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AREA 3 COMMITTEE / HOUSING COMMITTEE

Hollywood Hills West Neighborhood Council

June 14, 2017, 6:00 PM

Yucca Community Center, 6671 Yucca St, Los Angeles, CA 90028

DRAFT Minutes

- I. **Call to order and welcome:** 6:19 PM
- II. **Approval of April 14, 2017 and May 16 2017 minutes.** – Approved respectively 5 Yes/0 No; 9 Yes/0 No
- III. **Area 3 Planning, Housing and Land Use**
 - A. **Value Capture Ordinance, City Council File 14-1325.** Discussion of how the proposed Value Capture Ordinance will align with implementation of Measure JJJ, and expected changed to density bonus projects being built in Area 3. **Possible motion and vote** for Board recommendation.
 - B. **Affordable Housing Linkage Fee / Housing Impact Trust Fund / Code Amendment(s) Directing Fees Derived from Projects City Council File 17-0274.** Discussion of how the proposed ordinance which adds Section 21.18 and amends Section 16.02 of the Los Angeles Municipal Code, as well as adding Section 5.578 of Chapter 172 of the Administrative Code, would establish an Affordable Housing Linkage Fee, and directing Linkage Fees derived from Development Projects to the Housing Impact Trust Fund, and how it will affect projects presented to Area 3. **Possible motion and vote** for Board recommendation.

Board Member (BM): Before discussion please look at agenda items above. The concern Area 3 and need to be taken together. Please refer to Grid (attached). Two agenda items above are law. Measure JJJ voted by the public in November has a Transit Oriented Community (TOC) density bonus program. The TOC draft was released in May (attached). It will dictate density around rail. Most of Area 3 south of Franklin will be under the TOC. Hollywood Community Plan Update 2017 was just released. Area 3 North of Franklin no changes. South of Franklin can go up to 60 feet. If passed it will affect what is going on. The Value Capture Ordinance was put in by O'Farrell because JJJ discouraged developers from building affordable housing. Because the City Code let's developers request CUPs could get around affordable housing. The Value Capture is trying to close those loop holes and encourage developers to build affordable housing. In addition there is the Affordable Housing Linkage Fee. The City of Los Angeles is the lowest collector of developer fees for affordable housing. San Francisco double what we are. It is confusing with Measure H, Measure HHH and JJJ, with the Hollywood Community Plan and TOC.

The TOC will have no public input because the public voted for JJJ.

Stakeholder (SH): Just issued the draft, does the HCP2 address the elements in the plan.

BM: Please go to the scoping meeting for HCP2. It is not known.

SH: The City is pleading for affordable housing, but the process destroys housing by tearing down and replacing with high cost.

BM: The only thing on the books that is absolute is JJJ and the TOC.

SH: TOCs were supposed to be rail. Now it includes buses.

BM: Please look at Agenda item A.

BM: JJJ will require developers to build higher and denser in exchange for affordable units. The problem with Value Capture Ordinance is that they are taking away the power from the public. Would rather have them come and ask for the CUPs and variances from the Board and work with what we want. Asked the crafters of the ordinance to comment. We do not want higher and denser buildings in our neighborhood. The way it is drafted, all a developer has to do is put in a couple more units, which will not make a difference in affordable housing stock. Not surprised that O'Farrell authored the bill. Developers will come and public input will be taken away. Infrastructure is over tasked.

BM: Please look at JJJ requirements, what is law. Four kinds of projects, rental not requiring amendment, rental requiring, for sale, hybrid or offsite. Work with developers on a sliding scale. 35% or greater density with JJJ. What CD13 has seen is a decrease in affordable housing build because developers are going around and asking for CUPs.

BM: Value Capture is meant to work with JJJ to close the loop holes.

BM: Very confusing. JJJ says the same thing as the Value Capture Ordinance.

SH: What is presented is not the actual ordinance. It is a summary.

BM: This summary is what was received from the City. It is the same language in JJJ and the TOC. Something is wrong. I had to do legal research. If I have questions about the Value Capture Ordinance, something is wrong.

SH: Is the Value Capture / JJJ in the code.

