



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 Agenda – **Updated**  
Sunday, April 11, 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.

*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 [March Meeting Minutes](#). (5 minutes)
- b. MOTION on the [Specific Plan](#). Alix. Text below after the agenda. (15 minutes)
- c. DISCUSSION ON REGIONAL IMPACT and POSSIBLE MOTION on [Ghost Kitchens](#). Barbara. (15 minutes)
- d. MOTION to support passage of [AB-387](#), The Social Housing Act of 2021 (Lee). Kay. Text below after the agenda. Also see [bill detail](#). (15 minutes)
- e. DISCUSSION on Council File [21-0350](#) to build tiny houses, provide safe camping, and provide safe parking at various locations in CD11, Culver City, and Los Angeles County parking lots. Motion referred to City Council Homelessness and Poverty Committee. Discussion at the 4/13 WRAC Homelessness Committee meeting. (Bonin) (30 minutes)
- f. WRAC update from Chris Spitz. (5 minutes)  
<https://westsidecouncils.com/wp-content/uploads/2021/03/WRAC-memo-3-16-21R.pdf>
- g. Reports.
  - i. Land use update from Barbara Broide. (5 minutes)

- ii. Land use update from Stacy Shure. (5 minutes)
- iii. Other (Reports from special land use meetings/conferences). (5 minutes)
- h. Round table (2 minutes per person)

**III. Adjournment**

- a. Next meeting is scheduled for May 2, 2021 at 10:00 a.m. on zoom. We will be joined by staff from Housing. Please provide agenda items by April 30.

COMMITTEE MEMBERS

Bel Air-Beverly Crest NC <ul style="list-style-type: none"> <li>• Steve Twining, primary</li> <li>• Travis Longcore, alternate</li> </ul>	Palms NC <ul style="list-style-type: none"> <li>• Kay Hartman, primary</li> <li>• Neal Anderberg, alternate</li> </ul>
Brentwood CC <ul style="list-style-type: none"> <li>• Nancy Freedman, primary</li> <li>• Michelle Bisnoff, alternate</li> </ul>	South Robertson NC <ul style="list-style-type: none"> <li>• Olga Lexell, primary</li> <li>• Vacant, alternate</li> </ul>
Del Rey NC <ul style="list-style-type: none"> <li>• Marlene Savage, primary</li> <li>• Vacant, alternate</li> </ul>	Venice NC <ul style="list-style-type: none"> <li>• Alix Gucovsky, primary</li> <li>• Vacant, alternate</li> </ul>
Mar Vista CC <ul style="list-style-type: none"> <li>• Stacy Shure, primary</li> <li>• Mary Hruska, alternate</li> </ul>	West LA-Sawtelle NC <ul style="list-style-type: none"> <li>• Jay Ross, primary</li> <li>• Vacant, alternate</li> </ul>
Westchester/Playa NC <ul style="list-style-type: none"> <li>• Paula Gerez, primary</li> <li>• George Herrera, alternate</li> </ul>	Westside NC <ul style="list-style-type: none"> <li>• Barbara Broide, primary</li> <li>• Kim Christensen, alternate</li> </ul>
North Westwood NC <ul style="list-style-type: none"> <li>• Andrew Lewis, primary</li> <li>• Joseph Russel, alternate</li> </ul>	Westwood CC <ul style="list-style-type: none"> <li>• Steve Sann, primary</li> <li>• Vacant, alternate</li> </ul>
Pacific Palisades CC <ul style="list-style-type: none"> <li>• Chris Spitz, primary</li> <li>• Joanna Spak, alternate</li> </ul>	Westwood NC <ul style="list-style-type: none"> <li>• Paula Rogers, primary</li> <li>• Stephen Resnick, alternate</li> </ul>

