

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Greater Cypress Park Neighborhood Council

Name: Bryan Kramer

Phone Number:

Email: [bryan.gcpnc@gmail.com](mailto:bryan.gcpnc@gmail.com)

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/10/2020

Type of NC Board Action: Against

#### Impact Information

Date: 11/16/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date: 08/19/2020

Item Number:

Summary: The Greater Cypress Park Neighborhood Council Opposes this motion for the following reasons (1) the TOC should not be used as a gold standard for the report because it has failed to meet its goals, (2) the study needs to include who should develop low-income housing and where the resources for such development would come from because rezoning reduces costs for developers who may not be committed to building affordable housing and (3) rezoning should not be placed on the ballot because of the increased potential for unfair campaigning advantages by developers.

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Contact Information

Neighborhood Council: Mid City WEST Neighborhood Council

Name: Scott Epstein

Phone Number: (516) 721-6056

Email: [sepstein@midcitywest.org](mailto:sepstein@midcitywest.org)

The Board approved this CIS by a vote of: Yea(26) Nay(11) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 12/08/2020

Type of NC Board Action: Against

Impact Information

Date: 01/16/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary:



**BOARD OF DIRECTORS  
2019-2021**

Scott Epstein  
*Chair*

December 29<sup>th</sup>, 2020

Lauren Nichols  
*First Vice Chair*

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*Second Vice Chair*

Honorable City Council  
c/o Office of the City Clerk  
Los Angeles City Hall  
200 North Spring Street, 5<sup>th</sup> Fl  
Los Angeles, CA 90012-2601

Vilma Hurtado  
*Secretary*

Ivan Salas-Oroño  
*Treasurer*

**Subject: Council File Number 20-1042  
City Zoning Code update/Ballot Measure**

Thomas Bailey

Judith Benezra

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Barbara Gallen

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Jenny Morataya

Terence Mylonas

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Thao Tran

Don Whitehead

Roque Wicker

The Mid City West Community Council, an official Neighborhood Council of the City of Los Angeles, requests that the following Community Impact Statement be attached/added to Council File 20-1042 regarding a proposed motion which asks for a report back from the City Planning Department and Chief Legislative Analyst on the creation of a measure to be placed on a future ballot to update the city's zoning code. We request that the CIS consist of the following language, approved by our full board:

**WHEREAS** the Mid City West Community Council supports an equitable process for the identification of suitable sites for housing development in compliance with state-mandated Regional Housing Needs Assessment (RHNA) targets.

**WHEREAS** Mid City West is an expensive rental market, making it extremely difficult for most Angelenos to afford to move here or stay here.

**WHEREAS** a major cause of rental unaffordability in Mid City West is restrictive zoning which artificially restricts the construction of needed housing stock.

**WHEREAS** if housing growth is allocated across neighborhoods based on objective factors built around a framework that takes into account how



our present circumstances reflects historical and ongoing racial disparities in our urban planning decisions and access to political power, every resident of Los Angeles will ultimately benefit from lower rents, less tenant displacement, less income and racial segregation, a stronger regional economy, greater access to jobs, transit, and economic opportunity, and lower climate emissions.

**BE IT RESOLVED** that the Mid City West Community Council requests that the Los Angeles City Council ensure that the Department of City Planning distributes RHNA targets to each Community Plan Area (CPA) as a part of the suitable sites inventory of the housing element update process, including affordable housing sites.

**BE IT FURTHER RESOLVED** that the Mid City West Community Council requests that the Department of City Planning develop a numerical formula for distributing Los Angeles' RHNA target across its CPAs. The formula should include criteria such as housing costs, median income, access to transit, proximity to job centers, access to public resources like parks and schools, patterns of historical exclusion and segregation, and environmental quality. The RHNA distribution should be broken down by income level as well and equitably distribute affordable housing throughout neighborhoods of opportunity while also directing affordable housing to the communities of greatest need.

**BE IT FURTHER RESOLVED** that the Mid City West Community Council requests that this RHNA distribution be done via ordinance and not via ballot measure.

This Community Impact Statement was voted on as a properly agendaized item during the regularly scheduled Board of Directors meeting on December 8, 2020, and unanimously passed by a vote of 26 yeas, 1 nay, and 0 abstaining and directed that a Community Impact Statement be filed reflecting its position.

