



Westside  
Regional  
Alliance of  
Councils

westsidecouncils.com

Bel Air-Beverly Crest Neighborhood Council  
Brentwood Community Council  
Del Rey Neighborhood Council  
Mar Vista Community Council  
Neighborhood Council of Westchester-Playa  
North Westwood Neighborhood Council  
Pacific Palisades Community Council

Palms Neighborhood Council  
South Robertson Neighborhoods Council  
Venice Neighborhood Council  
West LA-Sawtelle Neighborhood Council  
Westside Neighborhood Council  
Westwood Community Council  
Westwood Neighborhood Council

## WESTSIDE REGIONAL ALLIANCE OF COUNCILS

### Land Use & Planning Committee Meeting Minutes

**December 12, 2022, 6:30 pm – 8:00 pm**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82240552285>**

#### **1. Call to order**

Mary Hruska (Chair), Maryam Zar (PPCC), Kay Hartman (Palms), Ellen Lanet (SORO), Jay Ross (West LA), Michael Jensen (Venice), Drew Ruesch (Mar Vista), Elizabeth Pollock (Del Rey Residents Assoc.), Barbara Broide (Westside NC), Travis Longcore (BABCNC).

#### **2. Roll call – we established quorum at 7:15pm**

#### **3. Welcome & announcements** – the Co-Chairs welcomed all and made some basic administrative announcements

#### **4. Approval of minutes**

##### **4.1. August 8, 2022** – draft minutes: approved

<https://westsidecouncils.com/wp-content/uploads/2022/11/August-8-2022-LUPC-Minutes-DRAFT.pdf>

#### **5. Presentations/guest speakers** – None planned

#### **6. Old business** – none

#### **7. New business**

**7.1. Discussion and possible action re motion (attached)** responding to the Rezoning Plan based on the strategy being employed by United Neighbors, that no up-zoning is needed to achieve their stated goal of meeting RHNA. Draft motion was from PVCC attached for discussion. After discussion, it was decided we would invite United Neighbors and DCP to come and speak to us.

#### **8. Open forum/round table:** Ideas presented:

Travis Longcore (BABC NC) suggests long term view of land use and planning on the westside – a discussion to be had.

Jay Ross discussion about housing element and zoning capacity, motions forthcoming for revisions to zoning code via community plan update process.

Barbara Broide: Signage issues and take look at Processes and Procedures Ordinance under new mayor.  
Must go back to planning with recommendation for planning, if we can suggest some (to city council).  
Ellen Lanet: suggests transition zones for increased density.

## 9. Adjournment -- 8pm

WRAC LUPC Membership (for information/affirmation only):

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>• Primary vacant</li> <li>• Alternate vacant</li> </ul>	South Robertson NC <ul style="list-style-type: none"> <li>• Ellen Lanet, primary</li> <li>• Alternate vacant</li> </ul>
Del Rey NC <ul style="list-style-type: none"> <li>• Pooja Bahgat, primary</li> <li>• Alternate vacant</li> </ul>	Venice NC <ul style="list-style-type: none"> <li>• Michael Jensen, primary</li> <li>• Alternate vacant</li> </ul>
Mar Vista CC <ul style="list-style-type: none"> <li>• Drew Ruesch</li> <li>• Tyler Laferriere, 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>• Alternate vacant</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>• Alternate vacant</li> </ul>
Pacific Palisades CC <ul style="list-style-type: none"> <li>• Maryam Zar, 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>

Co-Chairs: Mary Hruska - [busdisora@aol.com](mailto:busdisora@aol.com); Maryam Zar - [president@pacpalicc.org](mailto:president@pacpalicc.org)  
Meeting Guidelines at: <https://westsidecouncils.com/meetings/>

## **Motion Regarding Dept of City Planning Re-Zoning Program**

Whereas the CA state Housing and Community Development Dept (HCD) in 2022, rejected the Los Angeles Dept of City Planning's (DCP) updated Housing Element,

