



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>

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I. CALL TO ORDER AND ROLL CALL

- a. Call to order
 - 10:02
- b. Roll call
 - Noted in the committee member roster below.

II. COMMITTEE BUSINESS

- a. MOTION to approve the [March Meeting Minutes](#). (5 minutes)
 - Jay moves. Chris seconds. **Passes 12-0-1.**
- b. MOTION on the [Specific Plan](#). Alix. Text below after the agenda. (15 minutes)
 - Alix moves. Stacy seconds.
 - Julie Ross. Bonin wants baseline mansionization in the coastal zone. It's approved. There's a motion is to find the best way to implement it.
 - Barbara. Motion is born out of effort to use exemption to create hotels where not zoned. Did we make the right citations in the motion?
 - Stacy. Thanks to Wendy Sue Rosen and Barbara Broide for their work on this. Spot zoning continues. This motion speaks to the intent of specific plans.
 - Steve Sann. Westwood has 5 specific plans. This motion goes to the heart of the problem. Developers are asking planning to find me a way to do my project.

Planning creates a specific plan just for the project. Some of the whereases discuss projects people don't know. Take the information and remove it from the motion and put it in the background information. We should ask people to approve only the be it resolved.

- Joey. My NC is not opposed to upzoning. We support more density.
- Chris. Agree with Steve. My officers at my NC wouldn't even agendize it. Some of the whereases are not accurate enough. The operative language needs to be worked on. I will abstain. My council knows nothing about these projects and wouldn't want to take action. My NC is looking into the Bonin motion.
- Jay Handal. Moves to remove this back to committee for further clarification and rewriting. Chris seconds.
- Alix. One of the challenges of this committee is that we don't know about these projects. They all address spot zoning. We have to start paying attention. It's what is going on across the district. People don't want to lose open space.
- Jay's motion passes 7-2-4 to send it back

c. DISCUSSION ON REGIONAL IMPACT and POSSIBLE MOTION on [Ghost Kitchens](#).
Barbara. (15 minutes)

- Barbara. Our planning code does not know how to address this. This is similar to catering kitchens that cook for multiple restaurants. We are seeing 43 businesses selling their food directly to consumers that will likely have pickup. There are 9 parking spaces. Where will the cars queue? It's not really a manufacturing facility because there are direct consumer purchases. A cloud kitchen that has 10 kitchens is different from one with over 40.
- Chris. We don't have this in the Palisades. I don't see my council taking this up. Is this pandemic-related?
- Jay Handal. We have one. It works well. Not a city-wide issue. It's localized. My dry cleaner is next door to one and I never have trouble parking in front.
- Jay Ross. It seems like a hybrid use. I'm sure it will stay as small places use this instead of opening a restaurant. It should go through CEQA and not be administrative. It's going to stay.
- Alix. I don't have a problem with this. It's good for the economy. It's a new use that needs to be addressed.
- Barbara. Nobody's against the model. We should have a chance to speak on it.
- Marlene. The ghost kitchens have been a god send during this pandemic.
- Steve Sann. To address Chris. We have at least one in our village. I don't think this is going away. In the Village it was built in a former restaurant. It has a restaurant classification. Are they now classifying this as manufacturing? Planning is trying to slide this in. It's a great new model. It has impacts for neighbors. The neighbors should be able to weigh in and mitigate impacts.
- Stacy. I've been dealing with this for years. There are 2 in Burbank and they have rules to deal with this. One downtown is closed because the electric draw was too much for the neighbors. DCP doesn't know how to zone this. Infrastructure needs have to be evaluated. This will impact many synagogues and churches; they rent out their kitchens when not in use to raise funds. All of this needs to be evaluated by planning.

