos. DIR-2022-9016-DB-SPR-VHCA-1A and ENV-2022-9017-SCEA
4112-4136 S. Del Rey Avenue**

Dear President Lawshe and Honorable City Planning Commissioners:

This firm represents MDR Investors, LLC in connection with the proposed development of a new residential building containing 210 units, 18 of which would be restricted for extremely low income households and three of which would be restricted for moderate-income households ("Project"), located at 4112-4136 South Del Rey Avenue ("Site") in the Del Rey neighborhood of the City, and within the Glencoe-Maxella Specific Plan ("Specific Plan"). The Project will provide 282 parking spaces (including 115 electric vehicle spaces) as well as 34,000 square feet of open space (exceeding the requirements of the Los Angeles Municipal Code ["LAMC"] by almost 10,000 square feet), and the proposed building would observe a transitional height ranging from four- to six-stories and 45 to 66 feet, respectively.

On December 5, 2023, the Los Angeles City Council adopted a sustainable communities environmental assessment ("SCEA") prepared for the Project pursuant to the requirements of the California Environmental Quality Act ("CEQA"), thereby determining that the Project's potential to result in significant environmental impacts was less than significant. On December 22, 2023, the Director of Planning granted the Project's requested entitlement approvals, consisting of a 35 percent density bonus, an on-menu density bonus incentive to permit an 18 percent floor area ratio ("FAR") increase, an on-menu density bonus incentive to permit an 11-foot building height increase, and Site Plan Review approval ("Director's Determination").

On January 5, 2024, the Concerned Residents of Glencoe Avenue ("Appellant"), comprised of homeowners in the adjacent multifamily residential building at 4115 Glencoe Avenue, filed an appeal of the Director's Determination ("Appeal"), which the City Planning Commission ("CPC") will consider at its May 23, 2024 meeting. The Appeal alleges that the Director's Determination failed to properly make findings for the Project's Site Plan Review approval, failed to conduct appropriate environmental review

pursuant to CEQA, and failed to mitigate unspecified significant adverse effects of the Project. As set forth in the Appeal Recommendation Report prepared by Planning Department staff, the Appeal's claims do not provide substantial evidence of any deficiencies in the Director's Determination, and staff recommends denial of the Appeal.

On May 13, 2024, a letter supplementing the Appeal was submitted to the CPC by the law firm of Luna & Glushon ("Luna & Glushon Letter"). As described below, as with the Appeal, the Luna & Glushon Letter also fails to identify any deficiency in the Director's Determination. In addition, neither the Appeal nor the Luna & Glushon Letter provide any evidence whatsoever that could be utilized to support a denial of the Project under State Density Bonus Law ("DBL") or the Housing Accountability Act ("HAA"). Accordingly, we respectfully request that the CPC deny the Appeal and uphold the Director's Determination approving the Project.

A. The Required Site Plan Review Findings Were Properly Made.

The Appeal and Luna & Glushon Letter claim that the Project fails to be consistent with certain goals and policies of the Palms-Mar Vista-Del Rey Community Plan ("Community Plan") regarding neighborhood preservation, neighborhood character, and transition of scale, as well as additional policies calling for the preservation of industrial uses. The Luna & Glushon Letter augments this claim by asserting that the Project's alleged "height and bulk inconsistency" with the surrounding neighborhood was inadequately analyzed in the Director's Determination as a conflict with these Community Plan goals and policies, and therefore the Project's Site Plan Review approval is flawed. In making this claim, the Luna & Glushon Letter asserts that the Project will exceed the LAMC-compliant heights of adjacent buildings, and that the proposed FAR will "overwhelm" adjacent properties and reflect an incompatible scale of development. These claims fail to demonstrate any deficiency in the Director's Determination for multiple reasons.

First, a project is considered consistent with the provisions and general policies of applicable City or regional land use plans and regulations if it is consistent with the overall intent of the plan or regulation and would not preclude the attainment of its primary goals.¹ More specifically, according to the ruling in *Sequoyah Hills Homeowners Association v. City of Oakland*, state law does not require an exact match between a project and the applicable general plan. Rather, to be "consistent," the project must be "compatible with the objectives, policies, general land uses, and programs specified in the applicable plan," meaning that a project must be in "agreement or harmony" with the applicable land use plan to be consistent with that plan. As set forth in the SCEA and the Director's Determination, the City has properly determined that the Project will be substantially consistent with the applicable plans, policies, and regulations associated with development of the Site, including relevant goals and policies established by the Community Plan.

