



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
marlene.savage@ca.rr.com
Kay Hartman, Co-Chair
kay.hartman@palmsnc.la

WESTSIDE REGIONAL ALLIANCE OF COUNCILS

Land Use and Planning Committee Meeting Agenda
Sunday, January 10, 2021 – 10:00 a.m. to 12:00 Noon

Zoom Meeting Online at <https://us02web.zoom.us/j/81981962970>

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**

The toll-free numbers eliminate long-distance call charges for participants although other
telephone charges may apply from a participant's phone carrier.

After connecting by telephone enter this meeting ID: **819 8196 2970** 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.

Guidelines for Conduct at WRAC LUPC Meetings: Committee Representatives and Alternates shall conduct all business in a professional and ethical manner and give respect to the views of all in attendance. Representatives and Alternates shall not engage at any time in Harassment or Bullying of Board members or guests at WRAC meetings, conveyed through physical, verbal, or technological means. Bullying and Harassment are defined as behavior that is reasonably perceived to be dehumanizing, intimidating, hostile, threatening, or otherwise likely to evoke fear of physical or emotional distress. WRAC Bylaws, Art. III, Sec. 2.

I. CALL TO ORDER AND ROLL CALL

- a. Call to order
- b. Roll call

II. COMMITTEE BUSINESS

- a. MOTION to approve the December meeting minutes.
https://drive.google.com/file/d/16efyC_yH2f7oWChr-k4fzxQuIjg6pTvw/view?usp=sharing
- b. DISCUSSION AND MOTION on the WRAC LUPC Guidelines. See proposal after the agenda.
- c. MOTION to approve Council File [21-0002-S18](#) and oppose [SB-9](#). See proposed motion after the agenda. Background and summary can be found [here](#).
- d. MOTION to approve Council File [21-0002-S21](#) and oppose [SB-10](#). See proposed motion after the agenda. Background and summary can be found [here](#).
- e. UPDATE. New LAX plan. Denny.

- f. BRAINSTORM. Ideas for future speakers. Names already identified include someone from Sanitation, Len Nguyen, someone from the Department of Aging, someone from StreetsLA, Tricia Kean from Housing Investment.
- g. WRAC update from Chris Spitz and Barbara Broide.
- h. Reports.
 - i. Land use update from Barbara Broide. See the full report at <https://drive.google.com/file/d/1kPC7nC4IRinNoXg0WG7L7RWBYHRoMOJ9/view?usp=sharing>
 - ii. Land use update from Stacy Shure.
 - iii. Other (Reports from special land use meetings/conferences)
- i. Round table

III. Adjournment

- a. Next meeting is scheduled for February 7, 2020 at 10:00 a.m. on zoom. We will have Haydee Urita-Lopez from the Community Plan team in attendance. Please provide agenda items by January 31.

COMMITTEE MEMBERS

<p>Bel Air-Beverly Crest NC</p> <ul style="list-style-type: none"> • Steve Twining, primary • Travis Longcore, alternate 	<p>Palms NC</p> <ul style="list-style-type: none"> • Kay Hartman, primary • Neal Anderberg, alternate
<p>Brentwood CC</p> <ul style="list-style-type: none"> • Nancy Freedman, primary • Flo Chapgier, 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 • Vacant, alternate 	<p>Venice NC</p> <ul style="list-style-type: none"> • Alix Gucovsky, primary • Vacant, alternate
<p>Mar Vista CC</p> <ul style="list-style-type: none"> • Stacy Shure, primary • 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 • 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 • Vacant, alternate
<p>Pacific Palisades CC</p> <ul style="list-style-type: none"> • Chris Spitz, primary • Joanna Spak, alternate 	<p>Westwood NC</p> <ul style="list-style-type: none"> • Paula Rogers, primary • Stephen Resnick, alternate

GUIDELINES FOR THE
WRAC LAND USE AND PLANNING COMMITTEE

1. GUIDELINES FOR CONDUCT AT WRAC LUPC MEETINGS.

(Will be at top of every agenda)