- Jay Handal. Is this different from Grand Central Market that has been operating for years?
 - Stacy. Yes. This is light manufacturing.
 - Barbara. It's a different setting.
 - Chris. Where is the one in Pacific Palisades? Stacy asked Kinikia and doesn't have an answer.
 - Barbara moves. Stacy seconds.
 - Jay Handal moves to suspend the rule postponing the vote until next month.
 - Steve Sann. This is a policy question, not a specific question.
 - Travis. The chair can rule that this is a regional issue and then move to a vote if nobody objects.
 - **Passes 10-0-3.** Barbara is the contact.
 - Chris. Someone has to create a report about why this is being made.
- 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)
- Kay moves. Joey seconds.
 - Stacy. Why would we consider this before SCA-2 passes? It is incomprehensible to consider this at this time. It is prohibited by state law.
 - Barbara. Other public housing projects were failures. We would benefit from having people come in and talk to us. Too early.
 - Steve Sann. Agrees with Barbara. It's important and complex. It identifies this but there is no funding movement. Bring in 2 guest speakers, someone to support and someone against social housing.
 - Chris. We already have a motion on SCA-2 and 7 councils have passed. Too early.
 - Joey. Too early. This model is different from other public housing we've done in this country.
 - Jay Handal. Move to postpone indefinitely until we have more information. Stacy seconds.
 - Alix. The European model is different from what we do here. We need oversight. We need more information about the funding.
 - Steve Sann calls the question. Paula seconds. **Call the question passes 10-3.**
 - Motion to table **passes 11-2.**
- 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)
- Barbara. I think we need to protect our open space.
 - Alix. The unhoused is a big issue in our council districts. This is lip service to a really serious problem. Not in a coastal zone. We've had 2 shootings and a stabbing in Venice. We need to consider recreation and livability. We have unused buildings. We should get them into use for the unhoused. We need to get services. The services are not adequate.
 - Joey. In support of this although I understand the concerns. Using public space until we can build housing is a good idea.

- Chris. PPCC will be taking the position opposed to this. People want to help the unhoused. The beach is the entire city's playground. WRAC homelessness committee will take this up this week.
 - Julie Ross. Westchester/Playa PLUM chair. It has not come before our committee. Attempting to help a particular group of people should not come at the expense of a larger group of people. The city and county have been in discussion since December. Free public access was removed. 400 free parking spaces were removed. They were supposed to be replaced. They were not. They built reduced fee parking. Now that's canceled. Now they want to take another 400 spaces. This is a violation of the coastal act because it denies access.
 - Paula Gerez. What about enforcement? Laws are not being enforced. It's a quality of life issue. Lack of transparency.
 - Jay Handal. The Homelessness committee will take this up this week. The motion does not have a fiscal impact analysis. We're giving up one of our most precious assets to the Council and they have no plan. 7:00 on Tuesday the 13th. The agenda is on the WRAC website.
 - Alix. I'm at the beach 5 to 7 days a week. The beaches are used by people all over the City. We have bridge housing in Venice. It's a disaster. We need mental health services and drug treatment ASAP.
 - Jay Ross. Is there an opportunity to put some conditions on this? Show us your police plan. Limit it to some amount of settlement per mile of beach. Look to yourself. Don't just blame the City.
 - Steve Sann. Co-chair of homeless committee. I don't need a study to tell me if a public park and beach should be used for housing. If we want people to be able to use the beach, they need parking. This is putting the housing where it does not belong. I do support using 23 unencumbered acres owned by LAWA.
- f. WRAC update from Chris Spitz. (5 minutes)
- <https://westsidecouncils.com/wp-content/uploads/2021/03/WRAC-memo-3-16-21R.pdf>
- Meeting recap is on the web site. Passed a motion to object to the proposed increase in the appeal fee. Passed by 7 councils so far.
 - The motion to support SB-15 and SCA-2 is still pending. 7 councils passed so far.
 - PLUM took up the fee increase but had technical difficulties and canceled the meeting before the vote.
 - Paul Koretz is coming to the next meeting.
- g. Reports.
- Land use update from Barbara Broide. (5 minutes)
 - [Land Use Report](#)
 - PLUM issue was canceled because there was no connectivity from the Valley. If there is a special meeting, they only need to provide 24 hour notice.
 - Temporary wall sign motion is important to multiple communities. There is a provision to allow it to go up on operating businesses. Selling this under the guise of graffiti abatement. They did take up posting the permit.
 - STAP program. Motion coming up at Public Works on the 14th. The Board of Public Works approved the RFP without public input. Reviewing the 4 RFP responders.
 - Push Nury Martinez to oppose Paul Koretz's motions on SB-9 and SB-10.

- Land use update from Stacy Shure. (5 minutes)
 - Look at Portofino’s bill on adaptive reuse.
 - Policy and procedures. Everybody should look at this. Removes the authority of NCs to weigh in on land use issues. The charter requires notice to NCs. They will give NCs courtesy notices by mail. There is only 21 days to comment from when it is mailed. NCs should write a CIS on the council file. 20-1045. Barbara. SB-330 says no more than 5 hearings on any development.
 - 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.

- 12:04

- [Saved chat from the meeting](#)

COMMITTEE MEMBERS

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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