



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

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WESTSIDE REGIONAL ALLIANCE OF COUNCILS

Land Use and Planning Committee Meeting Agenda
Sunday, December 6, 2020 – 10:00 a.m. to 12:00 Noon

Zoom Meeting Online at <https://us02web.zoom.us/j/81004137060>

or by telephone dial: **+ 1 669 900 6833** or one of the following toll-free telephone
Numbers: **833 548 0282, 888 475 4499, 877 853 5257, or 833 548 0276**

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After connecting by telephone enter this meeting ID: **810 0413 7060** and press #.

Press *9 to raise hand for public comment. The meeting has no password.

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Westside Regional Alliance of Councils Land Use and Planning Committee meetings will be conducted entirely electronically.

I. CALL TO ORDER AND ROLL CALL

- a. Call to order
 - 10:20
- b. Roll call
 - Noted below.

II. COMMITTEE BUSINESS

- a. MOTION to approve letter about housing, climate, and jobs from Jay Ross. See letter in supplemental materials following the agenda.
 - Jay moved. Barbara seconded.
 - Chris. I appreciate what Jay wants to do. This is the wrong motion. It covers too much. Public policy is not appropriate for this committee.
 - Nancy. Can we send this to our PLUM committees and see what we can use from this?
 - Stacy. Single issues motions are easier to lobby. We could pass more of this if the ideas were separated.
 - Jay. We need to have the big picture.
 - Chris. The WRAC board tried to address something similar and could not get it done.
 - Alix. We need to address environmental issues. We need to have motions around them.
 - Nancy. We also have problems with the City hoarding property. We have to be able to build on it.

- Stacy. Parks and Recreation says they don't want to build more parks.
 - Michelle. We tried to get City land for affordable housing and couldn't do it.
 - Kay. Ron Galperin agrees.
 - Wendy. We have to sell the right land.
 - Ileana. The City has been investigated by the FBI for land use practices. It's a systemic issue. This group should stand up and stop working in silos.
 - Paula. We keep saying the City is not doing their job. Think of this as a device or a tool. They ask us for more money and then they don't use it for what it's for.
 - Alix. Los Angeles was built without parks. We will need them as we get more dense.
 - Sara. We have the freedom to be more conceptual like Jay is saying.
 - Steve Sann. This may be more appropriate for the new homelessness committee.
 - Vote is 2 yes, 6 no, and 3 abstain. **The motion fails.**
 - Stacy, Barbara, and Jay will work to create smaller motions that are in LUPC's domain and will have a better chance of passing.
- b. New LAX plan. Denny.
- Postponed until next month.
- c. DISCUSSION and Possible ACTION. The notice of preparation and initial study for the Berg Gruen Institute are available. There is a scoping meeting on Tuesday December 8 at 5:30pm. Visit www.joinwebinar.com and enter webinar: ID 772-772-955 and your email address to join.
- Marlene and Kay. We are not going to discuss this project. We are making the announcement only.
 - Michelle. The previous proposal was discussed in Brentwood. The new project is the subject of the scoping meeting. Brentwood is discussing Wednesday night.
 - Steve Twining. There was a meeting last year with over 500 people primarily against the project.
 - Nancy. We haven't discussed this project because it keeps changing. It's fair that we study it. See what they've got and then decide.
 - Steve Sann. Because this is in Brentwood, is the process that we don't do anything until they do something?
 - Chris. Bel Air/Beverly Crest has not taken a position yet.
 - Wendy. Benedict Canyon is in a scoping exercise right now. The city is allowing Breg Gruen and Benedict Canyon hotel project to override the zoning to be able to build these projects.
 - Marlene. How is this affecting the rest of us?
 - Wendy. This becomes a precedent. Why is the City allowing a single developer to override the zoning code?
 - Marlene. Is this something that impacts the region?
 - Chris. BCC has not taken a position. The affected areas need to weigh in. My council wants to look at the EIR.
 - Steve. What about the trails?
 - Barbara. We should not weigh in on a specific project but there is a big issue of spot zoning. We should step up to that issue.

