



## CONSIDER SENDING A LETTER REGARDING ED-1

**ACT NOW!**

### **WE CAN ADD AFFORDABLE HOUSING AND STILL PROTECT OUR COMMUNITIES AND ENVIRONMENT**

Dear Neighbor,

A vitally **IMPORTANT** email-writing campaign is underway today. We ask everyone to join the campaign **NOW** by sending the email below to the Mayor and linked City Hall officials. Be sure to add your name and zip code to your email. We also encourage you to personalize your email with your own insights should you wish.

**BACKGROUND:** The Mayor issued an emergency Executive Directive 1 (ED 1) to fast track 100% Affordable Housing through the planning approval process. This directive has successfully attracted many worthy projects. However because there were no guidelines limiting which projects could be fast track, some overly aggressive projects have also been proposed and now are impossible to mitigate. We created guidelines with the intent to green light those projects that ask for appropriate waivers and exemptions to be granted fast track approval while requiring those projects that request additional exceptions and waivers to follow the traditional discretionary approval process. We have worked with the mayor's office on these guidelines and have presented them to many of our council offices. The city will soon be making ED 1 permanent with an Ordinance. We hope these guidelines

become amendments to the Ordinance. Help make this happen. For those who would like greater detail please see the attached Guidelines with explanations.

**MAKE YOUR VOICE HEARD:** Click to send your support for United Neighbor's Guidelines for ED 1 to City Hall officials. Please take action today. Let's be United in this effort and make a big impact.

### [Email the Mayor](#)

Click Your Council Member Below to Generate an email to them.

- CD1 - [Eunisses Hernandez](#)
- CD2 - [Paul Krekorian](#)
- CD3 - [Bob Blumenfield](#)
- CD4 - [Nithya Raman](#)
- CD5 - [Katy Yaroslavsky](#)
- CD6 - [Imelda Padilla](#)
- CD7 - [Monica Rodriguez](#)
- CD8 - [Marqueece Harris-Dawson](#)
- CD9 - [Curren Price Jr](#)
- CD10 - [Heather Hutt](#)
- CD11 - [Traci Park](#)
- CD12 - [John Lee](#)
- CD13 - [Hugo Soto-Martinez](#)
- CD 14 - [Kevin De Leon](#)
- CD15 - [Tim McOsker](#)



### Guidelines for ED1 Ordinance

- 1.) Limit the number of waivers and off-menu incentives to a total of 6.
- 2.) Only one waiver allowed if in an environmental category.  
Example: Reduced setbacks, or reduced trees, reduced open space- only 1
- 3.) Front setbacks- code or align with adjoining sites prevailing setbacks.  
Side setbacks- minimum 5'0", \*Rear setbacks- code or minimum 15'.  
We ask for 15', if city wants trees to grow.  
Open Space- reduction up to 50% of code  
Required Trees- reduction up to 25% of code.
- 4.) In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only.  
(B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the sq ft designated for residential use  
(C) transitional housing or supportive housing. All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
- 5.) Prevent developers from declaring "economic hardship" thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees, and standards.
- 6.) Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1) must go through a discretionary review including public hearings.
- 7.) ED1 and ED1 Ordinance projects are not permitted in R1 zones, R2, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation.
- 8.) ED 1 projects should not be granted on substandard streets.
- 9.) ED 1 qualified projects should at minimum meet Tier 2 TOC distance to transit qualifications.
- 10.) Exempt high fire severity zones.

### Guideline Explanations

- 1.) Waivers and off menu incentives are basically giveaways to encourage developers to build. Some ED 1 projects are asking for as many as 12.
- 2.) Concessions often have an impact on our environment. We should limit those to 1. Some ED 1 projects ask for as many as 6 environmentally sensitive concessions.
- 3.) The city allows an 8-foot rear setback, we should require 15 ft (usual standard) if we want trees in our communities.
- 4.) Bait and Switch: any non-residential space converted to residential use after approvals are granted, must also be 100% affordable.
- 5.) As is the case currently, all developers are responsible for pulling utilities and doing street work on their site. ED 1 developers should not be exempt.
- 6.) More than 6 waivers, the project should go through regular planning review.
- 7.) R1 and R2 continue to be exempt. HPOZs are the history of our city and are 69% multi-family zones and are more racially diverse than the city as a whole. They are located throughout the city and should be exempt in their entirety.
- 8.) Substandard streets are too narrow to accept more traffic impact.
- 9.) ED 1 projects must be near transit and qualify for Tier 2 criteria (distance from transit)
- 10.) protect high fire areas



## SAVE THE DATE!!

**WHAT:** We are pleased to announce that the South Carthay Festival will return this year! A spectacular time filled with food, fun, great neighbors, music, kids activities, and a little magic!!

**WHEN: Sunday, June 2, 2024, 1:00 pm - 4:00 pm**

**WHERE: Olympic Place**

**WHY:** Because it's always great to get our neighbors together to break bread, laugh, share stories, and enjoy our little piece of heaven together.

**WHO:** Everyone. Just come.

More details to follow!!

We will absolutely be looking for substantial donations. Half the money has already been raised, and we need another \$4,000.

Please call Chuck at 323-899-2686. **We're looking for \$1,000, \$500 and \$250 sponsors!!!**

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## **Your South Carthay Connection**

### **South Carthay Neighborhood Association (SCNA) Board**

July 1, 2022 – June 30, 2023

<b>Position / Name</b>	<b>Telephone</b>	<b>E-Mail</b>
<b>President</b> Brad Kane	(323) 937-3291	<a href="mailto:bkane@kanelaw.la">bkane@kanelaw.la</a>

**Vice President**

Carl Sunshine

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**Secretary**

Ron Sokoloff

(323) 385-3859 [ronsokoloff@ca.rr.com](mailto:ronsokoloff@ca.rr.com)

**Treasurer**

Ed Friedman

(323) 630-6637 [efriedman@quantumlawgroup.com](mailto:efriedman@quantumlawgroup.com)

**Communication**

Chuck Marquardt

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**Urban Affairs**

Walter Dominguez

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**PICO N.C. Rep.**

Lisa Kaye

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**Open Seat**

Andrew Marton

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**Historic Preservation Overlay Zone (HPOZ) Board**

The new combined HPOZ Board includes:

**Edward Friedman**

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**Trevor Behner**

TrevorB@FisherPartners.net

**Wendy Light**

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**Les Rosenberg**

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**Marika Sung**

[marikasung@gmail.com](mailto:marikasung@gmail.com)

And from the LA Planning Department:

**Deborah McGill**

(213) 682-6369 | [deborah.mcgill@lacity.org](mailto:deborah.mcgill@lacity.org)

## **Other Important Contacts**

Non-Emergency City Services: Dial 311

Councilwoman Yaroslavsky's Field Deputy Thao Tran

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L.A.P.D. Senior Lead Officer Adam Green

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SCNA Website: [www.southcarthay.org](http://www.southcarthay.org)