



Westside
Regional
Alliance of
Councils

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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 Agenda

January 23, 2023, 6:30 pm – 8:00 pm

Join Zoom Meeting

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

1. Call to order

2. Roll call

3. Chair's Welcome & member announcements

3.1. Mary has resigned.

3.2. Westside Community Plan Updates: Advisory Committee needs a representative from our committee from one of the communities that is in the current group of updates. Volunteers please.

4. Approval of minutes

4.1. December 12, 2022 – approval of draft minutes: 12/12/22: <https://westsidecouncils.com/wp-content/uploads/2023/01/DRAFT-WRAC-LUPC-Min-12-12-22.pdf>

5. Presentations/guest speakers – Maria Pavlou Kalban, from the Housing Element.

Maria will present a power point, talk about their work, the advocacy they've done with city planning and some recent developments. She will then take questions.

6. Old business

6.1. At the last meeting there was discussion about updating our guidelines for meeting conduct and decorum. A few of us redrafted what had already been in existence. It is attached for discussion.

6.2. Continuation of discussion about rezoning, up-zoning plans to achieve RHNA goals in communities without a proper assessment of real zoning capacity in impacted neighborhoods.

7. New business

7.1. Motion: The ____ NC/CC requests that the City prohibit the bright lights on the exteriors/facades and the bright illumination of buildings, in order to ensure sufficient darkness at night to allow residents to sleep, and to prevent disruption of birds' physiology, behavior and flight patterns.

Summary of issue:

1. Many new buildings are installing lights that shine out from their exteriors, mainly for marketing and to make them stand out.
 - a. These include neon lights on exteriors, shining lights on reflective glass facades, and large glass windows with interior lights that shine outward at night.
2. Bodies and brains requires sleep in dark light to repair damage during the day, and lights that shine into residences disrupts sleep and the body's healing processes.
3. 80% of birds migrate at night, preferring the cool of darkness. Lights from structures such as communication towers or skyscrapers attract birds, causing them to either land within the brightness or circle it in flight. (see more material related to this motion, attached.)

7.2. Motion: The ____ NC/CC requests that HCID presume that 100% of RSO units slated for demolition per the Ellis Act are inhabited by low-income households, and 100% of the replacement units shall be rented at the corresponding low-income rent. If HCID or the developer wish to lower that standard and require that fewer replacement units are affordable, then they must do the outreach and secure estoppels from the tenant households that demonstrate their income exceeds the low-income requirements (instead of putting the burden on low-income households to prove that they are low-income tenants).

Summary of issue:

1. SB 330 and SB8 require that RSO and affordable units be replaced at 1 to 1, so there is no net loss of affordable units (in discretionary and ministerial cases).
2. HCID presumes that 64% of households are low-income in Ellis Act evictions, per LAMC, and therefore, only 64% of replacement units will be restricted as low-income units.
3. HCID requires that the tenants compile and submit financial documentation to demonstrate that they are low-income as part of their "right to return" to the replacement units.

(see more info related to this motion, attached)

8. Open forum/public comment: informal period for questions, comment and future agenda items.

9. Adjournment

GUIDELINES FOR THE
WRAC LAND USE AND PLANNING COMMITTEE

1. ONLY REGIONAL LAND USE OR CITY AND STATEWIDE LAND USE ISSUES WILL BE DISCUSSED AT MEETINGS.

No Specific projects without regional implications. We may from time to time, take up broader regional discussion of policy and conceptualize how we wish to see policies evolve.

2. PUBLIC COMMENT ON EACH AGENDA ITEM.

Before each agenda item, public comment will be open for non-committee members. We will ask each speaker to provide their name, affiliation, if there is one (NC or other organization), and whether or not they are a paid consultant on the topic under discussion. Each speaker will be given a maximum of 2 minutes to speak.

Committee comment will follow public comment. Members and alternates are free to speak when they've raised their hand and are called on.

3. WILL ALLOW ANYONE TO REMAIN ANONYMOUS TO LISTEN, BUT MUST IDENTIFY THEMSELVES TO SPEAK (name, affiliation and if they are a paid consultant on topic of discussion).

4. ANYONE CAN CALL POINT OF ORDER IF THE DISCUSSION VIOLATES THE GUIDELINES FOR CONDUCT.

All conduct shall be in keeping with the WRAC Guidelines for Conduct found in our Bylaws. See excerpt:

“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 and is directed at one or more Board members.”

5. ROUND TABLE.

At the start of the roundtable, anyone will have 2 minutes to speak on any land issue. We will ask any speaker who is not a member or alternate to identify themselves with their name, affiliation, and to affirm whether or not if they are a paid consultant on topic under discussion.

6. Quorum

Quorum shall be a minimum of seven voting members, present.

For consideration re the presentation we will have on the housing element:

<https://www.latimes.com/homeless-housing/story/2022-02-24/la-needs-to-rezone-for-a-lot-more-housing>

The new Housing Element says that we need 456,000 new units in Los Angeles, which is an unlikely number to achieve, but that tells us something about the need. About 260,000 of the 456,000 need to be affordable. In the last cycle, Los Angeles built more than the projected need for market-rate, but came nowhere close with very-low, low, and moderate units. Check out page 18 of the executive summary. It's eye opening:

[https://planning.lacity.org/odocument/3d0775b4-6e54-4294-ad5a-85df6b8eaf82/Executive_Summary_\(Adopted\).pdf](https://planning.lacity.org/odocument/3d0775b4-6e54-4294-ad5a-85df6b8eaf82/Executive_Summary_(Adopted).pdf)

And check out page 34: two-thirds of people surveyed oppose rezoning single-family to multifamily.

WRAC LUPC Membership (for information/affirmation only):

<p>Bel Air-Beverly Crest NC</p> <ul style="list-style-type: none"> • Steve Twining, primary • Travis Longcore, alternate 	<p>Palms NC</p> <ul style="list-style-type: none"> • Kay Hartman, primary • Neal Anderberg, alternate
<p>Brentwood CC</p> <ul style="list-style-type: none"> • Primary vacant • Alternate vacant 	<p>South Robertson NC</p> <ul style="list-style-type: none"> • Ellen Lanet, primary • Alternate vacant
<p>Del Rey NC</p> <ul style="list-style-type: none"> • Pooja Bahgat, primary • Alternate vacant 	<p>Venice NC</p> <ul style="list-style-type: none"> • Michael Jensen, primary • Alternate vacant
<p>Mar Vista CC</p> <ul style="list-style-type: none"> • Drew Ruesch • Tyler Laferriere, alternate 	<p>West LA-Sawtelle NC</p> <ul style="list-style-type: none"> • Jay Ross, primary • Jay Handal, alternate
<p>NC Westchester-Playa</p> <ul style="list-style-type: none"> • Julie Ross, primary • Alternate vacant 	<p>Westside NC</p> <ul style="list-style-type: none"> • Barbara Broide, primary • Kim Christensen, alternate
<p>North Westwood NC</p> <ul style="list-style-type: none"> • Nolan Gray, primary • Andrew Lewis, alternate 	<p>Westwood CC</p> <ul style="list-style-type: none"> • Steve Sann, primary • Alternate vacant
<p>Pacific Palisades CC</p> <ul style="list-style-type: none"> • Maryam Zar, primary • Joanna Spak, alternate 	<p>Westwood NC</p> <ul style="list-style-type: none"> • Paula Rogers, primary • Stephen Reznick, alternate

Please send any necessary updates.

Meeting Guidelines at: <https://westsidecouncils.com/meetings/>