

WLASNC Board FY 2020-2021

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Planning Dept.

Re: Opposition to use of Specific Plans for projects that would upzone open space and low-density neighborhoods

To the City,

At the Jun. 23, 2021, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 10-0-0, to oppose the City's use of Specific Plans for projects that would upzone open space and low-density residential neighborhoods, and authorize the Chair to submit Community Impact Statements in the future.

Findings/Justifications: A Specific Plan is a planning document that implements the goals and policies of the General Plan and Community Plans, and shall provide controls or incentives for the systematic execution of the General Plan, and shall provide for public needs, convenience, and general welfare. "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"

Utilizing a Specific Plan for upzoning open space or low-density residential to commercial would conflict with the policies, procedures and goals in the General Plan, Community Plans and Specific Plans. This inappropriate use of Specific Plans may establish negative precedent for the Westside. Such city actions are egregious when the result would reduce much-needed open space, harm sensitive natural resources, or degrade the quality of the area's single-family residential communities.

The Specific Plan process is not and should not be used to usurp the planning process or for "spot zoning," a practice that bypasses traditional land use practices that results in:

- (1) bypassing protective codes
- (2) creating unique zoning designations in conflict with the area's Community Plans,
- (3) resulting in dangerous precedents,
- (4) failing to provide for public needs, convenience, and general welfare as required by the code.

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Council District #11 (Len.Nguyen@LACity.org)