



Armando Bencomo <armando.bencomo@lacity.org>

Public Comments Not Uploaded Fwd: PLUM Mtg Oct 19, 2021, ITEM 11; Mello Act Ordinance; CF 15-0129-S1

1 message

City Clerk Council and Public Services <clerk.cps@lacity.org>

Fri, Oct 15, 2021 at 5:07 PM

Reply-To: clerk.plumcommittee@lacity.org

To: Clerk-PLUM-Committee <clerk.plumcommittee@lacity.org>

----- Forwarded message -----

From: **Robin Rudisill** <wildrudi@icloud.com>

Date: Fri, Oct 15, 2021 at 4:10 PM

Subject: PLUM Mtg Oct 19, 2021, ITEM 11; Mello Act Ordinance; CF 15-0129-S1

To: <Gilbert.Cedillo@lacity.org>, <councilmember.blumenfield@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.ridley-thomas@lacity.org>, City Clerk <Clerk-ENSLA@lacity.org>, Albizael Del Valle <albizael.delvalle@lacity.org>, <Clerk.CPS@lacity.org>, <councilmember.Lee@lacity.org>

Cc: <vince.bertoni@lacity.org>, Haydee Urita-Lopez <haydee.urita-lopez@lacity.org>, Christine Saponara <christine.saponara@lacity.org>, Jason Douglas <jason.p.douglas@lacity.org>, <faisal.roble@lacity.org>, Planning Mello <planning.mello@lacity.org>, <RRothschild@wclp.org>, Aksel Palacios <aksel.palacios@lacity.org>, Sabrina Venskus <venskus@lawsv.com>, <betsy.butler@cwlc.org>, Bill Przylucki <bill@power-la.org>, Noel Gould <aquarianstudios@hotmail.com>, Doug Epperhart <epperhart@cox.net>, Jonathan Jager <jjager@lafla.org>, <amcnair@lafla.org>, Alison Becker <alison.becker@lacity.org>, David Ewing <moreseriousbus@gmail.com>, David Ewing <SeriousBus@aol.com>, Sue Kaplan <sueakaplan@gmail.com>, Ainsworth, John@Coastal <john.ainsworth@coastal.ca.gov>, Steve Hudson <Steve.Hudson@coastal.ca.gov>, Seifert, Chloe@Coastal <chloe.seifert@coastal.ca.gov>, Ziff, Dani@Coastal <Dani.Ziff@coastal.ca.gov>, <Zach.Rehm@coastal.ca.gov>, Lee, Vince@Coastal <vince.lee@coastal.ca.gov>, Spencer, Amrita@Coastal <Amrita.Spencer@coastal.ca.gov>, Doyle, Jennifer@Coastal <jennifer.doyle@coastal.ca.gov>, Alvarado, Marlene@Coastal <Marlene.Alvarado@coastal.ca.gov>, Roberto Uranga <roberto.uranga@longbeach.gov>, <Lisa.Haage@coastal.ca.gov>, <David.zahniser@latimes.com>, Vaughn, Shannon@Coastal <shannon.vaughn@coastal.ca.gov>, Judy Goldman <jrgposte@aol.com>, Eric@Coastal Stevens <eric.stevens@coastal.ca.gov>, Sumi@Coastal Selvaraj <sumi.selvaraj@coastal.ca.gov>, Christie, Sarah@Coastal <Sarah.Christie@coastal.ca.gov>, Danielle Local 11 <danielle.wilson@unitehere11.org>, Louis Mirante <louis@cayimby.org>, <Rosanna.Xia@latimes.com>, <SMyers@lafla.org>, Margaret Molloy <mmmolloy@earthlink.net>, Lydia Ponce <venicelydia@gmail.com>, Diana Nave <diananave@gmail.com>, Pat Nave <overbid2002@yahoo.com>, Danial Nord <danielnord@hotmail.com>, <hakeem.parke-davis@lacity.org>, Belem Lamas <belem.lamas@lacity.org>, Laddie Williams <cwilli7269@gmail.com>, Laddie Williams <CWilli7269@aol.com>, Amanda Seward <amandaseward@artvista.net>, Joshua Yeager <josh.yeager@lacity.org>, Robin Abcarian <robin.abcarian@latimes.com>, <dayna.bochco@coastal.ca.gov>, <Effie.Turnbull-Sanders@coastal.ca.gov>, <JoeRGatlin45k@gmail.com>, Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>

City Clerk,

Please assure the PLUM committee members receive this in time to read it prior to this Tuesday's PLUM meeting and that it is entered into the Council File.

Thank you very much.

*For the Love of Los Angeles
and our precious Coast,*
Robin Rudisill
(310) 721-2343



Joe Gatlin letter re: proposed Mello Act Ordinance Oct15,2021.pdf

1792K

October 15, 2021

VIA ELECTRONIC MAIL

Planning Land Use & Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

RE: proposed Mello Act Ordinance
CPC-2019-7393-CA
Council File 15-0129-S1

Dear Members of the Planning Land Use & Management Committee,

I write to you as the former President of the Barton Hill Neighborhood Organization. I was involved in this organization at the time of the Settlement Agreement between the City of Los Angeles and The Venice Town Council, Inc., The Barton Hill Neighborhood Organization, and Carol Berman, dated December 5, 2000 (Settlement Agreement).

I have become aware that there is currently a provision in the draft Mello Act Ordinance that would allow demolition or conversion of residential structures for purposes of mixed-use projects if the number of units remains the same and replacement affordable and Inclusionary Units are included. But demolition or conversion of residential structures for purposes of mixed-use projects violates both the letter and the spirit of the Mello Act law, and, **if approved, this new ordinance will constitute a breach of the Settlement Agreement.**

The permanent ordinance must be consistent with both the Mello Act and the provisions of the Settlement Agreement. As per the Settlement Agreement: "All future zoning, land use, development and planning regulations, ordinances, resolutions and policies adopted by the City **shall be consistent with the Mello Act and this Agreement.**" In addition, the Settlement Agreement states: "The City may revise and amend City Procedures **if the City Council determines that doing so advances the goals of the Mello Act...**"

The above-mentioned provision is not consistent with the Mello Act and the Settlement Agreement, nor does it advance the goals of the Mello Act. It would result in the City's Mello Act Ordinance being less protective than the Interim Administrative Procedures, which is based on the Settlement Agreement.

In addition, as this provision has apparently not been consistently enforced by the city, I demand that the new Mello Act Ordinance include a provision making it explicit that under no circumstances can a residential structure be demolished or converted or changed in any way for purposes of becoming a non-residential use, which includes a mixed-use project, unless it is a coastal dependent use or unless the local government has first determined that a residential

use is no longer feasible in that location. In addition, any applicants with projects that would demolish or convert a residential structure for purposes of a mixed-use project should be requested to be withdraw or modify their project to be 100% residential, or else be denied.

Lastly, please be aware that the Settlement Agreement states that the requirement for a Mello Act Compliance Review and determination shall also apply to any Application exempted from the requirement to obtain a coastal development permit. I am aware of violations and ask that you be sure that the new Mello Act Ordinance is very clear on that point and that the City assure compliance.

I expect that the City will make these changes forthwith. I thank you very much.

Sincerely,



Joe Gatlin

former President of the Barton Hill Neighborhood Organization

CC: Vincent Bertoni, L.A. City Planning Director
Legal Aid Foundation of Los Angeles
Western Center on Law and Poverty, Inc.
Venskus and Associates
California Women's Law Center
People Organized for Westside Renewal