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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.

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

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Dec 11, 2024

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

**Re: Proposed Housing Development Project at 1584-1586 West Oak Grove Place,
PS-1469-1A**

By email: apceastla@lacity.org

**Cc: Linda Lou, City Planner, linda.lou@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear East Los Angeles 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 proposed private street to facilitate an 8-unit housing development project at 1584-1586 West Oak Grove Place. Such laws include the Housing Accountability Act (Gov. Code, § 65589.5; the "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 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. The HAA's protections therefore apply, and the City must not reject necessary entitlements for the project – including the one at issue here – except based on health and safety standards, as outlined above.

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 the applicable zoning designation and

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www.calhdf.org**

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.)

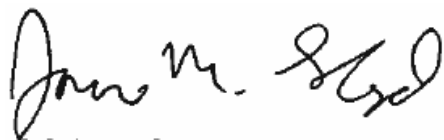
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition 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, including all necessary entitlements, 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,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations



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**CITY OF
LOS ANGELES**
CALIFORNIA

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LETTER OF SUPPORT FOR CASE #PS-1469 [1584 OAK GROVE PRIVATE STREET]

April 11, 2024

Linda Lou
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012

Via email: linda.lou@lacity.org

Dear Darby

We declare that on April 2, 2024, a Brown Act noticed public meeting was held by the Eagle Rock Neighborhood Council (ERNC) at which a quorum was present. The following motion passed unanimously:

The ERNC fully supports the proposed private street case. The difference in paperwork between a 'private street' and the current 'easement' is of little importance to the larger community versus the value of the additional housing that the applicant proposes to construct. The City of LA should quickly approve this basic request and allow the project to continue.

While Private Streets may not be the City or the neighbor's preferred access for this parcel, it is clear that the site-specific conditions of this parcel make this the easiest and most straightforward route. The proposed housing is critically needed in our neighborhood and it makes no sense for the City to allow it's arcane, self-imposed distinctions between fundamentally equivalent physical conditions to hold up development of a multi-family zoned parcel for years.

Please place this letter in the case file, and acknowledge its receipt via email to: executive@ernc.la. Thank you.

Respectfully,

Michael P. Sweeney, AIA
President, Eagle Rock Neighborhood Council

cc: Gerald Gubatan, Council District 14 Senior Planning Advisor
Steven Bautista, Council District 14 Planning Deputy