“Committee Representatives and Alternates shall conduct all business in a professional and ethical manner and give respect to the view of all in attendance. Representatives and Alternates shall not engage at any time in Harassment or Bullying of Board members or guests at WRAC LUPC meetings, conveyed through physical, verbal, or technological means. Bullying and Harassment are defined as behavior that is reasonably perceived to be dehumanizing, intimidating, hostile, threatening, or otherwise likely to evoke fear of physical or emotional distress. WRAC Bylaws, Art. III, Sec. 2”

2. ONLY REGIONAL LAND USE OR CITY- AND STATE-WIDE LAND USE ISSUES WILL BE DISCUSSED AT MEETINGS.

No Specific projects without regional implications.

3. PUBLIC COMMENT ON EACH AGENDA ITEM.

Before each agenda item, public comment will be open for non-committee members. We will ask each speaker to provide their name, affiliation if there is one (NC or other organization), and whether or not they are a paid consultant on the topic under discussion. Each speaker will be given a maximum of 2 minutes to speak.

Committee comment will follow public comment. Members and alternates are free to speak when they've raised their hand and are called on.

4. PEOPLE MAY REMAIN ANONYMOUS TO LISTEN, BUT MUST IDENTIFY THEMSELVES TO SPEAK (name, affiliation, and if they are a paid consultant on topic of discussion).

5. WHEN A CO-CHAIR CLOSES A CONVERSATION ON AN AGENDA TOPIC, IT IS CLOSED AS LONG AS COMMITTEE MEMBERS WHO HAVE RAISED THEIR HANDS HAVE HAD A CHANCE TO SPEAK.
If someone does not abide by this, they will be muted.

6. CHRIS SPITZ, VICE PRESIDENT OF WRAC, WILL BE OUR SARGEANT AT ARMS AND WILL CALL POINT OF ORDER IF THE DISCUSSION VIOLATES THE GUIDELINES FOR CONDUCT.

7. IN ORDER TO GIVE OUR GUEST SPEAKERS OUR FULL ATTENTION, CHAT WILL BE TURNED OFF DURING THEIR PRESENTATIONS SO THERE WILL BE NO DISTRACTION TO OUR GUEST OR OTHER LISTENERS.

Questions and comments will be heard after the guest has finished.

8. ROUND TABLE.

At the start of the roundtable, non-members will have 2 minutes to speak on any land use issue. We will ask each speaker to identify themselves, name, affiliation, and to affirm whether or not they are a paid consultant on topic under discussion.

Proposed Motion regarding SB 9 (Atkins)

Whereas, Senate Bill 10 violates the California Constitution (Art. II, Sec. 10(c)) and principles of democracy and local control by purporting to allow local governments to adopt ordinances to upzone single family residential properties under defined circumstances, notwithstanding any local restrictions on adopting zoning ordinances, *including restrictions enacted by voter initiatives*;

Whereas, Senate Bill 9 violates the California Coastal Act (Public Resources Code §§30000 et seq.) by failing to exempt parcels within the Coastal zone, by purporting to eliminate hearings for Coastal Development Permits, and by requiring by-right/expedited approval of all projects permitted under the bill, including projects within the Coastal zone which otherwise require discretionary review, including hearings, under the Coastal Act;

Whereas, Senate Bill 9 violates the California Environmental Quality Act (Public Resources Code §§ 21065 and 21080) and shortcuts required CEQA review by declaring preemptively that a project permitted under the bill is not a “project” under CEQA, without regard to the test established by controlling caselaw, that is, whether the ordinance in a given case is “capable of causing a direct or reasonably foreseeable indirect change in the environment” (*Union of Medical Marijuana Patients, Inc. v. City of San Diego (California Coastal Commission, Real Party in Interest)*, (2019) 7 Cal.5th 1171);

Whereas, Senate Bill 9 compromises public safety and puts the lives and property of thousands of California residents in the Very High Fire Hazard Severity Zone (VHFHSZ) at risk from increased density by failing to provide any exemption for parcels within the VHFHSZ;

Whereas, Senate Bill 10 prevents public scrutiny and bypasses democratic process by providing that state agencies alone, without local community input, would define, identify and maintain a controlling map of so-called “jobs-rich” areas throughout the state;