Whereas the reason for this rejection given by the state is the Housing Element's not producing enough housing across all income levels to meet its 6<sup>th</sup> Cycle RHNA requirement (Regional Housing Needs Assessment) of 456,643 units between 2021 and 2029,

Whereas, in response to this, DCP has determined that it needs to generate an additional 255,432 units through zoning changes,

Whereas, DCP has instituted a city-wide ReZoning program designed to address this issue,

Whereas, this Re-Zoning program includes, in Chapter 4, Appendix 4.7 of the revised Housing Element, a spreadsheet titled Inventory of Candidate Sites for Rezoning that lists hundreds of properties in Mar Vista: <https://planning.lacity.org/plans-policies/housing-element-update - adopted-plan>,

Whereas, the maps included in the new Housing Element Rezoning Program are devoid of many preservations included in the Draft Palms-Mar Vista-Del Rey Community Plan document (2020) and include extensive upzoning in Mar Vista:  
<https://drive.google.com/file/d/1ugxV8jqp57tqDehho4WsQ13sgSnlBMMj/view?ts=63587e38>,

Whereas, the population of Los Angeles is, per the 2021 US Census, 3,849,297 and that of Mar Vista is 51,338 (2019, Dept of Neighborhood Empowerment),

Whereas this makes Mar Vista 1.33% of the population of Los Angeles,

Whereas, this would make Mar Vista's contribution to DCP's targeted shortfall of housing 3,397 units for the 2021-2019 6<sup>th</sup> Cycle RHNA requirements,

Whereas, a Dwelling Unit Capacity calculated by the Mar Vista Community Council's (MVCC) Community Plan Update committee in 2020, demonstrated that, when including units generated from the Los Angeles City TOC Ordinance, SB 1818 and ADU bonuses, existing zoning codes in Mar Vista would generate an excess capacity of 12, 591 units through 2030,

Whereas, the TOC, SB1818 bonuses are designed to generate Affordable units with every development which utilizes them,

Whereas, per DCP's own reports, these density bonuses account for the majority of new discretionary projects throughout the city of Los Angeles

Whereas this would satisfy the state Affirmatively Furthering Fair Housing (AFFH) requirements,

Whereas the TOC Ordinance contains a clause which permits the mandated percentage of Affordable units required in order to qualify for the bonus could be changed via a Community Plan Update,

Whereas the MVCC's Community Plan Update committee, in 2020, requested the required per cent of Affordable units be increased from 10% to 60% in Mar Vista,

Whereas no response from DCP to this request has been received to date by MVCC,

Whereas, this increase would generate even greater quantities of Affordable Housing in Mar Vista,

Therefore, MVCC posits that its current zoning, when including the units generated by the TOC Ordinance, SB1818 ordinances, more than satisfies its contribution to the 6<sup>th</sup> Cycle RHNA shortfall identified by DCP,

Moreover, if the recommendation of the MVCC Community Plan update committee to increase the per cent affordable required to qualify for TOC bonuses were enacted by the City of Los Angeles, there would be even greater numbers of Affordable units generated,

*Therefore*, the MVCC requests that no Re-Zoning be applied in Mar Vista in the city-wide rezoning program.

## Mar Vista Dwelling Unit Capacity

FIGURES DERIVED USING THE CURRENT PALMS-MAR VISTA-DEL REY COMMUNITY PLAN (1997)

	R1 Low	R2/R3 (combined) Low Medium/Medium	R4 High Medium	Commercial up to R4	TOC Available Low/Low Medium	TOC Available Commercial	Totals
Dwelling Units per Net Acre (a)	6.50	32.75	82.00	82.00	32.75	82.00	
Net Acres of Zoning (b)	1,233.69	267.69	–	54.11	38.61	4.32	
Number of Dwelling Units	8,019.00	8,766.81	–	4,436.77	1,264.54	354.57	
Persons per Dwelling Unit (a)	2.75	2.10	–	2.14	2.10	2.14	
Capacity Before Bonuses	22,052.25	18,410.30	–	9,494.69	2,655.53	758.78	53,371.55
Capacity After ADU Bonus (c)	27,538.06	–	–	n/a	–	–	27,538.06
Capacity After SB1818 Bonus (d)	–	24,853.91	–	12,722.88	–	–	37,576.79
Capacity After TOC Bonus (d)	–	–	–	n/a	3,584.97	1,024.35	4,609.32
<del>Total Capacity After All Bonuses (e)</del>							<del>69,724.17</del>
DONE Population Estimate (e)							57,133.00
<b>EXCESS CAPACITY IN 2030</b>							<b>12,591.17</b>

