



Bel Air-Beverly
Crest NC
Brentwood CC
Del Rey NC
Mar Vista CC
Westchester/Playa
NC
North Westwood
NC
Pacific Palisades
CC

Palms NC
South Robertson
NC
Venice NC
West LA
Sawtelle NC
Westside NC
Westwood CC
Westwood NC

Land Use and Planning
Committee

Marlene Savage, Co-Chair
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WESTSIDE REGIONAL ALLIANCE OF COUNCILS

Land Use and Planning Committee Meeting Minutes Sunday, November 1, 2020 – 10:00 a.m. to 12:00 Noon

Zoom Meeting

I. CALL TO ORDER AND ROLL CALL

- a. Call to order
 - 10:03
- b. Roll call
 - Noted below.

II. COMMITTEE BUSINESS

- a. Introducing Daniel Skolnick, CD 5's new Senior Planning Deputy
 - Daniel introduced himself and answered questions until 11:05.
 - Daniel said that creating task forces among ourselves helps the Council Office and he encourages the committee to take the lead on this.
 - CF 20-0380-S1 uses enterprise zones as a model for what the city could be in an emergency. There is a hearing about this on November 9.
 - The councilmember thinks that the TOC is too aggressive. We don't have to use the TOC if we adopt a new community plan. Daniel referred us to Council File [20-1314](#) as something we might want to weigh in on.
 - Daniel was asked if we could have underground parking, particularly near Metro stops. The SPRF, Special Parking Revenue Fund, exists to create city parking lots.
- b. MOTION to approve letter about housing, climate, and jobs from Jay Ross. See letter in supplemental materials following the agenda.
 - Postponed until next month because Jay did not attend.
- c. DISCUSSION about West Los Angeles Civic Center project. Steve Twining
 - Project web page is <http://supervisorkuehl.com/civiccenter/>
 - Two renderings can be seen [here](#).
 - Letter from West LA Sawtelle NC to Mike Bonin and Sheila Kuehl about the project included in the supplemental materials following the agenda
 - Steve described the two projects that are in the final running. One is a 6 story market rate tower. The other is 500 workforce units that is proposed by a

community member who is also a developer and is known to be responsible and responsive. Please look at the project web page and weigh in.

- d. ANNOUNCEMENT. The WRAC website has a page titled Pending Motions that the WRAC Board has approved for communication and possible passage by the individual Councils. Please be aware of these and bring forward those that apply to your neighborhood. <https://westsidecouncils.com/pending-motions/>
 - Barbara encourages everyone to talk about WRAC motions during the public comment part of the City Council meetings.
- e. DISCUSSION. Do we want the February meeting on February 7 (Super Bowl Sunday) or February 14 (Valentine's Day)?
 - One person voted for February 7. One person voted for February 14. Nobody else had a preference so we decided that the February meeting would be at its normal time of February 7.
- f. Land use update from Barbara Broide
 - CF 20-1074-S1. LA Alfresco Program (extension and modification). Going to Council 11/4 for vote
 - CF 20-1098. BHO/BMO updates adopted 10/14.
 - CF 20-1170. Construction suspension in Very High Fire Severity Zones. PLUM 10/15.
 - CF 20-1139. DBS to create cool roof surface/cool roof requirements. Passed 10/30.
 - CF 20-1162. Amend LAMC 56.08 to allow violations of rules and regs related to the public right of way to be handled under city attorney ACE program rather than via appeal through Board of Public Works. Adopted by BPW 2/5/20. Referred to Public Works 9/11. Scheduled 10/16, continued from 10/21. (why?)
 - CF 20-0948. Budget shortfall 9/9/20 report from Mayor.
 - CF 14-0141. Re-exemption of Planning Dept. Deputy Director from civil service classification/requirement. Passed.
 - CF 20-0098. Measure introduced re: nuisance abatement related to unfinished buildings/structures. Motion made 9/15.
 - CF 20-1184. (Ryu-Koretz) Report back on whether new hotel uses in conjunction with incentives based on residential uses have the potential to negatively impact housing programs such as Density Bonus and TOC. Sent to PLUM 9/16. (Sounds like hotels are getting bonuses and benefiting from loophole in how they are classified as residential.)
 - CF 20-1012. ICO to prohibit home sharing for private residences with more than 6 habitable rooms during pandemic. Adopted 10/14.
 - CF 20-0826. Re: Metal recycling facilities and impacts.
 - CF 14-1635-S7. Adopting a per night fee of \$2.93 for short term rentals. Adopted 10/14.
 - CF 20-0980. See above. Corruption revocation of permits. Introduced 8/31 and sent to PLUM and Intergov Rels Committees.
 - Kay said that Palms PLUM committee looked into this and decided that this is not the right answer.
 - We agreed to add this to the agenda for next month.