Whereas, Senate Bill 9 fails to address the state’s affordable housing crisis or to further the purported goal of “ensuring an adequate supply of affordable housing” by not specifying or requiring *any* particular amount or level of affordable housing (low to moderate income/workforce housing) in projects permitted pursuant to the bill;

Whereas, Councilmember Paul Koretz has introduced a resolution in Los Angeles City Council, CF 21-0002-S18, calling for the City of Los Angeles to oppose Senate Bill 9;

Therefore, the Westside Regional Alliance of Councils (WRAC) opposes Senate Bill 9 (Atkins) and supports the resolution in CF 21-0002-S18 (Koretz) calling for the City of Los Angeles to oppose Senate Bill 9.

*Proposed by Chris Spitz for consideration by WRAC LUPC
January 2021*

SB 9 text: http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB9

CF 21-0002-S18: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0002-S18>

Proposed Motion regarding SB 10 (Wiener)

Whereas, Senate Bill 10 violates the California Constitution (Art. II, Sec. 10(c)) and principles of democracy and true local control by allowing local governments (i.e., a majority of the current or future City Council) to upzone single family residential properties and speed approval processes for increased density/multi-unit housing, without stakeholder involvement and by overriding community-driven local restrictions on adopting zoning ordinances, *including restrictions enacted by voter initiatives*;

Whereas, Senate Bill 10 violates the California Coastal Act (Public Resources Code §§30000 et seq.) by failing to exempt parcels within the Coastal zone and by allowing by-right/expedited approval of development projects with up to 10 dwelling units on properties that are upzoned under the bill, including projects within the Coastal zone which require discretionary review under the Coastal Act;

Whereas, Senate Bill 10 violates the California Environmental Quality Act (Public Resources Code §§ 21065 and 21080) and shortcuts required CEQA review by declaring preemptively that an ordinance by a local government (i.e., a majority of the current or future City Council) to upzone a single family residential property pursuant to the bill is not a “project” under CEQA, without consideration of whether the ordinance in a given case is “capable of causing a direct or reasonably foreseeable indirect change in the environment” (*Union of Medical Marijuana Patients, Inc. v. City of San Diego (California Coastal Commission, Real Party in Interest)*, (2019) 7 Cal.5th 1171);

Whereas, Senate Bill 10 potentially compromises public safety and may put the lives and property of thousands of California residents in single family residential areas that are also in the Very High Fire Hazard Severity Zone (VHFHSZ) at risk from increased density by failing to provide for an unconditional exemption from upzoning under the bill for properties in the VHFHSZ;

Whereas, Senate Bill 10 prevents public scrutiny and bypasses democratic process by providing that state agencies alone, without local community input, would identify and maintain a controlling map of so-called “jobs-rich” areas throughout the state for purposes of upzoning single family residential properties under the bill;

Whereas, Senate Bill 10 circumvents controlling caselaw by, in effect, allowing for “spot zoning” by local governments (i.e., a majority of the current or future City Council) without consideration of whether upzoning a single family residential property would be of substantial benefit to the public in a given case (*Foothills Communities Coalition v. County of Orange* (2014) 222 Cal.App.4th 1302);

Whereas, Senate Bill 10 fails to address the state’s affordable housing crisis or to further the purported goal of “ensuring an adequate supply of affordable housing” by not requiring *any* particular amount or level of affordable (low to moderate income/workforce) housing in development projects to be built on properties that are upzoned under the bill;

Whereas, Councilmember Paul Koretz has introduced a resolution in Los Angeles City Council, CF 21-0002-S21, calling for the City of Los Angeles to oppose Senate Bill 10;

Therefore, the Westside Regional Alliance of Councils (WRAC) opposes Senate Bill 10 (Wiener) and supports the resolution in CF 21-0002-S21 (Koretz), calling for the City of Los Angeles City to oppose Senate Bill 10.

*Proposed by Chris Spitz for consideration by WRAC LUPC
January 2021*

SB 10 text: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10

CF 21-0002-S21: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0002-S21>