Second, the Appeal and the Luna & Glushon Letter mischaracterize the existing built environment in the vicinity of the Site. There are no single-family homes or other low-scale residential development adjacent to the Project, and the Project would be specifically sited near other multi-story, multifamily buildings, commercial uses, and other dense urban infill structures, including the Appellant's multi-story building at 4115 Glencoe Avenue. No substantial evidence supports the claim that the Project would "overwhelm" adjacent development. Moreover, contrary to Luna & Glushon's claim that

¹ *Sequoyah Hills Homeowners Association v. City of Oakland* (1993) 23 Cal.App.4th.704, 719.

the adjacent residential buildings demonstrate compliance with LAMC and Specific Plan standards, each of these buildings, including the Appellant's own building at 4115 Glencoe Avenue, has obtained City approval of height and/or FAR increases that are consistent with the Project's modest increases in height and FAR.² No substantial evidence supports the claim that the Project is seeking an increase in height and FAR that would be inconsistent with these surrounding buildings.

Third, as noted in the Director's Determination and as reflected in the Project's architectural drawings, the Project provides setbacks and open spaces which are largely in excess of the required amounts and also observes transitional height standards, which further demonstrates the Project's compatibility with the surrounding built environment. Specifically, the rear yard facing the Appellant's building at 4115 Glencoe Avenue is required to be 15 feet per the Specific Plan, but the Project design provides a variable 25- to 60-foot setback from the shared property line at the northeastern-most point. Additionally, the Project's increase in height adheres to the transitional height requirements of the Specific Plan, such that the building only rises to the maximum 66 feet in height where it is 36 to 60 feet away from the adjoining properties.

Collectively, the evidence in the record rebuts the unsupported claims made by the Appellant and Luna & Glushon that the Project would result in any significant incompatibility with the surrounding neighborhood, and properly supports the Director's Site Plan Review approval. Furthermore, as discussed below, under the applicable State housing laws governing the Project's approval, any subjective determination of incompatibility would not be grounds to grant the Appeal.

B. No Evidence Exists to Support Granting of Appeal and Denial of Project Under Requirements of State DBL or HAA.

The Appeal as well as the Luna & Glushon Letter fail to recognize the applicability of both State DBL and the HAA, which govern the City's review and approval of the Project. State DBL requires the City to grant requested density bonuses for developments that provide a prescribed amount of affordable housing, as the City has done here. State DBL also requires the City to grant requested incentives/concessions that provide relief from specified development standards, unless the City makes one of the prescribed findings under State DBL to deny the incentive/concession. As reflected in the Director's Determination, no evidence exists in the record to allow the City to make such a finding; accordingly, the City is obligated to approve the Project's on-menu incentive requests under State DBL, which it has done.

Furthermore, the Project is a "housing development project" for purposes of the HAA. The HAA strictly limits the City's ability to deny or condition a housing development project that complies with applicable objective development standards.³ Specifically, when a housing development project complies with objective general plan, zoning, and subdivision standards, including design review

² The adjacent building at 4100 Del Rey Avenue was granted a height increase to 63 feet and a deviation from the Specific Plan's transitional height standards (Case No. DIR-2011-1529-SPP-SPPA-SPR) the adjacent building at 4108 Del Rey Avenue was granted a height increase to 61 feet (Case No. ZA-2013-2800-ZAA-SPPA), and the Appellant's building at 4115 Glencoe Avenue was granted a height increase as well as an FAR increase (Case No. APCW-2004-825-SPE-SPPA-SPP-SPR).

³ "Objective" standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official. (Gov. Code § 65589.5(h)(9)).

standards, in effect at the time the application was deemed complete, a public agency may only disapprove the project or require it to be built at a lower density if it makes written findings, supported by a preponderance of the evidence on the record, that both of the following conditions exist: (a) the project would have a specific, adverse impact⁴ on health and safety unless the project is disapproved or approved to be developed at a lower density, and (b) that there is no feasible method to satisfactorily avoid or mitigate the identified adverse impact other than disapproving the project or requiring its development at a lower density.⁵ Accordingly, the HAA precludes the denial of a housing development project due to an alleged failure to meet subjective standards (e.g., a subjective determination of incompatibility with neighborhood character).

State law requires public agencies to provide project applicants with written documentation identifying the ways that a proposed project may be inconsistent, not in compliance, or not in conformity with objective standards applicable to the project. Such documentation must be provided to the applicant within strict timelines (in this case, within 60 days after the Project's application was deemed complete). If such documentation is not provided to the applicant within the set timelines, the project is deemed, by state law, to be consistent, compliant, and in conformity with all applicable standards.