- Michelle. Agree with Barbara. WRAC has the opportunity to bifurcate the issues and address the planning.
 - Alix. The same thing is happening in Venice.
 - Stacy. If it's a matter of regional policy, we should discuss it. We should also discuss fire policy. Would that put an end to this project? Yes. We've already passed a motion. We should flex our muscle. There's now a new specific plan for Bel Air to allow Burgrueen to take over the roadways. If we take a position that specific plans can't be overruled, we have to be consistent. There are other things like overlays that benefit us so we need to be careful. Burgrueen will take control of the streets and relieve the city of some costs.
 - Alix. California and our planners give a lot of lip service to the environment. Weather patterns are going to continue. We have to hold the City accountable to this.
 - Alix, Barbara, and Stacy will write a motion for next month.
 - Stacy. There's a controversy that they're calling this an Institute like it's for educational purposes. Chris. The City found that it is not an Institute. Now it is a commercial building.
 - Wendy. They were taking protected open space held by California. Bonin said it is not an educational institute. The City agreed so Brugreen cannot use the CUP process.
- d. MOTION to approve a resolution concerning digital signage on bus shelters. See resolution and supporting information in supplemental materials following the agenda.
- Chris moves. Paula seconds.
 - Michelle. Brentwood is having a meeting Tuesday night with Adel at 5:30. <https://us02web.zoom.us/j/8763898439>
 - Nancy. Can we use prior motion passage to move this farther along?
 - Chris. Matt wants to vet this in the committee.
 - Bonin is asking for support.
 - Kay. Adel was at LANCC so outreach is starting.
 - Chris. It's good that he's doing outreach.
 - Vote is 8 yes, 1 no, and 1 abstain. **The motion passes.**
- e. DISCUSSION. Capri Maddox will join our March 7 meeting to discuss equity and land use. She prefers not to meet on Sundays, although she will. Can we pick a non-Sunday March meeting time to accommodate her?
- Alix. Oakwood is being gentrified. Please invite the people involved.
 - Steve Sann is willing to move the date for Capri but not in general. Agendize a discussion of people to bring in to speak.
 - Marlene. Let's pick a specific time for her.
 - Chris. Offer her a time in our slot. Willing to meet earlier.
- f. Land use update from Barbara Broide.
- STAP. L.A.'s current Street Furniture Program is a 20-year contract with Viacom (CBS Outdoor, Outfront Media)/JC Decaux. It expires Dec. 2021. The Bureau of Street Services (now known as StreetsLA) has developed and released an RFP for a new program, "STAP" ("Street and Transit Amenities Program"), that was created as a result of engagement with industry representatives and without any

targeted outreach to neighborhood or community councils, community leaders, or the general public.

When community members learned of the planned consideration of the RFP by the Board of Public Works, public comments and testimony were submitted to request that the RFP be held back to consider and incorporate comments from the communities to be impacted (the entire City!). The Board of Public Works voted to approve the RFP with the StreetsLA's General Manager promising to do public outreach while indicating that there is still opportunity to shape the program.

There was and is considerable concern that responses to the RFP will include programmatic elements that will be geared toward income generation (especially now that the City is well into deficit spending) without concern for the impacts that the proposed digital changing messaging will have on communities, scenic corridors, specific plan areas, and the public's safety.

In response to the RFP, Councilmembers Bonin and Blumenfield co-sponsored a motion in Council (CF 20-1536), which among other things calls for establishing "[p]arameters of digital advertising and/or digital displays to ensure compatibility with their surrounding environments, traffic safety, and land use zones such as specific plans and scenic highways."

- PLUM voted to support short-term rentals for 2nd /vacation homes – Council File 18-1246. At their Nov. 12 meeting, the PLUM Committee approved the CPC recommendation to allow vacation homes (second homes) comprising up to 1% of housing units in each Community Plan Area to be used as short-term rentals. They considered a Staff Report and proposed ordinance regulating use of non-primary residences for short-term rentals as Vacation Rentals and to establish related fees and fines.

NOTE: In addition to the City's existing 24/7 complaint line for short-term rental abuses, there is a new hotline dedicated to improving the City's enforcement created by a new coalition, Better Neighbors LA, that brings together Southern California hosts, tenants, housing activists, Keep Neighborhoods First, hotel workers, and community members. The mission of Better Neighborhoods LA is to support enforcement of the City of Los Angeles's Home Sharing Ordinance, conduct research on the short-term rental industry and its impact on affordable housing and gentrification in L.A., and to develop policy to protect housing, hotel jobs, and neighborhoods impacted by the short-term rental industry.

