



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, August 1, 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  
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After connecting by telephone enter this meeting ID: **819 8196 2970** and press #.  
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#### I. CALL TO ORDER AND ROLL CALL

- a. Call to order
  - 10:03
- b. Roll call
  - Noted in the table below.

#### II. COMMITTEE BUSINESS

- a. MOTION to approve the [July Minutes](#). (5 minutes)
  - Chris moves. Alix seconds. Passes 7-0-2
- b. Len Nguyen, Councilmember Bonin's planning deputy, will join us to talk about land use issues in the Westside, specifically CD 11. (60 minutes)
  - Signs on temporary walls. PLUM approved code amendment. This would allow the building inspector to cancel a permit if construction doesn't start within 90 days.
  - Home sharing ordinance. A number of owners of RSO units want to home share. The fix for owner occupied units is in CPC.
  - City is updating its flood plain hazard management plan. Only impacts Venice and San Pedro. Pending in CPC.
  - City-wide sign ordinance. Still waiting on a PLUM date.

- Councilmember Bonin introduced an evacuation route motion. Should be in CPC in Sept and City Council in Oct. Would be led by BOE task force.
- Redevelopment of West L.A. Civic Center is underway. Avalon Bay was approved. Transformative project. Will create over 900 units of housing including 400 units of affordable housing.
- Motion to oppose SB-9 and SB-10 is in Committee. Bonin hasn't taken a position but he generally opposes Wiener's bills. Martinez won't bring it up for a vote.
- The Mello ordinance. We expect a new ordinance in the fall.
- Revised bus shelters. Hope we looked at the shelters display and provided feedback.
- Appeal fees. Council turned back the fee, raising it to \$150 instead of the approximately \$16K suggested by the CAO.
- Processes and Procedures. Hasn't talked to City Attorney about our issues yet.
- 21-0350. Expect the City Clerk report to come back this month.
- Barbara. On the temporary wall sign measure, businesses were putting up signs. The measure is amended to allow operating businesses to have the temporary signs. And if there's a temporary wall next door, they can extend it if there's not enough room for the sign. This is wrong. What is the councilmember's position?
- Barbara. On home sharing. If someone has to be there all year, it's better than if they are there part time.
- Barbara. SB-9 and SB-10 undermine TOC.
- Len will relay Barbara's concerns.
- Chris. SB-9 and SB-10 are going to be heard very soon on the agenda. Bloom abstained. Allen voted no.
- Chris. Why doesn't the flood plain plan cover the Palisades?
- Chris. Non-hillside coastal zone has a 45 foot height limit. Can we do an ordinance change for this?
- Len. Height limit. Want to handle this in the Community Plan update. Will talk to Bonin about making a motion.
- Len. Why Palisades is not in the flood plain? Need to ask Public Works.
- Travis. Safety element and evacuation routes. Has there been a wild fire study?
- Travis. Bus shelters. Did anybody take a photo after dark so we can see how much light they are emitting?
- Len. Can ask for some after dark photos.
- Len. Will ask about wild fires.
- Michelle. LAFD has wild fire modeling software.
- Michelle. SB-9 and SB-10. Bonin should be taking a position. The language to protect the fire zones did not make it into the bill.
- Michelle. When will we see the final housing element?
- Len. Will ask.
- Alix. How does the flood zone planning impact Ocean Front Walk?
- Alix. How does increased density impact our evacuation?
- Len. We're working on it.
- Stacy. Working group has been meeting privately regarding the processes and procedures. We need City Council to get their own legal council to look at this.

We have not met with Bonin yet. The NC authority to advise on development projects has been removed. Will Bonin support the independence of the NCs and insist that the original language be returned?