(a) Derived from current Palms-Mar Vista-Del Rey Community Plan (1997)

(b) Calculated from ZIMAS using the Measuring Tools and Select by Polygon

(c) Applied ADU Bonus to only 25% of R1 parcels ~~[percentage would be more, which would increase excess capacity up to an additional 6,566.44]~~

(d) Applied maximum (35%) Bonus

(e) DONE ACS 2016 population estimate: 53,346. Assumed 5% increase per decade. ~~[12/30/19, DONE decreased population by 2,008. See Attachments]~~

- A 5% increase per decade is based on 1990, 2000 and 2010 US Census figures for Los Angeles: 3.49 M (1990), 3.703 M (2000) and 3.796M (2010), which show 6% and 2.5% increases respectively. An average of these yields 4.25%.
- Five per cent is likely an overestimation as, per the US Census estimates, the Los Angeles Combined Statistical Area, CSA (which is composed of LA, Orange, Riverside, San Bernardino, and Ventura counties) experienced a net negative migration between 2011 and 2018, with LA County experiencing a loss of 534,000. Growth in the Los Angeles CSA as a whole grew by only 0.024% between 2017 and 2018. Los Angeles County lost 534,000 between 2011 and 2018, and the Los Angeles Combined CSA experienced a growth of only 0.024% during that period.



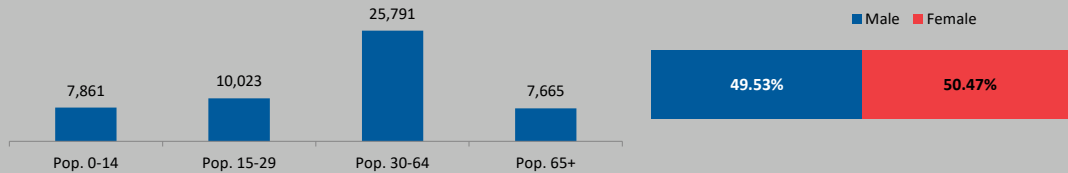
# Mar Vista

**Totale Population**  
51,338

**Region: West LA**

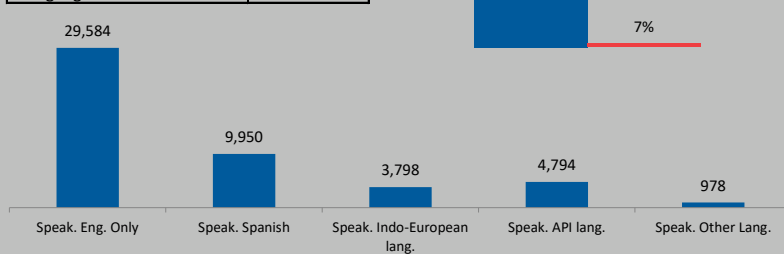
## Gender and Age

Pop. 0-14	Pop. 15-29	Pop. 30-64	Pop. 65+	Pop. 21+	Pop. 65+	Female	Male	Median Age
7,861	10,023	25,791	7,665	40,692	7,665	25,910	25,428	38.7
15%	20%	50%	15%	79.3%	14.9%	50.47%	49.53%	



## Language

Pop. speaking English only	29,584	Speak. Eng. Only	29,584	93%
Pop. speaking Spanish	9,950	Speak. English and an other Lang.	16,739	
Pop. speaking Indo-European language	3,798	Not Speak. English or Not Well	3,540	7%
Pop. speaking API language	4,794			
Pop. speaking Other language	978			



## Housing

# of Housing Units	23,573
# of Vacant Housing Units	1,134 5%
# of Owner occupied Units	8,018 36%
# of Renter Occupied Units	14,421 64%

