

MOTION

For Tuesday, June 29 Meeting

At its meeting on June 2, 2021, the West Los Angeles Area Planning Commission (WLAAPC) denied the appeal in the matter of [DIR-2019-2610-CDP-MEL-1A](#) and [AA-2019-2609-PMLA-SL-1A](#), for the property located at 313-315 South 6th Avenue. This denial sustained the Planning Director's Determination to approve a Coastal Development Permit, Mello Act Compliance Review, and Small Lot Subdivision to create a subdivision of a 6,380 square feet into two new small lots, in conjunction with the demolition of an a multifamily bungalow court consisting of four dwelling units and the construction of two three-story single-family dwellings with attached Accessory Dwelling Units (ADUs).

Action is needed to assert jurisdiction over the above described Commission action, to conduct further review, inasmuch as this proposed project is located in the Coastal Zone of the Venice community and would result in the destruction of four affordable housing units as determined by HCIDLA on July 17, 2019. Furthermore, the appellants assert that the feasibility study prepared by Howard Robinson & Associates and submitted on September 12, 2019 provides insufficient evidence in determining that it would not be feasible to replace all existing affordable residential units.

The project may not be within the neighborhood character and may result in the cumulative erosion of a stable multi-family neighborhood in the Coastal Zone. The existing community character is characterized by a high proportion of rental units, where the intent of the certified LUP is to maintain a stable rental housing market near the coast. The demolition of a four-unit bungalow court and the construction of single-family dwellings with attached ADUs would erode the neighborhood character - defined by both its physical and social attributes; including racial, ethnic, and income diversity.

Therefore, this project does not meet all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code for a Coastal Development Permit and undermines the mandate of the State's Mello Act to preserve the availability of affordable housing in the Coastal Zone.

I THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the City Council assert jurisdiction over the June 2, 2021 (Letter of Determination date: June 16, 2021), West Los Angeles Area Planning Commission action to deny the appeal, and thereby sustain the Planning Director's Determination to approve a Coastal Development Permit, Mello Act Compliance Review, and preliminary Parcel Map (Small Lot Subdivision) in the Coastal Zone, in the matter of Case Numbers DIR-2019-2610-CDP-MEL-1A and AA-2019-2609-PMLA-SL-1A, for the properties located at 313 and 315 South 6th Avenue.

I FURTHER MOVE that upon assertion of jurisdiction, the City Council VETO the above described action of the West Los Angeles Area Planning Commission and REMAND the matter to this Commission for reconsideration.

PRESENTED BY: 
MIKE BONIN
Councilmember, 11th District

SECONDED BY: _____


JUN 25 2021

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