



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, February 7, 2021 – 10:00 a.m. to 12:00 Noon

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

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

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I. CALL TO ORDER AND ROLL CALL

- a. Call to order
 - 10:05
- b. Roll call
 - See below

II. COMMITTEE BUSINESS

- a. MOTION to approve the January meeting minutes.
https://drive.google.com/file/d/1uqtVnCVVHwQL2BG-WSqTLpIkTfVe_OOH/view?usp=sharing
 - Chris Moves. Nancy seconds. Joey Russell abstains. All others vote yes. Minutes are **approved** with an update to indicate that Brentwood is writing a letter about the Berggreun **EIR**.
- b. STATUS AND UPDATE. Melissa Alofaituli from the Community Plan team.
 - Received thousands of comments and working through them.
 - Staffing changes. Naomi to the Westchester and Playa community plans and Tony to the West L.A. plan. Kinikia is now overseeing all the Westside plans but Venice.
 - Westside North will start when Westside South completes

- Steve Sann. How long will it be before Westside North starts? Melissa. It will be a year or so to complete the EIR. Start counting when there is a scoping meeting. Estimate is a couple of years, but stay tuned.
- Steve Sann. Can you explain the housing element and how it fits in? How are RHNA numbers derived? When will we know numbers for Westside North? Melissa. We're using the 2040 projections laid out by SCAG. Looking to accept or exceed projections. Look at a draft EIR to understand methodology. Housing element is updated every 8 years. Looks at what existing zoning accommodates and calculates the need. Working on the analysis now. We can make adjustments during EIR phase. We can shift downwards, but not upwards.
- Barbara. When will data be available? Melissa. In the October timeframe.
- Stacy. There were only 2 scoping meetings and those were held with insufficient notice. Mar Vista is requesting 2 more. WRAC LUPC and the Neighborhood Councils have asked for data to look at the veracity of the upzoning. When will we receive the data? Melissa will talk to colleagues about meetings. Public comment is still open. We're still doing analysis so don't have the data yet to share. Stacy. How do we proceed to scoping without the data? The numbers leaving the city are large. This needs to be taken into account.
- Elizabeth. Do the SCAG projections break down by affordability? Who decides what is affordable? The City doesn't seem to know how many units we have? Melissa. Projections don't break down by affordability. RHNA does. The community plan is a more holistic program. Kinikia. We can also look at workforce housing in this process so it's not all just very low income. Elizabeth. The problem is that we do not have data. We've been told the Department has the data. The question is, do we have the affordable units we need and are we confident that the people living in them qualify?
- Barbara. What about unanticipated development like spot development? Do we get credit for that? Melissa. The Department has been wondering about this. Want to make sure all the development that is happening all over the Westside is taken into consideration. We're not only looking at RHNA numbers. We're also looking at existing need. Housing prices everywhere in L.A. are astronomical. Barbara. Relying on the market to provide the affordable housing is a myth.
- Steve Sann. We know we're getting the numbers from Sacramento. How does the department decide where to put the housing? Can you comment on how the departure of people will impact the plan? The Westside is taking more than its share because it is job rich. Melissa. Methodology. We don't go in and make an equal distribution. It's based on where job centers and transit are, both existing and planned. The loss of population. The Housing Element will be considering that. Speaking not as an expert, as a person who lives in L.A., the pandemic and the cost of housing are causing the reduction. We need housing for regular Angelenos and Housing is looking at that. It's not broad upzones everywhere.
- Stacy. We are seeing streamlined processes for converting retail into housing. Are we going to reassess the commercial and retail capacity and how that can satisfy housing needs? Melissa. We're taking into account the shift caused by Covid and working from home. We can look at this. Stacy. Google may not move into Westside Pavilion. The property may be converted into affordable housing. This

should be included in our affordable housing. Plan across the city like this. We're talking about millions of square feet of potential availability. Melissa. We didn't deal with this in previous community plans.

