

Fwd: CalHDF's public comment on agenda item 8 for the February 6th, 2024 City Council meeting

Weaver, Tracy (City Clerk) <tweaver@elsegundo.org>

Tue 2/6/2024 10:02 AM

To: Harada, Patricia <pharada@elsegundo.org>; Sandoval, Lili <lsandoval@elsegundo.org>

📎 1 attachments (191 KB)

El Segundo CC - 475-629 North Pacific Coast Highway - HAA Letter.pdf;

Council received email below.

~Tracy

Sent from my iPhone

Begin forwarded message:

From: James Lloyd <james@calhdf.org>

Date: February 5, 2024 at 4:15:51 PM PST

To: ALL ELECTED OFFICIALS <ALLELECTEDOFFICIALS@elsegundo.org>, "Boyles, Drew (Mayor)" <dboyles@elsegundo.org>, "Pimentel, Chris (Mayor Pro Tem)" <cpimentel@elsegundo.org>, "Pirsztuk, Carol (Council Member)" <cpirsztuk@elsegundo.org>, "Giroux, Lance (Council Member)" <lgiroux@elsegundo.org>, "Baldino, Ryan" <rbaldino@elsegundo.org>

Cc: "Jennings, Mishia" <MJennings@elsegundo.org>, "Weaver, Tracy (City Clerk)" <tweaver@elsegundo.org>, "Hensley, Mark" <mhensley@hensleylawgroup.com>, *ALL CITY CLERKS <ALLCITYCLERKS@elsegundo.org>

Subject: CalHDF's public comment on agenda item 8 for the February 6th, 2024 City Council meeting

Dear El Segundo City Council,

Please see attached CalHDF's public comment on agenda item 8 for the February 6th, 2024 City Council meeting, a resolution approving the Final Vesting Tract Map for Pacific Coast Commons at 475-629 North Pacific Coast Highway, a 263-unit project including 32 affordable units.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org



Feb 5, 2024

**City of El Segundo
350 Main St.
El Segundo, CA 90245**

By Email: allelectedofficials@elsegundo.org, dboyles@elsegundo.org,
cpimentel@elsegundo.org, cpirsztuk@elsegundo.org, lgiroux@elsegundo.org,
rbaldino@elsegundo.org

CC: mjennings@elsegundo.org, tweaver@elsegundo.org, mhensley@hensleylawgroup.com,
allcityclerks@elsegundo.org

Re: Final Tract Map at 475-629 North Pacific Coast Highway

Dear El Segundo City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter as a public comment on agenda item 8 for the February 6th, 2024 City Council meeting, a resolution approving the Final Vesting Tract Map for Pacific Coast Commons at 475-629 North Pacific Coast Highway, a 263-unit project including 32 affordable units.

The Housing Accountability Act (the “HAA”) (Gov. Code, § 65589.5) requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. These findings must be “supported by a preponderance of the evidence on the record.” (*Id.* at subd. (j)(1).) As staff notes, the project complies with local zoning code and the City’s general plan and thus the project falls within the HAA’s ambit. Therefore, the Council must approve the project unless it makes written health and safety findings, as described above – which it cannot do, since the preponderance of the evidence in the record does not support such a finding.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue, new customers to local businesses, decarbonization in the face of climate crisis – and most importantly, it will both reduce displacement of existing residents into homelessness or carbon-heavy car commutes and also provide affordable housing for local residents. While no single housing development can solve all these problems, the project here is a step in the

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

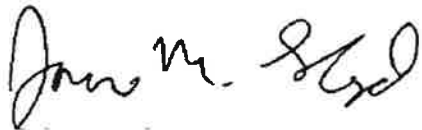
right direction. CalHDF urges the Council to approve of the project, consistent with both its legal obligations and the City's economic and environmental interests.

CalHDF 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. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a stylized, cursive script.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a cursive script.

James M. Lloyd
CalHDF Director of Planning and Investigations