Thank you for your attention to this matter. Please feel free to contact us via email at [sepstein@midcitywest.org](mailto:sepstein@midcitywest.org), or [mberker@midcitywest.org](mailto:mberker@midcitywest.org) needed.

Sincerely,

Scott Epstein  
Chair  
Mid City West Community Council

Cc: Councilmember Hon. Marqueece Harris-Dawson (PLUM Committee Chair) via email  
Sharon Dickinson, Legislative Assistant “  
Council President Hon. Nury Martinez “  
Councilmember Hon. Bob Blumenfield (PLUM Vice Chair) “  
Councilmember Hon. Gil Cedillo “  
Councilmember Hon. Curren D. Price, Jr “  
Councilmember Hon. John Lee “  
Councilmember Hon. Paul Koretz “  
Councilmember Hon. Nithya Raman “  
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Office of Council District No. 5, Daniel Skolnick “  
Office of Council District No. 5, Jeff Ebenstein “  
Office of Council District No. 4, Jessica Salans “  
Office of Council District No. 4, Tabatha Yelos “

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#### Contact Information

Neighborhood Council: Greater Valley Glen Neighborhood Council

Name: Walter Hall

Phone Number: (818) 766-0888

Email: [whall@greatervalleyglencouncil.org](mailto:whall@greatervalleyglencouncil.org)

The Board approved this CIS by a vote of: Yea(18) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/01/2021

Type of NC Board Action: Against

#### Impact Information

Date: 02/13/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary: The Greater Valley Glen Council opposes creation of a ballot measure to address updating the City's zoning code as called for in CF 20-1042. We favor letting the ongoing efforts to update many of the City's Community Plans play out while at the same time endorsing efforts designed to create an equitable distribution of new housing, including affordable housing, within the City. Development of a new zoning should be carried out in a deliberative process and by ordinance and not at the ballot box.

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#### Contact Information

Neighborhood Council: Wilshire Center Koreatown NC

Name: Adriane Hoff

Phone Number: 6266589192

Email: [ahoff.wcknc@gmail.com](mailto:ahoff.wcknc@gmail.com)

The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 12/14/2020

Type of NC Board Action: For if Amended

#### Impact Information

Date: 01/19/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary: Wilshire Center Koreatown supports an equitable process for the identification of suitable sites for housing development in compliance with state-mandated Regional Housing Needs Assessment (RHNA) targets. Our neighborhood has seen a boom in development, particularly transit oriented communities (TOCs) since the passage of Measure JJJ. However, many of these projects are not creating enough affordable units to meet the needs of current Koreatown residents.





**WILSHIRE CENTER  
KOREATOWN  
NEIGHBORHOOD COUNCIL**



December 14, 2020

**RE: Community Impact Statement in Support with Modifications of CF 20-1042: City Zoning Code Update / Ballot Measure**

Wilshire Center Koreatown supports an equitable process for the identification of suitable sites for housing development in compliance with state-mandated Regional Housing Needs Assessment (RHNA) targets. Our neighborhood has seen a boom in development, particularly transit oriented communities (TOCs) since the passage of Measure JJJ. However, many of these projects are not creating enough affordable units to meet the needs of current Koreatown residents. In fact, at a recent Planning & Land Use Management meeting, a committee member asked an applicant who the target demographic would be for their project. He responded by saying they hoped it would be USC students.

Meanwhile, housing is not being built at the same rate in other communities that need it in part due to restrictive zoning. That is pushing people to Koreatown who would rather live in neighborhoods like Silverlake, Echo Park, or Hollywood and is causing displacement of low-income residents of our community. If housing growth is allocated across neighborhoods based on objective factors, every resident of Los Angeles will ultimately benefit from lower rents, less tenant displacement, less income and racial segregation, a stronger regional economy, greater access to jobs, transit, and economic opportunity, and lower climate emissions.