## Proposed WRAC Specific Plan Resolution March 2021

Whereas the General Plan “is a comprehensive policy document that informs future land use decisions. It establishes land use designations and policies that identify a range of zoning options that can be applied to property. These policies assist decision makers as they review planning approvals for a new project or consider a proposed ordinance or policy;”<sup>1</sup>

Whereas the City’s 35 Community Plans make up the General Plan’s land use elements that “establish neighborhood-specific goals and implementation strategies to achieve the broad objectives laid out in the City’s General Plan;”<sup>2</sup>

Whereas a Specific Plan is defined by the Los Angeles Department of City Planning as “a planning document that implements the goals and policies of the General Plan” and Community Plans,<sup>3</sup> and, “shall provide by ordinance regulatory controls or incentives for the systematic execution of the General Plan and shall provide for public needs, convenience, and general welfare;”<sup>4</sup>

Whereas “a Specific Plan is a popular form of a land use overlay. An overlay is an additional layer of planning control, **establishing stricter standards** that go beyond what the underlying zoning would normally regulate;”<sup>5</sup> (Emphasis added.)

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<sup>1</sup> <https://planning.lacity.org/plans-policies/general-plan-overview>

<sup>2</sup> <https://planning.lacity.org/plans-policies/community-plans>

<sup>3</sup> Los Angeles Department of City Planning, *What is a Specific Plan?*, available at: <https://planning.lacity.org/blog/what-specific-plan>

<sup>4</sup> Specific Plan Areas [https://geohub.lacity.org/datasets/61ffdfc055e84fdb9b086a8bc0469134\\_0](https://geohub.lacity.org/datasets/61ffdfc055e84fdb9b086a8bc0469134_0)

<sup>5</sup> Los Angeles Department of City Planning, *What is a Specific Plan?*, available at: <https://planning.lacity.org/blog/what-specific-plan>

Whereas there are over 50 Specific Plans in Los Angeles, those established in Council Districts 5 and 11 adhere to the standards set out by the Los Angeles City Planning Department to: protect scenic and/or historic resources, such as the [Venice Coastal Zone Specific Plan](https://planning.lacity.org/odocument/b76ef566-6a24-4603-a5cc-e040af8646c4/Venice_Coastal_Zone_Specific_Plan.pdf),<sup>6</sup> [Mulholland Scenic Parkway Specific Plan](https://planning.lacity.org/plans-policies/overlays/mulholland-scenic-parkway),<sup>7</sup> and the [Coastal Bluffs Specific Plan](https://planning.lacity.org/odocument/fe75559d-32a1-46a7-a0fb-d797f7d0cc54/Coastal_Bluffs_Specific_Plan.pdf),<sup>8</sup> establish design standards for business districts such as the [Westwood Village Specific Plan](https://planning.lacity.org/plans-policies/overlays/westwood-village),<sup>9</sup> and the [San Vicente Corridor Specific Plan](https://planning.lacity.org/plans-policies/overlays/san-vicente-scenic-corridor),<sup>10</sup> to protect against adverse impacts to the residential neighborhoods, such as the [Pacific Palisades Commercial Village and Neighborhood Specific Plan](https://planning.lacity.org/odocument/b46760aa-a0ba-46d9-bdb5-7d191d4eafaa/Pacific_Palisades_Commercial_Village_and_Neighborhoods_Specific_Plan.pdf),<sup>11</sup> or to adequately buffer single-family residential uses from adjacent multiple-family residential development to the greatest extent feasible as the [Westwood Community Multi-Family Specific Plan](https://planning.lacity.org/odocument/b8c79139-fc24-41aa-95e7-141f9e854b61/Westwood_Community_Multi-Family_Residential_Specific_Plan.pdf)<sup>12</sup> does. None of these Specific Plans have been established for the purpose of upzoning from open space or low density residential zoning to commercial zoning;

