

Agenda item 7-F: *Staff recommends that the City Council introduce and adopt an emergency Interim Zoning Ordinance to extend interim regulations authorizing 100% affordable housing projects and Tier 2 housing projects subject to the Housing Accountability Act to be reviewed through an Administrative Approval process.*

The NOMA Board urges the Council to remove Tier 2 projects from this Interim Zoning Ordinance and return them to the prior Development Review approval process, which would include hearings before the Planning Commission and possible appeal to the City Council, if the projects are inconsistent with the LUCE or the Zoning Ordinance.

The proposed “Lincoln Center” project on the Gelson’s site at the intersection of Lincoln Blvd. and Ocean Park Blvd. is being proposed as a “Tier 2” project.

The developer is gapplying for “Administrative Approval,” which means that the project could be approved by Planning Department staff, with no public hearings at either Planning Commission or City Council. In addition, Administrative Approvals cannot be appealed.

The proposed project consists of:

-10 buildings on one site -- up to 5-stories, with heights of 55 to 65 feet

-521 apartments (90% market-rate, only 10% affordable)

-The market-rate units will include about 410 studio and 1-bedroom apartments.

-36,000 sq ft of retail, including a smaller grocery store (Gelson’s is now 42,000 sq ft)

-880 vehicle parking spaces (only about 200 now) and 816 bicycle parking spaces

Despite the fact the Lincoln Blvd. has about 50,000 daily car trips, and the intersection has been the scene of many traffic accidents, **no traffic study is required before Administrative Approval**.

In addition, the Administrative Approval application form says nothing about notifying the neighborhood organization about the required “Community Meeting” which has to be held before the application is submitted. For the January 11 community meeting for the “Lincoln Center” project, only 100 people, including the development team, were allowed into the Zoom meeting.

This process has not been democratic. Democracy demands that those affected by decisions that impact their community, have some input into those decisions. Plans for a huge, neighborhood changing project like this one should not be made in back rooms attended only by those who have a financial interests in the project.

Residents’ voices must be heard. Without community input this project makes a mockery of public process.

The NOMA Board urges the Council to remove Tier 2 projects from this Interim Zoning Ordinance and return them to the prior Development Review approval process, which would include hearings before the Planning Commission and possible appeal to the City Council, if the projects seem to be inconsistent with the LUCE or the Zoning Ordinance.

Thank you for your consideration.