While we support the spirit of the motion, we believe that it sets a dangerous precedent by not providing funding or a specific mechanism to mitigate the decades of neglect for the community plans. Community plans continue to be the most substantive mechanism for community input on land use and planning. To meet the needs of the city and protect our community, we, WCKNC, believe that funding for updating community plans be allocated to update all community plans with precedence given to communities who have shouldered the bulk of the recent development as well as those who have yet to contribute to alleviating the affordable housing crisis. We believe that any changes to the current zoning or the specific plan before updating community plans hinders the city's efforts to create affordable housing and improve the quality of life of its residents.

Wilshire Center Koreatown Neighborhood Council requests that the Department of City Planning develop a numerical formula for distributing Los Angeles' RHNA target across its Community Plan Areas. The formula should include criteria such as housing costs, median income, access to transit, proximity to job centers, access to public resources like parks and

Mailing Address:

4001 Wilshire Blvd, #F400  
Los Angeles CA 90010

[www.wcknc.la](http://www.wcknc.la)

424-341-0378 (Voicemail/Text)





**WILSHIRE CENTER  
KOREATOWN  
NEIGHBORHOOD COUNCIL**



schools, patterns of historical exclusion and segregation, and environmental quality. The RHNA distribution should be broken down by income level as well and equitably distribute affordable housing throughout neighborhoods of opportunity while also directing affordable housing to the communities of greatest need. WCKNC further requests that this RHNA distribution be done via ordinance and not via ballot measure.

Thank you for your consideration,

/s/ Adriane E. Hoff

Wilshire Center Koreatown Neighborhood Council

Mailing Address:  
4001 Wilshire Blvd, #F400  
Los Angeles CA 90010

[www.wcknc.la](http://www.wcknc.la)  
424-341-0378 (Voicemail/Text)

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#### Contact Information

Neighborhood Council: Central Hollywood Neighborhood Council

Name: Louis Abramson

Phone Number: 7733833576

Email: [labramson.chnc@gmail.com](mailto:labramson.chnc@gmail.com)

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/23/2020

Type of NC Board Action: For if Amended

#### Impact Information

Date: 01/13/2021

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary: The Central Hollywood Neighborhood Council SUPPORTS IF AMENDED the 19 August 2020 motion by CMs Martinez and Harris-Dawson to have City bodies report in 30 days on updating the zoning code to: address LA's housing shortage/RHNA obligation; incentivize affordable housing, high paying jobs, parks, and mobility improvements in the mold of Transit Oriented Communities; and equitably distribute new housing based on the availability of jobs, transit, and historic housing production. We fully endorse these aims, but recommend that the zoning update be passed by Council action, not ballot initiative, as proposed.

Elvina Beck – President  
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Post Office Box 93907, Hollywood  
California 90093  
[www.chnc.org](http://www.chnc.org)

**1.08.2021**

**To:** City Council and Committees

**Re:** CF 20-1042: City Zoning Code Update / Ballot Measure

The Central Hollywood Neighborhood Council (CHNC) **SUPPORTS IF AMENDED** the 19 August 2020 motion by CMs Martinez and Harris-Dawson to have City bodies report in 30 days on updating the zoning code to: address LA's housing shortage/RHNA obligation; incentivize affordable housing, high paying jobs, parks, and mobility improvements in the mold of Transit Oriented Communities; and equitably distribute new housing based on the availability of jobs, transit, and historic housing production. **We fully endorse these aims, but recommend that the zoning update be passed by Council action, not ballot initiative, as proposed.**

Over 560 CHNC residents are unhoused---1 in 30 people.<sup>1</sup> Perhaps 1 in 5 residents lives in poverty;<sup>2</sup> at least 90% rent.<sup>3</sup> At \$1,950/mo, the median one-bedroom's rent comprises 50% of our median monthly income, making the median single-income household severely rent burdened.<sup>4</sup> For these reasons, [UCLA](#) has identified us as a high-risk area for housing insecurity (see [map](#)).

Nevertheless, since 2013, [Hollywood has created over 3,400 units](#) of housing. We welcome these homes---which few current residents can afford---because LA is in a housing crisis, state law requires the city to create [455,565 total units](#) by 2030, homelessness [is an emergency caused by rent distress](#), and rents will not fall to sustainable levels unless those units are built.

We also see housing as part of the solution to other important problems. For example, because car use adds to climate change, we encourage new housing to be built near jobs and public transit. By cutting down on car-based commuting, such housing fights climate change, the housing shortage, and economic distress as it reduces traffic, improving life for everyone.