- Travis. It seems that the same people that tell us more lanes on the freeway will solve traffic are the same people who tell us we can zone our way out of the housing crisis and they are mistaken. Luxury units are not trickling down. Why do we keep moving forward with the same strategy? Why are so many ideas that didn't come from the community in the plan? Where did they come from? It is not the community plan. It's the mayor's plan. Why do we allow spot zoning when we've already agreed on a plan and a big developer wants to violate the plan? Melissa. We have data from the past several years that show us what is being built. We have data to show what the impact is on moderate housing. We want to look at this. Zoning is not the perfect tool, but it's the tool we have. Whose plans are these? It's a challenge. We have to balance regional wants with city-wide goals. We are including the recode zones in the current plan. Now, through the new zoning, we can be more specific and see fewer overlays.
 - Joey Russell. Is there a possibility that social housing, including mixed-income social housing, might be a possibility in the future?
 - Barbara. Has the department studied the impact of development at transit centers? It appears to be driving up land values and that drives up the cost of housing. Is this a sound approach? Are we studying if people living near transit are actually using the transit? We need to know if these kinds of projects are achieving the goals. We are making assumptions without verifying if they are true or false. Melissa. We do some of that data collection, but I would have to check with our housing team.
 - Nancy. Land speculators are leading to higher housing prices. Are we looking at empty city lots?
- c. MOTION to support SB-15 and SCA-2. Please see the motion and background information below after the agenda.
- Chris moves. Nancy seconds.
 - Travis. SCA-2 is severe on local control. Does not support. It's a question if communities can be told by Sacramento how to manage their land.
 - Chris. This is a request to put it on the ballot. This has been on the ballot 3 times and been rejected each time. Livable California supports this.
 - Stacy. SCA-1 repeals the provision that prevents the state from building affordable housing. Don't vote on supporting SCA-2 at this point. Let's wait and let the dust settle before we vote. It's being tweaked now.
 - Jay. You can't build affordable housing unless it is voted in. This is a relic and makes no sense. Article 34 should go away.
 - **Passes** with 9 yes, 1 no, and 1 abstain
- d. DISCUSSION AND MOTION on the WRAC LUPC Guidelines. See proposal below after the agenda.
- Postpone until next month.
 - Marlene. The first meeting that Marlene and I were co-chairs it was difficult to control. It's better now.
 - No abstain. No oppose. **Approved.** Discussion moved to March.
- e. UPDATE. New LAX plan. Denny.

- Postpone until next month.
- f. WRAC update from Chris Spitz.
- The WRAC Board passed our motions to oppose SB 9 and 10. It has passed 6 councils already. It will be reviewed by 2 more councils this month. Get in CISs as soon as possible.
 - The STAP program motion has been passed by a majority of councils. It will be heard on the 10th so get your CISs in.
 - There is an update from the meeting posted on the web page.
- g. Reports.
- Land use update from Barbara Broide.
 - Metro released a final report. Comments are due 2/8.
 - Will provide a link to Professor Conlon's talk at Livable California.
 - We have 7 days to get in our comments on the policies and procedures. Stacy. There is a working group working on this by dividing the sections. There was a meeting with DCP and they are not addressing the questions. A lot of processes are made ministerial.
 - 20-1045 is meant to increase transparency. Requires better communication. Has been sent to the rules committee. Barbara will write a motion for us to consider next month?
 - 20-1044 should be reviewed.
 - Housing element comments are due on the 15th. We should be sharing among ourselves? CPC-2020-1365-GPA / ENV-2020-6762-EIR
 - See more detail at <https://drive.google.com/file/d/19IuOG10y4KahWHqDFezUrz83QuxK8IXS/view?usp=sharing>
 - Land use update from Stacy Shure.
 - 20-0047. There was a motion by Ryu. SB-330 says if you demolish a building with RSO units, the new building must replace them on a 1 to 1 basis. 1818 is a different bill and they are trying to combine 2 bills in a way to result in fewer RSO units. And will make any building with RSO units subject to density bonus. It should be additive and not inclusive. HCID and City Attorney are not cooperating.
 - SCA-1 repeals section 34.
 - Other (Reports from special land use meetings/conferences)
 - None
- h. Round table
- Stacy. Sustainability Alliance produced draft Sustainability development guidelines. Will be presenting to Alliances.
 - Barbara. The sign ordinance will be heard on the 25th at CPC. There is a rush to create tier 3 sign districts. This would allow digital signs in practically any commercial area. Signs can be moved and this means they can work around the new sign provision. 11-1705
 - Travis. Is there an EIR on the digital sign motion? Harm to traffic safety far outweighs the benefits. There was a report. PLUM has been tearing it apart for years. It's going back and forth between PLUM and CPC.

- Chris. Bonin’s motion on STAP will be heard on the 10th. AB-115 for all commercial zones to be used for affordable housing with 20% affordable.

III. Adjournment

- Next meeting is scheduled for March 7, 2020 at 10:00 a.m. on zoom. Capri Maddox will join us at 11:00. Please provide agenda items by February 31.
 - Kay moves to adjourn. Marlene seconds. Adjourn 12:00.

COMMITTEE MEMBERS

Bel Air-Beverly Crest NC <ul style="list-style-type: none"> • Steve Twining, primary • Travis Longcore, alternate 	Palms NC <ul style="list-style-type: none"> • Kay Hartman, primary • Neal Anderberg, alternate
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Pacific Palisades CC <ul style="list-style-type: none"> • Chris Spitz, primary • Joanna Spak, alternate 	Westwood NC <ul style="list-style-type: none"> • Paula Rogers, primary • Stephen Resnick, alternate