- CF 20-1106 (Ryu-Koretz) Instruct DCP to prepare and present an ordinance in line with the work on updating the Housing Element to establish an Affordable Housing Protection Overlay Program and Zone. Referred to Plum 9/1.
- g. Land use update from Stacy Shure
- Heather Rozman resigned by the West L.A. Planning Commission.
 - Gut and amend is important. Mar Vista passed the WRAC motion.
 - 19-0400 enforces SB330 protections. It passed. It's still is important to weigh in.
 - 14-0268-S13 is about tenant harassment. This should be amended to include awarding attorney fees to prevailing tenants.
 - Scott Wiener has a press conference on December 6 where he will talk about the bill(s) he will introduce the new replacement for SB-50 and SB-1120.
 - On November 24 there is an important City Council hearing about cleaning the sidewalks at the homeless encampments during the day. The CF number is 20-1376. It's been requested to be added to the November 16 WRAC meeting agenda.
 - Under Mayor Garcetti we are building too many hotels. No more hotels should be permitted while we're in the pandemic emergency.
 - Mar Vista had on the agenda the motion to allow NCs to advocate for their neighborhoods with the county, state, and federal governments. DONE showed up with a document arguing against it and shut down the conversation. It will be on the agenda again next month. Daniel asked for a copy of the document. Stacey will send it.
- h. Round table
- Kay requests that committee members submit items for a meeting's agenda at least one week before the meeting and that context be provided with the submission.
 - Comments on the new airport plan are due by December 14. Denny will provide more information to add to the December agenda.

III. Adjournment

- a. Next meeting is scheduled for December 6, 2020 at 10:00 a.m. on zoom.

COMMITTEE MEMBERS

<p>Bel Air-Beverly Crest NC</p> <ul style="list-style-type: none"> • Steve Twining, primary ○ Here • Travis Longcore, alternate ○ Here 	<p>Palms NC</p> <ul style="list-style-type: none"> • Kay Hartman, primary ○ Here • Vacant, alternate
<p>Brentwood CC</p> <ul style="list-style-type: none"> • Nancy Freedman, primary ○ Here • Flo Chaggier, alternate 	<p>South Robertson NC</p> <ul style="list-style-type: none"> • Vacant, primary • Vacant, alternate
<p>Del Rey NC</p> <ul style="list-style-type: none"> • Marlene Savage, primary ○ Here • Vacant, alternate 	<p>Venice NC</p> <ul style="list-style-type: none"> • Alix Gucovsky, primary ○ Here. Left early. • Vacant, alternate
<p>Mar Vista CC</p> <ul style="list-style-type: none"> • Stacy Shure, primary ○ Here • Mary Hruska, alternate 	<p>West LA-Sawtelle NC</p> <ul style="list-style-type: none"> • Jay Ross, primary • Vacant, alternate
<p>Westchester/Playa NC</p> <ul style="list-style-type: none"> • Paula Gerez, primary • George Herrera, alternate 	<p>Westside NC</p> <ul style="list-style-type: none"> • Barbara Broide, primary ○ Here • Vacant, alternate
<p>North Westwood NC</p> <ul style="list-style-type: none"> • Andrew Lewis, primary ○ Here. Left early. • Joseph Russel, alternate 	<p>Westwood CC</p> <ul style="list-style-type: none"> • Steve Sann, primary fill-in ○ Here • Vacant, alternate
<p>Pacific Palisades CC</p> <ul style="list-style-type: none"> • Chris Spitz, primary ○ Here • Vacant, alternate 	<p>Westwood NC</p> <ul style="list-style-type: none"> • Marcello Robinson, primary • Connie Boukidis, alternate ○ Here

Westside Regional Alliance of Councils

Bel Air-Beverly Crest Neighborhood Council	Palms Neighborhood Council
Brentwood Community Council	South Robertson Neighborhoods Council
Del Rey Neighborhood Council	Venice Neighborhood Council
Mar Vista Community Council	West LA Neighborhood Council
Neighborhood Council of Westchester-Playa	Westside Neighborhood Council
Pacific Palisades Community Council	Westwood Community Council
North Westwood Neighborhood Council	Westwood Neighborhood Council

Land Use and Planning Committee

Co-chairs: Marlene Savage, Kay Hartman

Motion: A grand compromise is requires that addresses housing, climate change and increased income.

