

MOTION

Deep concern exists throughout the City regarding overrides and exceptions to our carefully designed land-use plans and zoning regulations. Since its enactment into law on April 15, 2008, the City's SB 1818 Density Bonus Ordinance (No. 179681) has caused too many impacts on our neighborhoods, at the expense of too little affordable housing. In fact, in many instances, these development projects result in the loss of affordable housing.

To miss an opportunity to fix our implementing ordinance is not acceptable. The City is enacting changes to its ordinance ordered by a Superior Court judge, but additional changes are necessary. These additional changes are necessary to limit our ordinance to what is required by state law and to improve protections for our neighborhoods.

Sufficient time has lapsed since the City's adoption of its density bonus implementing ordinance (CF 05-1345), such that a comprehensive look at SB1818, how we are doing, and what changes can be made, is not only prudent, but necessary.


I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to revise the SB1818 density bonus implement ordinance (No. 179681) to reflect the following policy changes:

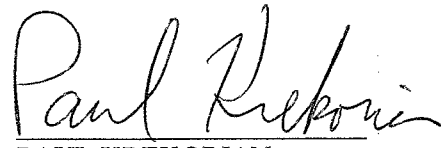
- a. Require all Density Bonus applications to provide written financial proof that any incentive is financially necessary for the provision of the affordable housing.
- b. Expand the notification radius for all Density Bonus cases to include all those who are within 500-feet, and notify Neighborhood Councils as well.
- c. Allow any interested stakeholder to appeal a Density Bonus Determination not exclusively abutting owners and occupants.

I FURTHER MOVE that the Council direct the Planning Department to prepare a report within 45 days that evaluates the efficiency of the City's SB1818 ordinance in providing affordable housing, versus units lost to such projects, and its impacts on neighborhoods.

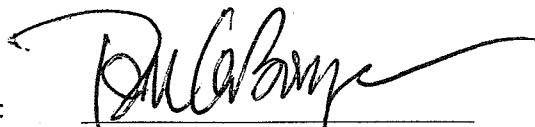
I FURTHER MOVE that the Council direct the Housing Department to prepare a report within 45 days that documents whether SB1818 affordability covenants are being enforced, whether the neediest individuals are actually being given these units, and if there are any changes needed for improvement.

PRESENTED BY:


 PAUL KORETZ
 Councilmember, 5th District


 PAUL KREKORIAN
 Councilmember, 2nd District

SECONDED BY:


 TOM LABONJE
 Councilmember, 4th District

APR 9 2010

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the City of Los Angeles contains a variety of affordable and workforce housing for all types of families. Many existing older units are affordable in terms of their rent and occupancy but are not "income restricted and covenanted" units that are protected from demolition by the City's housing policies; and

WHEREAS, the City of Los Angeles has a responsibility to protect existing housing units and the stability of its neighborhoods; and

WHEREAS, the ability of the City of Los Angeles to plan for and protect its neighborhoods is severely restricted by state Density Bonus law; and

WHEREAS, presently density bonus developments oftentimes burden neighborhoods with development that is not only out of scale in terms of density but in terms of height and bulk and other zoning restrictions all while resulting in a net reduction in affordable units.

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that the City of Los Angeles hereby includes in its 2009-2010 State Legislative Program SUPPORT for repeal of the State Density Bonus Law (SB 1818), which would lead to improved planning, local control and housing stability for the City.

PRESENTED BY:



Paul Koretz
Councilmember, 5th District



Paul Krekorian
Councilmember, 2nd District

SECONDED BY:



TOM LABONGE
COUNCILMEMBER, 4TH DISTRICT