SH: JJJ has now been entered into the Municipal Code.

SH: Will the Value Added Capture be greater than JJJ?

BM: We don't know. We can make a motion that someone come and explain.

SH: Can we rely on this as the foundation? How do we know they won't have any other elements?

BM: I don't know. People are human they will make mistakes. Right now it has not passed. They want our comments on it.

SH: Can we request a presentation?

BM: I have asked but they weren't able to come.

SH: Would like to say for the record, this is a ruse to get more density using affordable housing. Have seen the Hollywood Community Plan. We are cooked.

SH: I wrote the City. Hollywood doesn't need density added. This is a slick ruse. Stakeholders strongly oppose this ordinance. Was written back from the City that the Value Capture Ordinance does not create a way for developers to add more density to the City. It only clarifies the processes that are already in the code. This closes the loophole that developers were using to add density without providing affordable units." Stakeholder's response to the City: Poorly written and needs to be rewritten.

BM: JJJ is now law. They can get up to 30%... right now with SB1818, a State Law, if they put in affordable housing they can choose off menu for higher and denser.

SH: SB1818 were there,

BM: JJJ was the LA Chamber and the Unions taking control. They sold it to the public successfully and is now law. Please look at the TOC draft provided. Looking at Hollywood Blvd and part of Franklin. Out of the four tears, we have three metro stops. Area 3 is Tier 3 and Tier 4. Buildings need to have within them more than the Value Capture Ordinance has in it. The TOC is giving much more height and density for affordable housing.

SH: Very concerned with wording of affordable. Remember when they built on Franklin near Argyle. They were able to build if they built affordable. \$2500 is not affordable.

SH: Affordable really has to be explained.

BM: Using HUD guidelines, non-working, low and very low and extremely low income. Moderate income is... At Rubix regular two bedroom is 3200. If it were to be moderate, you would have 1900 a month. Low would be \$1500 – 1700. Very low is \$1100 for two bedroom. That is affordable. They should start from that, but they don't. Extremely low on bedroom, \$400 - \$500. Two bedroom \$780. The developer has the choice, do you want moderate, low, very low. Now there is workforce income. Those are the tiers. That's why talking about affordable. There is also HUD subsidized. But developers don't want that.

SH: Affordable housing sites as well.

BM: Want to go back to Value Capture and look at TOC which is proposed law part of JJJ. Tier 3 70% increase density bonus. Tier 4 80% increase.

SH: This City is the worst city. NY and NY State build affordable housing. Not the developers.

BM: FAR's can increase under TOC. Residential parking, (nothing about bicycles), 0.5 parking per bedroom. State Law.

BM: This is TOC, we will have input?

BM: This is not even going to City Council?

SH: It was voted into law.

SH: This is getting fleshed out? Don't believe it is going to be a 13 page.

BM: This is proposed. City has to come up with TOC guidelines.

BM: They need transparent meetings.

BM: What is law. This is law and we have to know what we can ask for? If TOC, does Value Capture even matter to Area 3?

SH: Remembers JJJ saying increase affordable housing 35%. This is the way they are doing it. We just don't now.

BM: Doesn't need to be 80% density bonus. 35% can be gotten without 80%.

BM: Hollywood is located on density bonus. State and Brown are putting in TOCs to get people out of their cars.

SH/BM: Agenda 21.

BM: Developers have an either or, apply with SB1818 and requesting CUPs or JJJ.

BM: Garcetti personally said he loved NY, and we wanted to turn LA into NY.

SH: At this point totally confused. We need the people who created it. Would like people to talk.

SH: Someone needs to come and talk about it. It is going to be a disaster.

SH: That Area 3 requests both City Councilman and whoever drafted the ordinance to get input before voting.

SH: Seconded

BM: Discussion. Ask for a postponement on the June 27 meeting. We should have input.

SH: Should be asked of both O'Farell and Ryu's office.

BM: Motion: The Area 3 / Housing committees request that the HHWNC Board request the deadline for comments on the Value Capture Ordinance, CF City Council File 14-1325 be extended Past its deadline of June 26, 2017 until PlanCheck, Done or a Council representative can come to the Board and explain it, and the difference between it, Measure JJJ and the Proposed TOC guidelines.