Here, the City has not identified any such inconsistencies with objective standards applicable to the Project. Moreover, the Director has officially determined that the Project complies with all applicable General Plan, Specific Plan, and LAMC standards and criteria, as modified by State DBL incentives.⁶ Consequently, the Project has been deemed consistent, compliant, and in conformity with all development standards applicable to the Project.⁷

Therefore, the City may only deny the Project or require it to be built at a lower density if it were to make written findings, based on a preponderance of the evidence on the record, that (a) the project would have a specific, adverse impact on health and safety based on objective, identified written public health or safety standards, and (b) that there is no feasible method to satisfactorily avoid or mitigate the adverse impact other than disapproving the project or requiring its development at a lower density.

C. The Project Will Not Will Not Have a Specific, Adverse Impact on Health and Safety and Appropriate Environmental Review Has Been Prepared.

There is no evidence in the record – much less a preponderance of the evidence – that the Project would have a significant, quantifiable, direct, and unavoidable impact, based on objective,

⁴ A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. (Gov. Code § 65589.5(j)(1)(A).) Importantly, the California legislature has explicitly declared its intent that such impacts “arise infrequently.” (Gov. Code § 65589.5(a)(3).)

⁵ Gov. Code § 65589.5(j)(1).

⁶ The HAA explicitly affirms that the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards pursuant to State Density Bonus Law (Government Code Section 65915) does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision. (Gov. Code § 65589.5(j)(3).)

⁷ Gov. Code § 65589.5(j)(2).

identified written standards, policies, or conditions, upon the public health or safety. While the Appeal and Luna & Glushon Letter claim that CEQA was not complied with for the Project, this objection is not supported by any evidence whatsoever – certainly no technical analysis or other form of evidence has been offered that demonstrates a potentially significant environmental impact, much less a significant and unavoidable public health or safety impact based on objective written standards. Moreover, the extensive technical analyses contained in the Project’s SCEA itself demonstrate, with substantial evidence, that the Project will not result in any significant environmental impacts or any impacts regarding public health or safety. Accordingly, the findings necessary under the HAA to deny the Project or condition it to be developed at a lower density cannot be made here.

The Luna & Glushon Letter makes an additional argument that the SCEA’s analysis of potential land use conflicts improperly utilized the consistency standard upheld by the *Sequoyah Hills Homeowners Association v. City of Oakland* case, and instead should have utilized an alternative CEQA-specific consistency standard. However, the Luna & Glushon Letter fails to identify any such CEQA-specific alternative standard to be utilized, and therefore this argument fails. In addition, the position asserted by Luna & Glushon directly contradicts current case law (*Stop Syar Expansion v. County of Napa* (2021) 63 Cal.App.5th 444, 462, [“no authority supporting [] assertion that ‘inconsistency’ for CEQA purposes is different than for purposes of general planning and land use law”].) This claim therefore has no merit.

D. Director Did Not Fail to Condition or Modify the Project to Mitigate any Significant Adverse Impacts.

The final claim made by the Appeal and Luna & Glushon Letter asserts that the Director committed an abuse of discretion by failing to mitigate the adverse effects of the Project on surrounding uses. However, as demonstrated by the SCEA, the Director’s Determination, and the whole of the administrative record, there is no evidence whatsoever of any such adverse effects resulting from the development of the Project. This claim also has no merit.

In conclusion, we respectfully request that the CPC deny the Appeal and uphold the Director’s Determination for the Project. Thank you for your consideration.

Sincerely,

Dave Rand

Dave Rand
Partner
of RAND PASTER & NELSON, LLP

cc: Michelle Carter, Department of City Planning



May 20, 2024

City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012

Re: Proposed Housing Development Project at 4101 – 4119 Exposition Boulevard, DIR-2022-6462-TOC-VHCA-1A

By email: cpc@lacity.org

Cc: Kyle Winston, City Planner, kyle.winston@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City 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 36-unit housing development project at 4101 – 4119 Exposition Boulevard, DIR-2022-6462-TOC-VHCA-1A, which includes four units for extremely low-income households and one unit for very low-income households. These laws include the Housing Accountability Act ("HAA"), AB 2097, 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 unfeasible or reduce the project's density 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 the local zoning code and the City's general plan. Additionally, AB 2097 exempts the project from offstreet parking requirements given that it is located within ½ mile of a major transit stop. (Gov. Code, § 65863.2.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the

CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. 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.)

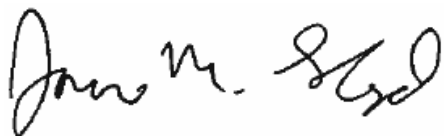
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's 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.

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Sincerely,

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Dylan Casey
CalHDF Executive Director

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James M. Lloyd
CalHDF Director of Planning and Investigations

DAY OF HEARING SUBMISSIONS