

Martinez, Ruben

From: City Web
Sent: Monday, February 08, 2021 2:24 PM
To: PublicComment-AutoResponse
Subject: Public Comment for Meeting on February 8, 2021 about Agenda Item 11

Public Comment for Meeting on February 8, 2021 about Agenda Item 11

Name:	Email:	Phone:	Address:
Matthew Gelfand			LOS ANGELES, California 90020

Comments:

Californians for Homeownership is a 501(c)(3) non-profit organization devoted to using impact litigation to address California's housing crisis. We are commenting as part of our work monitoring local policies that unlawfully restrict housing development. Earlier today, we sent a letter that identifies our concerns regarding the City's proposed updates to its historic preservation ordinance. We urge you to review our letter in full. But to summarize, we are concerned about the ordinance's incomprehensibly vague provisions regarding development on eligible or "potentially eligible" but undesignated sites. The ordinance's application to limit the development of housing on such sites would be unlawful. More specifically, the ordinance violates SB 330, which requires cities to make historic designation decisions by the time a complete application to develop a new housing project is submitted, not afterwards. The ordinance also puts the City at risk of violating the Housing Accountability Act, which generally requires the City to apply only objective standards to housing development projects. Finally, the ordinance's criminal provisions violate the "void for vagueness" doctrine because they do not specify clear standards to which property owners can conform. We urge you to continue this item so that the ordinance can be reworked.

Consent given to read my comments out loud: Yes

02/08/2021
Item 11