SH: Seconded

BM: Motion passes – 15 yes / 0 no.

Regarding Affordable Linkage fee

SH: Most of the problems talked about at the meeting come from a code that needs revision. There are now so many moving parts trying to fill in the gaps that they don't have it.

SH: Nothing will happen with City Council because they are paid.

SH: Lots of times things are referring to things already in the code. So many things going on until it gets to the front. The code is dysfunctional because there is not enough employees to do the job.

SH: This has been written about in the Times. There are a lot of problems.

BM: Problem with the linkage fee, instead of developers building, they pay a fee so they don't have to build affordable housing but will still get density bonuses. It is a buyout.

SH: Developers realize they can't sell to high end if they have low end in the building for this City. Philadelphia has something like this. But it is rather high. With this City, it hasn't been done yet.

SH: PlanCheck had problems with the linkage fee. There are a lot of problems. Don't trust about the homeless taxes. Very complicated issue. Knowledge is power. It is all there. LA is under-informed City. Citywatch writers to

BM: Should we encourage the Board to support PlanCheck? Make a motion: The Area 3 / Housing committees request that the HHWNC Board request information from PlanCheck, Councilmember representative, or DONE for more information on the Affordable Housing Linkage fee and its missing and its ramifications.

SH: Seconded

BM: Motion passes – 15 yes / 0 no.

SH: We need to fund the bureaucrats who do this everyday to make sure affordable housing works and not leave it to the developers who have the money and power.

BM: JJJ and TOC, height and density is law. Now we have to get affordable housing in.

C. **Rent Stabilized Housing.** Area 3 stakeholders have requested that a discussion and motion be presented regarding the trend seen in Area 3 of rent stabilized units being demolished for hotels.
Motion: Area 3 to recommend that the HHWNC Board not support any project that removes rent stabilized housing in Area 3 for hotel construction.

BM: Stakeholder requested the above item be put on the agenda.

SH: Seconded.

BM: Motion passes

IV. **Old Business; New Business:** Montecito project presented to the Board. It passed through PLUM. Secret Restaurant – was passed through City Planning, but no Hookah can be within 150 feet of food. Will see if LAPD can enforce it. Board did approve Jameson's.

- V. **Public Comments:** comments from the public on agenda items and non-agenda items within the Committee's subject matter jurisdiction:
- A. Crossroads of the World project will be presented at Library. Hollywood Heritage will not approve.
 - B. Need community support. Requesting Board amend motion for Montecito include a full EIR. Representatives have been lovely. Need letters for the City Planner if anyone would like to help. Would like neighborhood purpose grant. Maybe Area 3 put a motion to the Board.
 - C. Air BNB met yesterday at City Hall. Full of people supporting AirBNB. Town Hall meeting had it the other way around. Still time to put in input.
- VI. **Decision on next meeting date(s):** July 10, 2017.
- VII. **Adjournment:** 7:55 PM

The quorum for the Hollywood Hills West Neighborhood Council committees is five (5). The public is requested to fill out a "Speaker Card" to address the Committee(s) on any item of the agenda prior to the Board taking action on an item. Public comments on agenda items will be heard when the item is considered. Comments from the public on non-agenda and agenda items are heard during the Public Comment Period and, within the discretion of the presiding officer of the Committee(s), when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Committee's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker unless waived by the presiding officer of the Committee(s). Agenda is posted for public review: on bulletin boards at: the Las Palmas Senior Center, 1820 Las Palmas Ave. Los Angeles, 90028; the Yucca Community Center, 6671 Yucca St., Hollywood, CA 90028, and electronically on the Hollywood Hills West Neighborhood Council website www.hhwnc.org and on the Department Of Neighborhood Empowerment (www.lacityneighborhoods.com) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Kathy Banuelos at Secretary@HHWNC.org. 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, please make your request at least three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Project Coordinator at 213-485-1360 or e-mail to lorenzo.briceno@lacity.org.

DRAFT