



01/21/2024

Los Angeles City Council PLUM Committee
201 N Figueroa St. Los Angeles, CA
Los Angeles, CA 90012

sophia.kim@lacity.org
Via Email

Re: 3704 Kelton Ave
CPC-2023-582-CU-DB-HCA-PHP-1A
Council File: 23-1086

Dear Planning and Land Use Management Committee,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposed project is the construction, use and maintenance of 43 studio, one-, and two-bedroom apartments, located above a subterranean parking garage, with 11 of the new apartments – 79 percent of allowable base density – for rent as affordable housing at the very low-income level.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. With the requested concessions and/or waivers available under State Density Bonus Law, this project is zoning and general plan compliant.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large, stylized initial 'S'.

Sonja Trauss
Executive Director
YIMBY Law