

Public Comments Not Uploaded CF 18-1242 / 2005 James M Wood: Stop Giveaways to Hotel Developers, Build Affordable Housing

1 message

Michelle Seyler <mseyler@cluejustice.org>

Thu, Oct 8, 2020 at 1:45 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org, clerk.cps@lacity.org

PLUM Committee Members,

In the midst of record low hotel occupancy, and looming evictions, the City of Los Angeles Planning Department continues to twist the plain meanings of the municipal code to benefit hotel developers, instead of building the affordable housing Angelenos desperately need.

On October 15th, the Planning and Land Use Management Committee will decide whether to let a developer evade affordable housing requirements to build a hotel at 2005 James M Wood. You can demonstrate the kind of fighting leadership you are known for and demand what is right for the people. Measure JJJ requires projects seeking general plan amendments of over 10 dwelling units to provide affordable housing. The proposed project includes habitable rooms with kitchens. We believe this qualifies them as "dwelling units" and thus requires the project to provide affordable housing. As demonstrated below, the City consistently interprets its municipal code to benefit hotel developers at the expense of needed housing:

- At the Venice Place hotel project, the West Los Angeles Area Planning Commission said that hotels are residential uses. On that basis, it approved a 78-unit Venice Place hotel project with only four apartments. The Commission said it was "predominately residential," although the hotel rooms have no kitchens or kitchenettes. So too, the Commission approved several zoning concessions intended for housing projects, not large commercial developments like the Venice Place project. (See Appeal Recommendation Report, page A-18, <http://tinyurl.com/veniceappealreport>)
- At the Wilshire La Brea project, the City is allowing the use of the Transit Oriented Communities incentives meant to produce affordable housing, to build a project with more hotel rooms than long term housing! The project is also seeking a special exemption from the California Environmental Quality Act, that is limited to projects with no more than 200 residential units. Despite its ruling on Venice Place, where it said hotels are residential, the City Planning Department says the project's hotel rooms do not count against a 200 residential unit limit because hotel rooms without kitchens are not "residential units." (Letter from Bertoni re SCPE, 623-671 S . La Brea Ave, Page 3, <http://tinyurl.com/wilshirelabreaspe>)
- At the 2005 James Wood hotel project, the developer is proposed a 100 unit hotel that will have kitchenettes targeting extended-stay customers. While the City Planning Commission acknowledged that the project as a "hybrid" between residential/commercial uses and functionally the same as a dwelling unit, it refused to apply Measure JJJ affordable housing requirements for residential dwelling unit projects.

Please stand with working people and interpret the code according to its plain meaning. Reject this project unless it provides the required affordable housing.

10/13/2020

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Regards,

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