## Income and Poverty

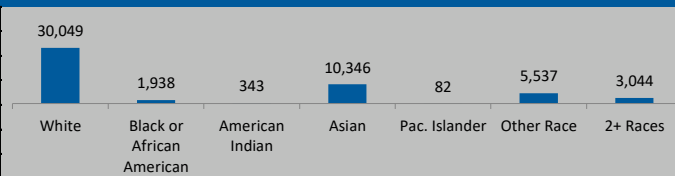
Median Household Income	\$ 81,525
Mean Household Income	\$ 115,839

# of Households (HH) w/Food Stamps  
707

# of HH w/Income below Poverty Level  
2320

## Race

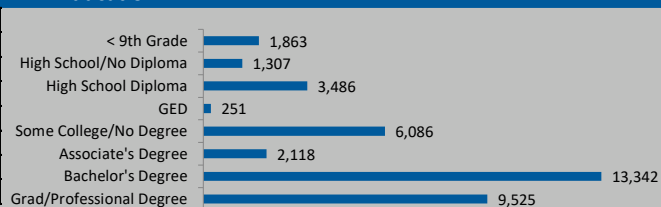
White	30,049	59%
Black or African American	1,938	4%
American Indian	343	1%
Asian	10,346	20%
Pac. Islander	82	0%
Other Race	5,537	11%
2+ Races	3,044	6%



Hispanic Pop.	Non-Hispanic Pop.	Minority Pop	Diversity Index
13,220	38,119	27,819	76.2
26%	74%	54%	

## Education

< 9th Grade	1,863	5%
High School/No Diploma	1,307	3%
High School Diploma	3,486	9%
GED	251	1%
Some College/No Degree	6,086	16%
Associate's Degree	2,118	6%
Bachelor's Degree	13,342	35%
Grad/Professional Degree	9,525	25%



Source: ACS Data 2018 5-Year Estimates - Neighborhood Council Data calculated through ArcGIS Online

12/30/2019



**QuickFacts**  
Los Angeles city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

Table

All Topics	Los Angeles city, California
Population Estimates, July 1, 2021, (V2021)	3,848,297
<b>PEOPLE</b>	
<b>Population</b>	
Population Estimates, July 1, 2021, (V2021)	3,848,297
Population estimates base, April 1, 2020, (V2021)	3,893,986
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-1.1%
Population, Census, April 1, 2020	3,898,747
Population, Census, April 1, 2010	3,792,621
<b>Age and Sex</b>	
Persons under 5 years, percent	5.7%
Persons under 18 years, percent	23.4%
Persons 65 years and over, percent	12.9%
Female persons, percent	50.9%
<b>Race and Hispanic Origin</b>	
White alone, percent	45.9%
Black or African American alone, percent (a)	8.8%
American Indian and Alaska Native alone, percent (a)	0.7%
Asian alone, percent (a)	11.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.2%
Two or More Races, percent	7.0%
Hispanic or Latino, percent (a)	46.1%
White alone, not Hispanic or Latino, percent	28.5%
<b>Population Characteristics</b>	
Veterans, 2016-2020	82,183
Foreign born persons, percent, 2016-2020	36.3%
<b>Housing</b>	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2016-2020	37.0%
Median value of owner-occupied housing units, 2016-2020	\$570,700
Median selected monthly owner costs -with a mortgage, 2016-2020	\$2,819
Median selected monthly owner costs -without a mortgage, 2016-2020	\$754
Median gross rent, 2016-2020	\$1,523
Building permits, 2021	X
<b>Families &amp; Living Arrangements</b>	
Households, 2016-2020	1,402,522
Persons per household, 2016-2020	2.77
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	86.9%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	58.3%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2016-2020	93.3%
Households with a broadband Internet subscription, percent, 2016-2020	86.2%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	78.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	35.0%
<b>Health</b>	
With a disability, under age 65 years, percent, 2016-2020	6.4%
Persons without health insurance, under age 65 years, percent	12.1%
<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	66.5%