<http://www.betterneighborsla.org>.

They are operating a dedicated hot line to report properties that are in violation of the Home-Sharing Ordinance. To report violations of the Home-Sharing Ordinance (HSO) call the Better Neighborhoods LA hotline Monday to Friday, 9:00 a.m. to 6:00 p.m. Pacific time 213-336-5900. When filing a complaint, you

should also file it with the City's Planning Department 24/7 complaint hotline at (213) 267-7788.

Enforcement of the Home Sharing regulations is key to protecting affordable housing in our neighborhoods. Study after study has shown that short-term rental companies take housing off the market and drive up rental prices. Housing eligible to be posted as a short-term rental is a resident's primary residence where they can prove that they live for at least six months a year. Units that fall under the RSO/rent control ordinance are not eligible. Home Sharing is not permitted in a vehicle parked on the property, storage shed, trailer, temporary structure, or other structure not built for residential use. Registration with the City is required and listings must include the registration number.

- PLUM voted to support a weakened Temporary Signs on Construction Walls Code Amendment, CPC-2017-445-CA, Council File 17-0893. The measure was proposed to close loopholes in the current program which permits temporary plywood wall enclosures around construction sites and empty lots in an effort to prevent blight. However, the program has been abused and these walls that "host" series of advertising posters have been placed on plywood walls constructed around operating businesses. The Department of Building and Safety indicated that the Code governing this program needed tightening up in order to allow for full enforcement. The measure was heard in CPC and recently considered in PLUM where the PLUM Committee made changes that would allow temporary wall signs on properties with operating businesses if there was construction on the premises that required a barricade. The Committee, responding to industry request, created language that would allow for a required barricade to be increased in size so that the temporary wall signage with advertisements would "pencil out." (It appears that there is a minimum desired size for the advertising-covered walls.) In locations where there are temporary wall signs, the vendor is required to keep the site free of graffiti and trash.
- Local Emergency Code Amendment CPC-2020-4926-CA / ENV-2020-4927-NC / Council File 20-0380-S1 is an ordinance that "would complement current provisions in the Zoning Code that provide relief and flexibility to respond and recover from a local emergency. The proposed relief would extend the time limits for the utilization and expiration of conditional use approvals, outlines alternative parking calculation for changes of use in Commercial Zones, and would suspend certain valet and off-site parking requirements."

Under this measure: Changes of use applications within an existing building submitted during the local emergency will not trigger new parking requirements. Any conditions of approval requiring valet parking are suspended. Any conditions of approval requiring off-site parking that is not Code required are suspended.

Once the local emergency expires, compliance with the permanent regulations in LAMC is required. The parking modifications for changes of use will be permanent for those eligible properties or business for the life of the use. (The City will not require those businesses or properties to provide additional parking after the expiration of the emergency provisions.) The temporary provisions will apply citywide and will supersede specific plans or overlays during the time they are applicable.

Draft Ordinance: https://planning.lacity.org/odocument/b7d176b5-5a1b-4007-8e29-034ed59b848c/Local_Emergency_Code_Amendment_-_Draft_for_Public_Release.pdf

Fact Sheet: https://planning.lacity.org/odocument/f6518f0b-924e-4985-8e9e-41524adc427d/FINAL_Fact_Sheet_Local_Emergency_Code_Amendment.pdf

Planning dept staff contact: Andrew.pennington@lacity.org (213) 978-1395
Code Studies held their hearing 11-9-2020. CPC hearing held Dec. 3

