Greater Toluca Lake Neighborhood Council

Resolution

To be filed with the Offices of Mayor Karen Bass, Council President and Councilmember for Council District 2 Paul Krekorian, Los Angeles City Planning Department

Passed at GTLNC Regular Board Meeting on Tuesday, August 20th, 2024

The Greater Toluca Lake Neighborhood Council opposes the three draft ordinances of the Housing Element of the General Plan Rezoning Program, notifications of which were emailed to residents by the Los Angeles City Planning Department on August 1st, 2024 inviting comment (deadline to comment is Monday, August 26th, 2024):

1. Draft Citywide Housing Incentive Program Ordinance (CPC-2023-7068-CA). (104 pages). Developers, builders and their global investors have already been given massive windfall profits through unjust upzoning and the waiver of our protective building height and density maximums – all of which accelerate the destruction of our residential neighborhoods and degrade our business areas. Now they want more…and have a City and its departments more than willing to give it to them.

2. Draft Housing Element Sites and Minimum Density Ordinance (CPC-2024-387-CA). (9 pages). Since when is "minimum density" ever justified, especially when none of Los Angeles' residents and voter victims requested it? The Los Angeles City Planning Department's advocacy for "spot zoning" (universally disfavored in urban planning) promotes a future in which we all live crammed together like sardines, so that a few are grossly and unjustly enriched.

3. Draft Resident Protections Ordinance (CPC-2024-388-CA). (11 pages). This proposal ignores the need for existing neighborhoods and residents to have long absent municipal services restored to acceptable levels, and focuses instead on granting to those migrating into entitlement housing unprecedented protections, which will displace small Mom and Pop investment in the rental housing market, leaving it to be dominated and controlled by corporate and global real estate.

These factors should be considered:

1. Los Angeles is full and the population is stagnant (Los Angeles Population Growth Rate By Year).
2. Fertility rates worldwide are in decline (U.S. Demographic Table).
3. Current vacancy rate in Los Angeles confirms over 93,000 unrented units (The Vacancy Report).
4. Short-term rentals like Airbnb and Vrbo have created a massive market for the renting of apartments and single-family homes as temporary or vacation rentals, putting home ownership even further out of reach for the average person.

These policies come from sources bent on profiting from the destruction of our residential quality of life - and with complete impunity.

GTLNC opposes all three proposals for the following reasons, among others:

1. The City of Los Angeles' aging infrastructure cannot accommodate existing demand, much less the intensified uses created by gratuitous, fictionally based building and population density.

2. The Southern California Association of Governments (SCAG) 6th cycle Regional Housing Needs Assessment (RHNA) projects that Southern California "must plan to accommodate" 1,341,827 new housing units by October 2029, of which the City of Los Angeles must accommodate over 400,000 new housing units. There is no evidence to support any such need, let alone these absurd demands.

3. Los Angeles is fully built out. If the need for housing were so urgent, why not build where land is much cheaper instead of in some of the most expensive zip codes in the world?

4. It's the Land, Stupid: How the Homebuilder Cartel Drives High Housing Prices (by Matt Stoller whose *newsletter covers the politics of monopoly power).*

5. The people doing this to us don't care about our quality of life, it's all about profit.

Residents and voters are the ones being victimized by this. And since our elected representatives repeatedly breach their fiduciary duty to protect us, we need to make our objections known in the strongest possible way that these proposals are completely unacceptable. They permanently and irreparably damage our neighborhoods, and for no legitimate purpose.

Let's use the democratic process to demand that our elected officials and city staff serve our interests first and foremost, and not developers, the construction industry and global real estate investors.

All three of these egregious amendments to the Los Angeles Municipal Code will have a profound impact and degrade our residential neighborhoods still further as we continue to reel from the long term devastation from the diversion of the City of Los Angeles operating funds towards homeless services and away from municipal services for Greater Toluca Lake and all of Los Angeles.

GTLNC opposes all these proposals which destroy our property, our peace of mind and the reason for which we built our lives here.

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