- Len. Will look at the WRAC motion supplementals.
  - Barbara. We're lucky the fee wasn't raised to \$16K but it was significantly raised. Maybe the Councilmember can make a fund to help neighbors appeal.
  - Steve Twining. The replacement of City Hall West will include a high rise building on Santa Monica.
  - Len. The 20 story building is now removed from the plan. There will be no building higher than 8 stories. There are currently 3 buildings taller than that in the area.
  - Michelle. Homelessness. Can we count on Bonin not to enforce the new motion anywhere in his district given his no vote?
  - Len. The law is the law. Will get back to us.
  - Chris. Echoing what Michelle said.
- c. DISCUSSION on the September meeting date. The normally scheduled meeting would be September 5, the Sunday of the Labor Day weekend. Do we want to meet then or on September 12?
- Kay is on vacation. Someone needs to help Marlene with meeting notes.
  - Move meeting to September 12.
- d. [WRAC Update](#). Chris Spitz (5 minutes)
- 9 members passed the procedures motion.
  - Unanimous support for a Sepulveda Corridor stop at UCLA. Now goes to the NCs.
  - Marlene welcomes the new members.
- e. Reports.
- i. Land use update from Barbara Broide. (5 minutes)
- Draft EIR for Housing Element is not complete. Housing Element is not complete because it doesn't include target maps for where densification is planned, overriding the community plans. Write to Matt Glesne, Nury Martinez, and Mike Feuer.
  - Stacy and Barbara will write a motion for the way the densification will be planned.
  - Alix. How do we live post-covid?
  - Travis. It's problematic that the EIR is so incomplete. Someone should do a public records request.
  - Chris. Do you have a template of a letter for the postponement?
  - Stacy. Barbara and I will come up with one. We have a wonderful working group.
  - Barbara. If you're looking at part of the Housing Element, maybe join the working group. Write to Stacy if you want to join.
  - Pooja. When would you like comments on the housing element given the Sept 9 deadline?
  - Barbara. We're creating a record. The City will forge ahead. There will likely be lawsuits.

- Stacy. Looking into a Town Hall about the Housing Element.
  - Alix. Since Garcetti is going to India, how does the transition impact this?
  - Stacy. This is being pushed through.
  - Barbara. If they don't complete on time, the County will be fined.
  - STAP. It was interesting and surprising to learn that the City asked them to show the most tricked-out shelters possible. The City required vendors to submit 6 options and we haven't seen them. No discussion of privacy issues. The first roll out will be where there are shelters today. The Westside, Hollywood, and Downtown will have more of these because that's where the revenue is.
- ii. Land use update from Stacy Shure. (5 minutes)
- California tenants still have an eviction moratorium. We have landlords who did not avail themselves of the funds. NCs should look into this.
  - Through UNNC we put together a district 54 working group. Assemblymember Bryan eventually met with the group.
  - SB-10 will come up for a vote as soon as the legislature returns from break.
  - AB-244. Studies the cost of affordable housing. May lead to tax credits to aid affordable housing development.
  - AB-1068. Formats of developing housing to reduce cost. It needs to progress. Nobody is writing in about.
  - SB-649 is excellent. First preference for new affordable housing for existing tenants.
  - AB-1029. Establishes affordable housing zones.
  - AB-1401. Let them take the bus act.
  - SB-478 was not published prior to recess. It will be published right after the new session. No minimum lot size.
  - In the infrastructure bill there are provisions that will stop R1 zoning by withholding federal funding.
  - Jay Ross wants to agendize AB-1401 and SB-330 double counting existing units.
  - Chris also troubled about the R1 zoning issue.
  - Stacy asks to agendize the Safe Homes Act.
- iii. Other (Reports from special land use meetings/conferences). (5 minutes)
- Stacy. Working on Sustainable development guidelines. European technology. Looking to bring a factory to the U.S. City has approved. The materials are waterproof and fireproof. Takes less time and less money.
- f. Round table (2 minutes per person)
- Steve Twining. DWP has given up on desalinization. Where is the water going to come from for the new density.
  - Alix. Water is a big issue. Desalinization is not environmentally sustainable model. And it's expensive.
  - Barbara. In the Monterrey Bay area they're assigning points. If you want to add something, you need to subtract something.
  - Steve Twining. Toilet to tap will take 8 years to happen. What do we do in the meantime?

- Jay Ross. Who do we advocate to on the bus shelters? The shelters are inadequate. Barbara. The current contract expires December 30. They are taking public comment this month.
- Travis. Doing a study at UCLA about where shade is most needed. Stacey. Have you added trees into the mix? Travis yes.

### III. Adjournment

- Next meeting is September ???. Please provide agenda items a week in advance.
  - Meeting is September 12. Provide agenda items by September 6.
  - Adjourn at 12:00.

### 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>• Pooja Bhagat, primary</li> <li>• Marlene Savage, alternate</li> </ul>	Venice NC <ul style="list-style-type: none"> <li>• Alix Gucovsky, primary</li> <li>• John Reed, alternate</li> </ul>
Mar Vista CC <ul style="list-style-type: none"> <li>• Drew Ruesch, primary</li> <li>• Stacey Greenwald, alternate</li> </ul>	West LA-Sawtelle NC <ul style="list-style-type: none"> <li>• Jay Ross, primary</li> <li>• Jay Handal, alternate</li> </ul>
Westchester/Playa NC <ul style="list-style-type: none"> <li>• Julie Ross, primary</li> <li>• Paula Gerez, 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>• Nolan Gray, primary</li> <li>• Andrew Lewis, 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>