- Steve Sann. The amendments were not discussed at the meeting. The amendments allow certain areas to opt out of this. All of these amendments were worked out without public knowledge but the alcohol industry knew about them and were speaking about stuff that the public knew nothing about.
- Processes and Procedures Ordinance: CPC-2016-3182-CA / Council File 12-0460-S4. Approved by CPC in 2018 but additional edits have been made by the Dept. and it is scheduled to return to CPC in Spring 2021 after additional outreach.
- Ridgeline Ordinance: Council File 11-1441-S1. Adoption of a Supplemental Use District and development standards to apply to the Bel Air Beverly Crest area.
- Nov. 19 City Council PLUM:
 - Item 3: [20-1042](#) Motion relative to the creation of a measure to be placed on the ballot to revise the City's Zoning Code.
 - Item 4: [20-1044](#) Motion relative to developing criteria for high value projects and amend the planning process so these projects are diverted from the Planning and land Use Management Committee and go directly to the City Council.
 - Item 5: [20-1045](#) Motion relative to revising the Processes and Procedures Ordinance with additional criteria in regard to entitlements such as legislative actions and the granting of Conditional Use Permits and restricting actions from moving forward unless it can be established that they are in the public interest or otherwise adhere to established policies of the City.
 - Item 12: [17-0981](#) Proposed ordinance to create the Restaurant Beverage Program, an administrative process for the onsite consumption of alcohol incidental to a restaurant, subject to a set of eligibility criteria, performance standards, and enforcement procedures. Approved as amended.
- City Council Remote [Meeting](#), November 24, 10 a.m.

- Item 11: [20-1328](#) Report relative to developing a regulatory framework for personal delivery devices that operate in the City's public right-of-way.
- Item 12: [20-1175](#) Report relative to notifying property owners and financial institutions when an Order to Abate Vacant Structure for violations of LAMC 91.8904 et seq is issued, and ACE citations issuance for violations of LAMC 91.8904 et seq.
- Item 43: [20-0380-S1](#) Amend the emergency Ordinance to eliminate burdens on small businesses affected by the COVID-19 Emergency Declaration (Council file No. 20-0380-S1), to temporarily authorize the DCP to approve the placement of on-site signage within the Ventura-Cahuenga Boulevard Corridor Specific Plan and the Westwood Village Specific Plan, during the COVID-19 pandemic crisis, via administrative clearance.
- City Council Remote [Meeting](#), November 25, 10 a.m.
 - Item 3: [20-0844](#) Report and ordinance relative to amending Section 98.0105 of the LAMC to clarify the right of entry for LADBS inspectors to conduct inspections.
 - Item 33: [20-0953](#) Report relative to suspending all citation enforcement provisions related to temporary signs and allowing them until the end of the Covid-19 State of Emergency.
 - Item 45: [17-0274](#) Report on the Fiscal Year 2019-20 Affordable Housing Linkage Fee Expenditure Plan, revenue estimate and revenue activity.
- City Planning Commission Virtual Hearing, Thursday, December 3
 - Emergency Citywide Code Amendment Mechanism: [CPC-2020-4926-CA](#) An ordinance amending Article 6 of the LAMC to provide City Council and Mayor a mechanism to provide temporary regulatory relief from certain time limitations and parking provisions of the Los Angeles Municipal during and immediately thereafter a declared local emergency. Dial in: (669) 900-9128, ID: 832 0995 4659. After 8:30 a.m.
- City Council Remote [Meeting](#), December 1, 10 a.m.
 - Item 27: [14-0268-S13](#) Instruction to the City Attorney to prepare an ordinance defining harassment of tenants and strengthen the municipal code to deter harassment of tenants.
 - Item 36: [17-0545](#) Authorize a revocable permit to the Los Angeles County Museum of Art, subject to satisfaction of the conditions for issuing such permit, to allow for the construction of the airspace building along and above Wilshire Boulevard prior to the completion of the airspace vacation requirements (VAC-E1401310) for this same area
- City Council Remote [Meeting](#), December 2, 10 a.m.
 - Item 5: [20-0975](#) Report back to the City Council based on a motion co-introduced by Councilmember Ryu outlining additional deterrence tools that can be adopted to remedy to code violations, including but not limited to LADWP shut-offs, Certificate of Occupancy holds or revocations, permit prohibitions on the same or related properties, and scorched earth penalties, as amended by the PLUM Committee.

