

What is Measure S: Neighborhood Integrity Initiative?

See website at voteyesonS.org for more information.

State of current land development in Los Angeles

Speaker: Richard Close

While 95% of land developers follow the rules, the richest and most powerful use the existing system to break the rules and this causes harm to our neighborhoods. As it is now, LA is a “pay to play” system where wealthy developers can and do pay off, in the form of campaign donations, city councilmen and women in order to get what is called a “spot zone” change for their pet development projects. Say for example a developer buys 4 residential homes on 4 adjoining lots. The neighborhood is zoned single family residential, and not for multi-family units. The developer, currently, can go their city Councilperson and ask for a “spot zone” change so they can build a multi-story dense unit apartment complex, tell NO ONE ELSE and the city councilperson in that area can approve it. This is quintessential back room dealing.

Currently, most development is high end, luxury housing, meaning rents are about \$3,500 a month for these units. Currently, LA has 150% more luxury units that it needs or can use and only 39% of the units needed for low income and moderate income housing. Anything above 5 stories is usually luxury units, because once you build above 5 stories the building costs get expensive, and the developer wants to make a profit so they will build luxury units to recoup their investment.

Speaker: Jill Stewart

Current Projects in the Works & Corruption

Sea Breeze project, which was the focus of a Los Angeles Times investigative article, is the poster child for spot zoning and corruption. The Sea Breeze is a luxury development proposed in the middle of a warehouse district. (See link to article at <http://www.latimes.com/projects/la-me-seabreeze/>). The spot zone change was approved by the City Council person and is being supported by Mayor Garcetti. LA Times revealed a myriad of campaign donations corresponding with important stages of this project's approval. LA Times knocked on a door of a house in a working-class neighborhood in Los Angeles and the person answering the door could not explain how or why he gave a \$20,300 in donations, since he worked as a repairman.

Woodland Hills Post Office on Claridon Street, near Topanga Cyn Blvd and 101 freeway, will be torn down and a huge apartment complex within stone's throw of the freeway was approved to be built. This came out publically, and City Planners were embarrassed so now they are looking into it. The apartments this close to the 101 freeway will be subject to carcinogenic levels of pollutants from exhaust from the cars, trucks and buses on the 101 freeway.

Speaker: Eva, Woodland Hills native and resident

Woodland Hills Sports Arena & 29,000 unit Apartment Complex was approved as a spot zoning change. It will be near the PF Chang's restaurant and will seat more than

15,000. Again, the neighborhood had no input into this decision. Developer, which is Westfield, believes this will be a way for them to gain profit, since their malls are not doing so well anymore with the advent of Amazon and online purchasing and the decrease of consumers going to traditional mall venues. Developer says this will create 3,000 jobs, but of course they are minimum wage and all part time. So, those individuals will not be able to afford to live in the area, so they will have to commute into the stadium area to go to work. Plus, the developer is also building 29,000 units of luxury apartments/condos, which of course no minimum wage employee can afford to rent or buy. Thus the “work and play in one area” concept is a sham.

Granada Hills Plaza Project

Speaker: Jim Summers

A development has been approved at the corner of Woodley & San Fernando Mission, right next to Kennedy High School. They want to tear down Chucky Cheese and the other existing store fronts and build 440 unit apartment complex on TOP of a commercial structure. Of the 440 units, only 22 will be low income; the rest are luxury apartments. The EIR came out with a Negative Declaration. Granada Hills North NC is fighting this and securing a lawyer. This is in CD-12, Mitch Englander’s district and he is in favor of this development.

Jim Summers sees a commonality among issues in the Granada Hills area, and even the entire San Fernando Valley, is that we are being taken advantage of and our clean air, quality of life, and residential living is being extremely compromised. We have been victim to:

- Granada Hills Plaza Project (above)
- Sunshine Canyon Landfill Dump
- Nuclear Meltdown at Santa Suzanna
- The Village at Porter Ranch
- Chipping Away of Chatsworth Horse Property

What these all have in common is a city councilman who does not listen to the residents, his constituents, but listens instead to developers and money. Jim proposed a recall of Mitch Englander, which would take about 22,000 votes.

Jim would like us all to work together for common goals of getting our neighborhoods’ futures and destinies back in our hands.

Porter Ranch

*Scheduled Speaker: Wade Hunter, who could not attend
Susan Gorman-Chang, PRNC VP, spoke instead*

Susan briefly described what Porter Ranch has been dealing with from the Aliso Canyon Gas Storage Facility SS#25 well blowout, evacuations, and continued leaks and health issues as well as The Village at Porter Ranch proposed development. She

discussed Community Impact Statement the PRNC approved in regards to The Village, as well as several other letters PRNC has written, such as the one requesting the decommissioning the Aliso Canyon Gas Storage Facility. She promoted the DOGR/CPUC Hearing Wednesday & Thursday nights at the Hilton on Canoga and asked folks to come out and support shutting down Aliso Canyon, as we don't use that gas and have been operating fine without it for more than a year now. She mentioned that LADWP purchases gas from out of state to use to generate electricity, and does not use gas from Aliso Canyon. We cannot allow Aliso Canyon Gas Storage Facility to open after the biggest methane leak in US history, without even knowing the cause of the SS#25 well blowout and also considering the continued health issues & impacts experienced by children & adults in our community, as the facility continually leaks even while being "closed."

She discussed the turnover of the PRNC Board, and how we, the new Board, support the community's desire to maintain a sustainable environment and lifestyle in Porter Ranch, and what all we are doing to challenge the status quo for land development in our area.

Susan likes Jim's idea of us all working together to recapture our rights regarding how our communities are developed and run.

MEASURE S

What S does is the following:

- 1) Dramatically curtails Spot Zoning
- 2) Forces City Council to Do Its Job:
 - a. Write and follow Community Plan w/ community input
 - b. Update the Community Plans regularly
- 3) Independent Environmental Impact Reports (EIR)
 - a. Developers do NOT get to choose a consulting firm to do an EIR; EIR firms will be independent
- 4) Creates a necessary 2 year time out while LA Council does its job. No rule bending for 2 years.

What S DOES NOT do:

- 1) S does not ban toilets
- 2) S does not ban housing
- 3) S does not ban all development
- 4) S does not stop low income housing

The big money against Measure S is of course developers, specifically the Lowy family of Australia who own the Westfield Mall global shopping center conglomerate. Kahn cousins of Miami are throwing money against Measure S, as are the Manocherian

family of Manhattan. (See article at <http://2preservela.org/la-river-megadeveloper-pan-am-equities-caught-lying-to-atwater-village/>)

The disinformation they are peddling is that Measure S is a ban on all development and that S will stop low income housing, especially for the homeless. While there are a few projects for homeless housing on city land that would be postponed under Measure S, the vast majority will pass just fine. More disinformation is that the developers are “helping” the housing crisis by building, but again most all projects are luxury apartments & condos and do *not* help the middle class and low income at all because they can’t afford to rent the properties being built.

Measure S proponents are ready to speak at NC meetings when invited.