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CALIFORNIA



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August 31, 2004

The Honorable James K. Hahn
City of Los Angeles
200 North Spring Street, Room 303
Los Angeles, CA 90012

Mayor Hahn,

Since an Inclusionary Zoning ordinance was proposed for the City of Los Angeles in April, 2004, it has been a controversial and emotional subject. The City Council and other organizations throughout Los Angeles have met on many occasions specifically to discuss Inclusionary Zoning. The Porter Ranch Neighborhood Council (PRNC) included several presentations and discussions about Inclusionary Zoning at our recent monthly meetings.

Since Inclusionary Zoning affects all communities within the City of Los Angeles, you asked PRNC and the other Neighborhood Councils to “weigh-in” on the debate and give our opinion. **At this time, the PRNC Board of Directors is unable to support the proposed ordinance and is not in favor of Inclusionary Zoning for Los Angeles.**

Our conclusions were reached after careful review of the proposed ordinance, solicitation of stakeholder input and additional research. Following are some of the key points that led to this conclusion:

- Even though Inclusionary Zoning is now implemented in over 100 California communities, results are mixed. Some communities have successfully implemented Inclusionary Zoning while others have not. The proposed ordinance for Los Angeles is unclear. It does not specify how it would be implemented in Porter Ranch or other communities and neighborhoods.
- A “one-size-fits-all” approach to Inclusionary Zoning is not workable for Los Angeles because of the diversity of neighborhoods throughout this large city, the unique and special characteristics and topography of communities, and the individuality each community brings to Los Angeles. A plan that works in one particular Los Angeles community may not fit in others.
- We fear that Inclusionary Zoning will destroy the integrity of the Porter Ranch Specific Plan as well as others throughout the City. It is not clear how Inclusionary Zoning will affect the quality of life in Porter Ranch: population growth, crime, traffic, air pollution, city services, home values, etc. If quality of life and home values fall because of Inclusionary Zoning, then it would not be good.
- There seem to be many unanswered questions about Inclusionary Zoning: How will Inclusionary Zoning impact each individual community? Is the definition of “affordable housing” different in each community? Will more City government oversight be required to process new projects, monitor projects in development and deal with exceptions? Will the ordinance allowance for off-site construction of affordable housing units actually reinforce the segregation of Los Angeles’ socioeconomic groups? etc.

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Before the City Council passes Inclusionary Zoning for Los Angeles, we believe that every community must understand the implications so they can and will assist the City with developing a workable plan for their neighborhoods. We believe it would be best for the City of Los Angeles to work with Neighborhood Councils and other community groups in cooperative efforts to define neighborhood plans before a City of Los Angeles ordinance goes into effect.

Very truly yours,

A handwritten signature in black ink that reads "Max Mitchell". The signature is written in a cursive, slightly slanted style.

Vice President
Board of Directors
Porter Ranch Neighborhood Council

cc: City Council
The City of Los Angeles