

How Did Garcetti Get the Hollywood Plan Sooooo Wrong?

By Richard Lee Abrams

By ignoring the facts and relying on fiction, myths, and lies, Garcetti's beloved Hollywood Community Plan was wrong by 37,000 residents as of 2010 and its population projection for 2030 is overstated by 60,000 persons. That's right, Garcetti wants Hollywood to prepare for about 250,000 people in 2030, when the more likely population will be 190,000.

If Hollywood would add 60,000 people in the next 18 years, we'd have to build homes for 3,333 more people per year for the next 18 years. Because the population is in a 20 year decline from 210,000 residents in 2000 to 198,228 in 2010, the population in 2030 will be 190,000. We need not build one more mixed-use project, yet alone 55 story skyscrapers like the Millennium Project. Here are the facts:

Year	Population Real	Population False	Difference between Real and False
1990	213,883		
2000	210,795		
2005	204,512 ¹	244,426	39,914 too high
2010	198,228	235,850	37,622 too high
2030	190,000 ²	249,069 ³	59,069 too high

The law requires that Community Plans be based on **substantial**

¹ This figure is based on the population drop of 12,566 between 2000 and 2010 and evenly allocated 1/2 of the decline before 2005 and 1/2 of the decline after 2005. There is a statistical basis to argue that the rate of decline is accelerating and the population in 2005 may have been closer to 206,000.

² If the 6% decline from 2000 to 2010 continued unabated, then Hollywood's population would be roughly 186,334. We assume that as the population decreases, the pressure on people to move will lessen and the 6% rate of decline will abate somewhat.

³ We rounded off the number to 250,000

evidence. A Plan which is based on the myth of an increasing population when the facts prove a twenty (20) year downward trend is contrary to the evidence. A Plan, which is off by 39,000 persons for 2005 and then off by 37,000 people in 2010, is again off by 60,000 for 2030 lacks evidentiary support and must be rejected by the courts (if the City refuses to correct the misstatements).

The fact that City Planning process has historically been a fraudulent process which caters to the whims of developers is no secret. When former Director of Planning Gail Goldberg came here in 2006, she said that plans, such as we see with the Hollywood Community Plan, are “disasters.” According to Goldberg, Los Angeles’ zoning is not based on facts, but on what developers can get councilmembers like Garcetti to approve. When it came to Affordable Housing, Supervisor Zev Yaroslavsky called the planning process a fraud.

See <http://bit.ly/cRH37r> February 27, 2008 LA Weekly article on City Planning. In it, Supervisor Yaroslavsky said:

“What have you done? The whole thing’s a **fraud.**”
—County Supervisor Zev Yaroslavsky, on City Hall’s claim that high-rises create affordable housing

In 2006, Director Goldberg explained how City Planning works.

"In every city in this country, the zone on the land establishes the value of the land. In Los Angeles, that's not true. The value of the land is not based on what the zone says ... It's based on what **[the] developer believes he can change the zone to.** This is disastrous for the city. Disastrous. Zoning has to mean something in this city."

Goldberg’s statement identified the essence of what has corrupted Los

Angeles for decades: "The value of the land is not based on what the zone says ... It's based on what **[the] developer** believes he can change the zone to."

Two words sum up Director Goldberg's 2006 observation: "Crony Capitalism." Stated in one word, "Corruption!" Los Angeles is corrupt and it uses Planning as a fraudulent means to deceive the public about the need to spend tax dollars to protect our future. In truth, Angelenos have been fleeced of billions of dollars and the HCP attempted to perpetrate this fraud upon the public.

The Dead CRA, Hurray, About Time!!!:

When the thieves who pull the strings at City Hall had this concocted Hollywood Community Plan issued in 2010, they never dreamed that the public would revolt and abolish the Community Redevelopment Agencies statewide. CRA's starved local governments by siphoning off 100% of the incremental property tax dollars until the cities could not provide basic services like police, fire, parks, roads. Then the City Council would dole out to their developer buddies the tax dollars which the CRA had diverted from the general fund.

Greatly due the hubris of Hollywood Councilmember Garcetti and the appraisal frauds with CRA 1601 N. Vine and the \$52 Million dollar gift to billionaire Eli Broad, people's outrage reached the critical mass and CRA's were abolished. Garcetti also backed Prop 22 which took billions of dollars from schools and gave the loot to the corrupt CRA's and he supported AB 2531 which would have brought Kelo eminent domain to every inch of the City. Kelo eminent domain is where the city council takes private property and gives it to their buddies and then gives their buddies tax money to develop the property, leaving the real owner with bupkis.

Until its death, the CRA was making certain that absurd project after

absurd project was being constructed while the city was getting poorer and poorer. By February 1, 2012, CRA's Death Date, the city was suffering from a \$11 Billion CRA burden. \$3.5 Billion in lost property tax revenue, \$3+ Billion in debt (without voter approval) and about \$4.5 Billion service on debt.

Had Garcetti's cherished Hollywood Community Plan been based on the fact that the 2030 population is likely to be 190,000 and not 250,000, there would have been no rationale to Up Zone Hollywood so that 55 story skyscrapers could be built "By Right." "By Right" means the developer can build and no one can stop him. Then under SB 1818, he can super-size his project by 35%. Thus, a 55 story skyscraper can become 74.25 stories – making it taller than downtown's US bank Building at 73 stories.

The City's Dilemma:

Now that the public has caught the City in its bold face population lies, the City should start the community plan process ab initio without the need for lawsuits. Garcetti and his best buds have to know that multiple lawsuits are coming.

The Crony Capitalists' Dilemma:

What to do with Garcetti? He brought on the destruction of the CRA which had worked smoothly for over 60 years. He has maneuvered the Hollywood Community Plan into litigation, and he has driven tens of thousands of people out of Hollywood, destroying what little commercial real estate market we had.

Is this the sort of person the big wigs want to trust being Mayor with six more community plans awaiting the completion of the Hollywood Plan?

Word count 1137