

# California Renters Legal Advocacy and Education Fund

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August 7, 2018

Office of the City Clerk, City of Los Angeles  
Room 395, City Hall  
200 North Spring St  
Los Angeles, CA 90012

Re: Proposal to construct 14 homes at 1650 Silver Lake Boulevard

Dear Los Angeles City Council and City Attorney,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform the Los Angeles City Council that they have an obligation to abide by all relevant state housing laws when evaluating the proposal to retroactively landmark 1650 Silver Lake Boulevard after issuance of the final approval to construct 14 homes at 1650 Silver Lake Boulevard, including the Housing Accountability Act, as amended by SB-167 (GC 65589.5). The Housing Accountability Act states, in part:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower

density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

1650 Silver Lake Boulevard is compliant with its [Q]C2-1VL zoning designation and entitled to by-right approval as per the Los Angeles Planning and Zoning Code. As such, the project applicant should have a reasonable expectation of a fair, predictable, and transparent process. The Housing Accountability Act is intended to enforce this expectation, and Councilmember O'Farrell's use of the city's Historic-Cultural Monument procedures are a clear transgression of due process.

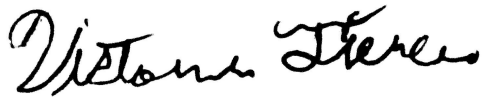
California and in particular the City of Los Angeles are in the midst of a crisis-level housing shortage. Post-hoc historic preservation only serves to delay much needed housing while simultaneously exposing the City of Los Angeles to a significant violation of California state law. It is a grave mistake to believe that historic preservation of an automobile service station might contribute towards increased household affordability for Angelenos living in the Silver Lake neighborhood. Landmarking such a structure during a period of irreversible, catastrophic climate change brought on in part by private automobile usage smacks of ignorance and disdain for marginalized communities most impacted by environmental justice issues.

We ask the City Council to consider and immediately act upon the environmental, economic, and significant legal consequences of their decision by denying the landmarking with prejudice.

CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. The proposed project will provide badly needed housing and replace an aging relic of the fossil fuel era with an environmentally sustainable use. While no one project will solve the regional housing crisis, the proposed 1650 Silver

Lake Boulevard development is the kind of housing Los Angeles needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at [www.carlaef.org](http://www.carlaef.org).

Sincerely,

A handwritten signature in black ink that reads "Victoria Fierce". The signature is written in a cursive, flowing style.

Victoria Fierce

Co-Executive Director

California Renters Legal Advocacy and Education Fund