Hollywood is a community that embraces transit and jobs. We understand that we can contribute to the above aims by building housing. However, we are not the only such community, and everyone must pull together if LA is to achieve its highest ambitions.

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<sup>1</sup> See tracts 1901.00, 1907.00, 1908.02, 1908.01, 1918.10, 1918.20, and 1919.01 at [www.lahsa.org/data?id=45-2020-homeless-count-by-community-city](http://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city).

<sup>2</sup> Cf. [empowerla.org/data/](http://empowerla.org/data/) and above tracts at [geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx](http://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx).

<sup>3</sup> <https://empowerla.org/data/>.

<sup>4</sup> Average rent from [here](#) as of 1/8/2021; median CHNC income is \$46,874 per above link.



For example, Westwood and Venice have more than twice Hollywood's median income.<sup>5</sup> They also have good jobs and transit. Yet, in the 6 years in which Hollywood built 3,400 units, they added just 870 units, combined.<sup>6</sup> LA will not meet its state-mandated housing goals by proceeding this way. Nor will we meet those for the climate, economy, or---given that 75% of Westwood and Venice is white while 60% of Central Hollywood is not<sup>7</sup>---race.

Recognizing the above reality, **CHNC sees rezoning as key to our city's future.** By embracing transit-orientation, job-adjacency, socioeconomic integration, and equitable distribution, LA will take a meaningful step towards rectifying past traumas---including those related to homelessness and policing. Such values were not shared by the 20th century planners whose legacy we still live with, and whose maps were drawn to segregate Angelenos based on race and class.

**Without undoing those built-in injustices through rezoning, permanent solutions to our toughest challenges will escape us.** CHNC is committed to avoiding that fate.

We seek to build a city that reflects our highest ideals, where people from any background and any place can achieve their dreams. We therefore wholeheartedly support this motion and urge the Council to make its vision a reality by simple vote.

APPROVED  
23 November 2020  
8 Yea  
0 Nay  
0 Abstain  
0 Recuse  
1 Absent

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<sup>5</sup> \$123,865 and \$101,962, respectively; <https://empowerla.org/data/>.

<sup>6</sup> See this [map](#).

<sup>7</sup> <https://empowerla.org/data/>.

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#### Contact Information

Neighborhood Council: North Westwood Neighborhood Council

Name: Michael Skiles

Phone Number:

Email: [northwestwoodcouncil@gmail.com](mailto:northwestwoodcouncil@gmail.com)

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(2) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/10/2020

Type of NC Board Action: For

#### Impact Information

Date: 01/15/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary: WHEREAS the North Westwood Neighborhood Council supports an equitable process for the identification of suitable sites for housing development in compliance with state-mandated Regional Housing Needs Assessment (RHNA) targets. WHEREAS Westwood is the single-most expensive rental market in the state of California and the fourth-most expensive rental market in the entire United States. WHEREAS a major cause of rental unaffordability in Westwood is restrictive zoning which artificially restricts the construction of needed housing stock. WHEREAS if housing growth is allocated across neighborhoods based on objective factors, every resident of Los Angeles will ultimately benefit from lower rents, less tenant displacement, less income and racial segregation, a stronger regional economy, greater access to jobs, transit, and economic opportunity, and lower climate emissions. BE IT RESOLVED that the North Westwood Neighborhood Council requests that the Los Angeles City Council ensure that the Department of City Planning distributes RHNA targets to each Community Plan Area (CPA) as a part of the suitable sites inventory of the housing element update process, including affordable housing sites. BE IT FURTHER RESOLVED that the NWWNC requests that the Department of City Planning develop a numerical formula for distributing Los Angeles' RHNA target across its CPAs. The formula should include criteria such as housing costs, median income, access to transit, proximity to job centers, access to public resources like parks and schools, patterns of historical exclusion and segregation, and environmental quality. The RHNA distribution should be broken down by income level as well and equitably distribute affordable housing throughout neighborhoods of opportunity while also directing affordable housing to the communities of greatest need. BE IT FURTHER RESOLVED that the NWWNC requests that this RHNA distribution be done via ordinance and not via ballot measure.