



COUNCILWOMAN MONICA RODRIGUEZ
SEVENTH DISTRICT

June 17, 2025

Sunland-Tujunga Neighborhood Council (STNC)
Send via email to: stnc.secretary2019@gmail.com &
stncpresidentgrant@gmail.com

RE: 7937 Foothill Boulevard [ADM-2024-5922-DB-HCA-RED1]

To Whom It May Concern,

This letter is in response to inquiries from members of the community and the STNC received in the Spring of 2025 regarding the project located at 7937 Foothill Boulevard [case ADM-2024-5922-DB-HCA-RED1]. Questions and comments received requested that the Council Office oppose the project, citing concerns about parking provision and height. This project was already approved on December 5, 2024 through a ministerial process dictated by State law, and Mayor Karen Bass's Executive Directive 1 (ED1), which also afforded it expedited review because of its 100% affordable nature. As such, the Council has no jurisdiction over this project and cannot take discretionary actions to approve, deny, or condition. I know my staff has shared information about this project with individual residents who have contacted us throughout the process, but to provide further clarity to the community more broadly. These two contributing factors are further explained below:

1. **State Density Bonus Law (AB 2345, AB 2334, etc):** These laws were designed by State lawmakers to streamline housing development approvals by superseding local land use controls and encouraging higher density in exchange for the provision of affordable housing. Through these laws, applicants can utilize the highest density within the land use designation, so long as it meets the objective criteria. Under this law, local governments cannot deny or delay projects that comply with objective zoning and general plan standards.
2. **Mayor Bass's Executive Directive 1 (ED1):** This tool was enacted by an Executive Directive from Mayor Bass rather than through a Council action. It implemented required timelines for departments to abide by in processing affordable housing project applications that qualify under the above-mentioned State housing law criteria. Additionally, ED1 limits the applicability of Specific Plans, Community Plans, and Overlays to the objective criteria within those plans for those qualifying projects. Therefore, projects like this one, that are 100% affordable and meet the objective criteria, are considered "by-right" and are reviewed administratively by the relevant departments are not subject to review or decisions by voting bodies such as the Council.

Though the housing crisis is a very real problem affecting the state, it is an unfortunate side effect that local land use controls that once enabled us to provide more specific guidance on local design context have been severely limited, and at times, removed by the State.

I thank the community for their vested interest in land use decisions and policy at large, and remain committed to working with you to sustainability develop our neighborhoods.

Sincerely,

A handwritten signature in black ink that reads "Monica Rodriguez". The signature is fluid and cursive, with the first name "Monica" being more prominent than the last name "Rodriguez".

Monica Rodriguez
Los Angeles City Councilwoman, District 7