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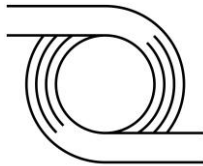
Real Estate and Development

Real Estates Bullets #30

Hello and happy New Year to our **7,841 familiar faces** from last week, and a **warm welcome** to all our **new readers!**

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Bullets #30:

YIMBY sues LA for not following mayor's fast-track directive

The **pro-development group** Yes In My Back Yard (**YIMBY**) is suing Los Angeles (L.A.) after the City Council **rejected a proposal** by Uncommon Developers to build a seven-story, 360-unit affordable housing complex in Winnetka, San Fernando Valley. [Here is a breakdown of The Real Deal article:](#)

- **Uncommon Developers** sought to use a fast-track option, Executive Directive 1 (ED1), issued by L.A. Mayor Karen Bass to expedite the approval process for 100-percent affordable housing projects and address homelessness.
- ED1 approvals offer **cost savings for developers**, exempting them from some fees, environmental studies, and public hearings. The directive was initially unclear about restrictions on building in single-family neighborhoods, leading to controversy.
- Mayor Bass amended ED1 in June to **close the loophole**, preventing fast-track approval for large projects in single-family areas. However, developers had already applied for approval for **eight tall apartment complexes** before the amendment.
- In October, the City Council **denied Uncommon Developers' plan** for apartments near Winnetka Avenue and Roscoe Boulevard, citing an incomplete application as ineligible for fast-tracked approval.
- YIMBY and Bedrock Properties Group, **an affiliate of Uncommon Developers**, argue that their application, and others submitted before the directive amendment, have vesting rights for expedited review under the original ED1 rule.
- The state Department of Housing and Community Development **supports vesting rights**, but the city's Planning Department and mayor's office disagree. The City Attorney's Office considers the state's opinion as "persuasive at most, not binding."

Full Article



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