Housing should not be legislated separately without incorporating climate change and poverty.

The best solution to cure affordable housing is to increase incomes of poor people. This is done by increasing funding for education, increasing funding for healthcare, and strengthening unions – all of these have been cut the last 40 years.

Failure to decrease the global warming will cost more than “jobs will be lost” – sea level rise will destroy property, the huge cost of fighting fires, decreased agricultural productivity, decreased fish in the ocean, groundwater depletion, and lost productivity from traffic jams.

1. Good planning:
 - a. Adaptive re-use shall be promoted (instead of more expensive and more damaging demolition), especially big box and commercial / office.
 - b. Single-family housing shall be protected. Subdivisions shall be prohibited.
 - c. Taller buildings on corridors shall respect the neighboring homes behind them, including green/tree buffers, setbacks and stepbacks, and breaks in the buildings (not monolithic cubes).
 - d. Plenty of parking lots, empty big boxes and transit corridors with short buildings are available. Downtowns should have taller residential buildings, because of their location near jobs and transit.
 - e. Allow ADUs of limited sizes (i.e. 700 sf).
 - f. Penalties for failure to meet RHNA standards (especially affordable) – loss of State transportation funding, lawsuit by Attorney General. If cities must subsidize affordable housing, then they must generate funds to do so, instead of saying “it’s developers’ responsibility, it’s not ours.”
2. Reduce poverty:

- a. Industrial zoning shall be preserved to allow for good jobs close to residents.
 - b. More healthcare funding (prevent medical bankruptcies, preventative medicine is cheaper than emergency treatment later).
 - c. More education funding (best solution to increase income and move the most persons out of poverty).
 - d. Promote policies that increase the middle class – strengthen unions, no tax cuts for corporations and the rich.
3. Public safety: Development shall be limited in high-fire zones and sea-level rise zones.
4. Sustainability:
 - a. Tree requirements shall be increased for all parcels, including downtown commercial areas.
 - b. LEED Gold and solar panels shall be required for all new buildings.
5. Good government: The State's gut and amend process shall be eliminated, and local hearings shall be required for State-level laws that legislate local zoning.

City of Los Angeles: Council District #11 (Bonin), Planning Dept., HCID
County of Los Angeles: Supervisor District #1 (Kuehl), Community Development Commission.

Re: West L.A. Courthouse/Civic Center redevelopment proposals

To the City,

At the Oct. 28, 2020, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 8-0-0, to request the following information and provide the following suggestions for development as part of the RFP process for the redevelopment of the West Los Angeles Civic Center, and authorize the Chair to submit Community Impact Statements in the future:

1. Finance/funding:
 - a. How much does the land cost (courthouse was purchased from the State of California)?
 - b. How much rent will the city and county charge to the developer, or what will be the sale price?
 - c. What are the development and construction costs for the affordable apartments?
 - d. How much City funding (HCID, HHH) and County funding (CDC) is requested/required?
 - e. What are the other public funding sources (State HCD, IIG, NPLH, CalHFA/MHSA)?

1. Development:
 1. A Japanese aesthetic and nomenclature shall be implemented, such as a genuine Japanese garden.
 2. The height limit shall be 6 stories, inclusive of TOC and all density bonus incentives.
 3. The minimum number of affordable units shall be 350 units.
 4. Open space shall be a minimum of 4.0 acres. The Felicia Mahood Senior Center shall be expanded, possibly a new 2-story building.
 5. A cultural / educational component, such as a music school, is a good idea. If included on public land, it shall include significant funding of scholarships for low-income students and substantial free public programming and concerts.

Ex parte communications: J.Ross communicated with City and County officials and representatives from two developers regarding PLUM scheduling and requests for information.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

