



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, November 7, 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**

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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
  - 10:05
- b. Roll call
  - Attendees noted in roster below.

### II. COMMITTEE BUSINESS

- a. MOTION to approve the [October minutes](#). (5 minutes)
  - Chris moves. Alix seconds. **Passes 9-0-1**
- b. PRESENTATION on Sustainable Development continued. Lisa Hart and Stacy Shure. (60 minutes)
  - [Sustainable Development Guidelines](#)
  - Lisa and Stacy entertained questions for the hour.
- c. MOTION to support revisions to AB-330. Jay Ross. (10 minutes)

The \_\_\_\_\_NC/CC requests that the City of Los Angeles, through the Council's Government Affairs Committee, include in its Sacramento legislative priorities the following request for revisions to SB 330, and implement local regulations in conformance with such revisions, if enacted, as follows:

1. ~~When RSO units are demolished and replaced, any density bonus units (per SB 1818) are additive to those replacement units (instead of inclusive).~~
  1. When RSO units are demolished and replaced pursuant to the provisions and protections in SB330, any units that must be provided pursuant to a density bonus under SB1818 or SB1222A shall be additive to those numbers of replacement units that are required pursuant to SB330 (instead of “inclusive”).
2. All replacement units shall be of comparable size and configuration (i.e. they shall have the same number of bedrooms and at least the same square footage).

#### Background material

- Jay moves. Barbara seconds.
- Jay. RSO units are being double-counted for the purpose of density bonuses.
- Barbara. We’re replacing RSO units instead of adding to the amount of affordable.
- Stacy. Requires every RSO unit must be replaced on a 1 to 1 basis. Any unit that is occupied by someone who is low or very low income must be replaced.
- Passes 8-0-2

- d. MOTION to support Council File [21-0002-S186](#). Barbara. (10 minutes)

The \_\_\_\_ NC supports Council File 21-0002-S186 which seeks to support any Sacramento legislative or administrative action that will allow the City to include SB 9 sites in an addendum to the Housing Element thus allowing for the inclusion of these SB 9 sites in the Adequate Sites for Housing inventory.

#### Background material

- Barbara moves. Alix seconds.
- Julie. Where do ADUs figure in all of this?
- Barbara. ADUs are excluded.
- Passes 10-0

- e. MOTION to allow no-parking projects. Jay Ross. (10 minutes)

The \_\_\_\_\_NC/CC supports SB \_\_\_\_ that allows cities to allow no parking minimums at high-quality transit locations with the following amendments:

1. For each eliminated parking space below the current code minimum, the developer shall:
  - a. Contribute \$10,000 to a city or state trust fund for affordable housing, or,
  - b. Designate 1 more unit as affordable, or,
  - c. Increase affordability requirements in each category by 5 percentage points (very low, low, etc.).

#### Background material

- Jay moves. Julie seconds.
- Stacy. The bill is AB-1401. It will be re-introduced. This bill gives benefit to developers with nothing in return.
- Barbara. This can wipe out potential gains from TOC. Is this \$10,000 per unit? Wants to ask for more?

- Alix wants to update the motion to address some of the unintended consequences like TOC and coastal.
  - Chris and Julie agree with Alix.
  - Alix. This seems like it is in conflict with state law about
  - Alix moves to postpone. We should wait until we can see the bill in January. Chris seconds.
  - Motion to postpone passes 9-0
- f. WRAC Update. Chris Spitz (5 minutes)
- There are 3 motions that are pending in WRAC that were passed in this committee. Please take up these motions if you haven't already. ACA-7 is a two year bill. Will make land use and zoning issues local. Also a motion to consider financial interest of developer. The third one is the one about specific plans.
- g. Reports.
- i. Land use update from Barbara Broide. (5 minutes)
- STAP. The program is expedited without public input at some stages. Council File 21-0979 funds toilets for \$2M. The motion wanted would ask for EIR. They are saying no EIR. Urge NCs to send a letter. Barbara will send a sample letter via email. Having "other things" covered is troubling. They are proposing changes to two municipal code changes. The comment deadline is Friday, November 12.
  - Travis. To ask for an EIR there has to be a reason to believe there is an impact. There is a new recommended practice for regulating digital signs. They measure the lighting the wrong way. Scenic America is going to file a challenge. The other feature is a CEQA violation because there is no description.
- ii. Land use update from Stacy Shure. (5 minutes)
- None this month.
- iii. Other (Reports from special land use meetings/conferences). (5 minutes)
- h. Round table (2 minutes per person)
- Alix. Ghost kitchens. The council file includes co-living. Think about including it.
  - Steve Twining. If we have drought for another 2 years, we won't be able to water anything outside the house. See DWP presentation at LANCC.
  - Stacy. We can't find out if the Mayor signed the agreement with the Olympic Committee. Air B and B is a sponsor of the Olympics. Concerned about impact to our Air B and B ordinances.

### **III. Adjournment**

- a. Next meeting is December 5. Please provide agenda items by November 26.
- 12:12 p.m.

## 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>• Michelle Bisnoff, primary</li> <li>• Vacant, alternate</li> </ul>	South Robertson NC <ul style="list-style-type: none"> <li>• Vacant, 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>
NC Westchester/Playa <ul style="list-style-type: none"> <li>• Julie Ross, primary</li> <li>• Vacant, 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>