- City Council PLUM Committee, Remote [Meeting](#), Thursday, December 3, 10 a.m.
 - Item 4: [17-0226-S1](#) Report from LADBS in response to a Motion co-introduced by Councilmember Ryu relative to the penalties that can be imposed for unpermitted remodels, additions, and demolition of buildings, mainly designated historic buildings and historic resources
 - Referrals: CF 17-1143 - Referred to Public Works and Gang Reduction Committee – Re development of a recommended scope for a comprehensive study to assess hillside streets, and preparing a cost estimate. Related to streets withdrawn from public use and reinstatement process.
- City Council PLUM Committee, Remote [Meeting](#), Tuesday, December 8, 2 p.m.
 - Item 5: [20-1477](#) Motion relative to directing DCP and DBS to report with recommendations on a new structural demolition policy that allows developers in the entitlement process to be granted demolition permits for properties that have become a public nuisance, without the need for an approved set of plans, while ensuring compliance with CEQA and the protection of historical resources.
 - Item 8: [19-0400](#) and 20-0047 Joint report from the DCP, DBS, and HCID relative to the implementation of SB 330, the Housing Crisis Act of 2019.

g. Land use update from Stacy Shure.

- Pay attention to 20-0980 and 20-1044.
- State legislation back in session Monday. Scott Wiener’s bill is horrific. He has garnered support before introducing it.
- Look for Chiu and Skinner to introduce property tax tiers. They’re looking for ways to change the way single family homes are taxed. If you have a large backyard you will be taxed for land you have that is not housing.
- Pandemic moratorium expires. The Mayor and Governor are not discussing this. People are fleeing with past due rent and utilities. They have no expectation of being able to catch up. Pass CIS to ask City Council to extend moratorium.
- Building affordable housing for teachers. There was a meeting last week about building on Palms Middle School. They admit that teachers wouldn’t qualify for the housing. They’ve built other housing that houses no LAUSD employees. It’s a development scheme. The public wants to use the school open space. Daniel Skolnick is interested in pursuing this.
- MVCC is working on conversions for retail space into offices.
- We are not meeting affordable and meeting our market rate RHNA numbers. People are leaving California. We should recalculate RHNA numbers. The numbers should be tied into the vacancy rate. RHNA is the biggest urgent issue in front of us. Alix – we also need to take water into consideration. We don’t have the water to support the RHNA numbers.
- Emergency housing ordinance to stop all hotel construction until we meet housing needs. MVCC passed this.

h. Round table

- Chris. Motion for delays in community plan process. Matt wrote a letter on behalf of WRAC. Haydee wrote back and said they were good points and they will consider it.
- Chris. At the last WRAC meeting we passed some bylaw changes. When we send a motion to the Board, we need to have a contact person. It should be the person who drove the motion. Keep track of the motions yourself. Get them agendaized at your NCs. Don't let them die on the vine. Matt is advocating on behalf of our motions. When we pass a motion in Committee, we need to pass along background material.
- Marlene. We will add Chris and Barbara on the agenda for a WRAC board update.
- Steve Resnick. Westwood is being inundated with TOC projects. Koretz is not happy with the ordinance. He's talking about a moratorium.
- Alix. East Venice Neighborhood Association is opposing a TOC project. Details will be sent out after the meeting.
- Stacy. Is there a way for us to share information about the developer representatives?

III. Adjournment

- a. Next meeting is scheduled for January 10, 2020 at 10:00 a.m. on zoom. We will have someone from the Housing Element team in attendance. Please provide agenda items by January 3.

COMMITTEE MEMBERS

<p>Bel Air-Beverly Crest NC</p> <ul style="list-style-type: none"> • Steve Twining, primary ○ Here • Travis Longcore, alternate 	<p>Palms NC</p> <ul style="list-style-type: none"> • Kay Hartman, primary ○ Here • Neal Anderberg, alternate
<p>Brentwood CC</p> <ul style="list-style-type: none"> • Nancy Freedman, primary ○ Here • Flo Chagier, alternate 	<p>South Robertson NC</p> <ul style="list-style-type: none"> • Olga Lexell, 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 • 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 ○ Here • Vacant, alternate
<p>Westchester/Playa NC</p> <ul style="list-style-type: none"> • Paula Gerez, primary ○ Here • 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 • Joseph Russel, alternate 	<p>Westwood CC</p> <ul style="list-style-type: none"> • Steve Sann, primary ○ Here • Vacant, alternate
<p>Pacific Palisades CC</p> <ul style="list-style-type: none"> • Chris Spitz, primary ○ Here • Joanna Spak, alternate 	<p>Westwood NC</p> <ul style="list-style-type: none"> • Marcello Robinson, primary • Connie Boukidis, alternate ○ Here