

MOTION

On December 16, 2022, Mayor Bass issued *Executive Directive 1 (ED1)*, a citywide initiative aimed at expediting the processing of shelters and 100 percent affordable housing projects. Under ED1, qualifying projects benefited from expedited processing, clearances, and approvals through the ministerial approval process, except in cases requiring legislative action (e.g., General Plan Amendment, Zone Change, or Height District Change) or projects seeking deviation from development standards (e.g., an adjustment, variance, specific plan exception, or waiver of dedication/improvement). Due to these streamlined components, these projects circumvented public hearings, the California Quality Act (CEQA) review, and the appeals process.


Six months later, the Mayor released a revised version of ED1, clarifying that the streamlining provisions would not apply to single family or more restrictive zones. Despite over 70% of the City being zoned for single family homes, this revision safeguarded these neighborhoods from rezoning and the integration of affordable housing. As a result, shifting the pressure to develop onto historically lower-income communities, including Rent Stabilized Ordinance (RSO) units.

On December 20, 2023, an applicant filed an application with the Department of City Planning for the proposed construction on an eight story building with 155 unit 100 percent affordable housing development (Case No. ADM-2023-8370-DB-HCA-ED1), located at 4319 N. Toland Way, Eagle Rock, CA 90041. This new project would replace 17 rent controlled apartments, home to approximately 45 tenants, including families, seniors, and residents with health conditions or disabilities.

On July 1, 2024, the Mayor issued a third revised ED1 outlining that all projects must follow various standards, including ensuring that projects are not located on parcels subject to the RSO containing 12 or more total occupied or previously occupied within a five-year period preceding the application.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare a report with recommendations relative to the pending application of a proposed 153 unit 100 percent affordable housing development located at 4319 N. Toland Way, Eagle Rock, CA 90041 (Case No. ADM-2023-8370-DB-HCA-ED1), inasmuch as it does not qualify for ministerial review under the Mayor's Executive Directive 1 as revised on July 1, 2024, which does not allow ED 1 projects to be located on a parcel or parcels subject to the Rent Stabilization Ordinance containing 12 or more total units that are occupied or were occupied in the five-year period preceding the application.

PRESENTED BY:


EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY:



ORIGINAL

AUG 30 2024

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