Whereas the city has recently begun considering the establishment of three Specific Plans (Benedict Canyon [Hotel Project] Specific Plan, Berggruen Institute [Project] Specific Plan, and Reese Davidson Project amending the Venice Coastal Zone Specific Plan) allowing upzoning of open space and low density residential to intensify the use of property in both hillside and coastal communities in the Bel Air-Beverly Crest, Brentwood-Pacific Palisades, and Venice Community Plan areas within City Council Districts 5 and 11 that would circumvent well-established

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<sup>6</sup>[https://planning.lacity.org/odocument/b76ef566-6a24-4603-a5cc-e040af8646c4/Venice\\_Coastal\\_Zone\\_Specific\\_Plan.pdf](https://planning.lacity.org/odocument/b76ef566-6a24-4603-a5cc-e040af8646c4/Venice_Coastal_Zone_Specific_Plan.pdf)

<sup>7</sup> <https://planning.lacity.org/plans-policies/overlays/mulholland-scenic-parkway>

<sup>8</sup> [https://planning.lacity.org/odocument/fe75559d-32a1-46a7-a0fb-d797f7d0cc54/Coastal\\_Bluffs\\_Specific\\_Plan.pdf](https://planning.lacity.org/odocument/fe75559d-32a1-46a7-a0fb-d797f7d0cc54/Coastal_Bluffs_Specific_Plan.pdf)

<sup>9</sup> <https://planning.lacity.org/plans-policies/overlays/westwood-village>

<sup>10</sup> <https://planning.lacity.org/plans-policies/overlays/san-vicente-scenic-corridor>

<sup>11</sup> [https://planning.lacity.org/odocument/b46760aa-a0ba-46d9-bdb5-7d191d4eafaa/Pacific\\_Palisades\\_Commercial\\_Village\\_and\\_Neighborhoods\\_Specific\\_Plan.pdf](https://planning.lacity.org/odocument/b46760aa-a0ba-46d9-bdb5-7d191d4eafaa/Pacific_Palisades_Commercial_Village_and_Neighborhoods_Specific_Plan.pdf)

<sup>12</sup> [https://planning.lacity.org/odocument/b8c79139-fc24-41aa-95e7-141f9e854b61/Westwood\\_Community\\_Multi-Family\\_Residential\\_Specific\\_Plan.pdf](https://planning.lacity.org/odocument/b8c79139-fc24-41aa-95e7-141f9e854b61/Westwood_Community_Multi-Family_Residential_Specific_Plan.pdf)

protections adopted by city ordinance such as the Baseline Hillside Ordinance and state law such as the Coastal Act;

Whereas, such actions are in conflict with the policies, procedures and goals set forth in the city's General Plan, Community Plans and Specific Plans, this inappropriate use of Specific Plans has the potential to establish negative precedent and be applied to any area on the Westside. Such city actions are particularly egregious when the result would be to reduce much needed open space and compromise sensitive natural resources;

Whereas the Specific Plan process is not and should not be used as a means to usurp the planning process or for "spot zoning," a practice that seeks to bypass traditional land use practices;

Therefore, \_\_\_\_\_ Neighborhood/Community Council opposes the use of Specific Plans to upzone and bypass protective codes that would establish dangerous precedents, failing to provide for public needs, convenience, and general welfare with resulting significant negative impacts for all residential communities, the environment and natural resources. We urge our City Councilmembers to oppose land use applications for individual development projects that abuse the Specific Plan process.

### Support for AB-387

The Westside Regional Alliance of Councils (WRAC) recognizes the need for affordable housing in Los Angeles and across the State of California. WRAC also recognizes that the private market, especially recent density bonus programs, deliver affordable units where they were not delivered before. Still, the number of affordable units is insufficient to the demand. The private market is not able or willing to provide the needed affordable units for rent and for sale. WRAC supports AB-387 that will finance publicly-owned, sustainably built, mixed-income (extremely low income through moderate) affordable units using union labor. WRAC also urges the Los Angeles City Council to advocate in support of this bill to create another avenue of funding for building affordable housing.