

Background Report – Motion regarding Community Plan Updates

Motion:

“The ____ NC/CC insists, on behalf of the stakeholders it represents, that prior to the completion of Community Plan updates the City inform communities of the methodology by which it determines the allocation of RHNA numbers and the calculations that derive density housing goals in order to meet the aims of the Housing Element.

“These include, for each Community Plan and Community or Neighborhood Council area:

- A) Current zoning capacity (including existing density bonuses & commercial zones that allow residential uses) and reasonably expected population change.
- B) The methodology which will be used to allocate RHNA growth numbers.
- C) RHNA allocation of units in each community.

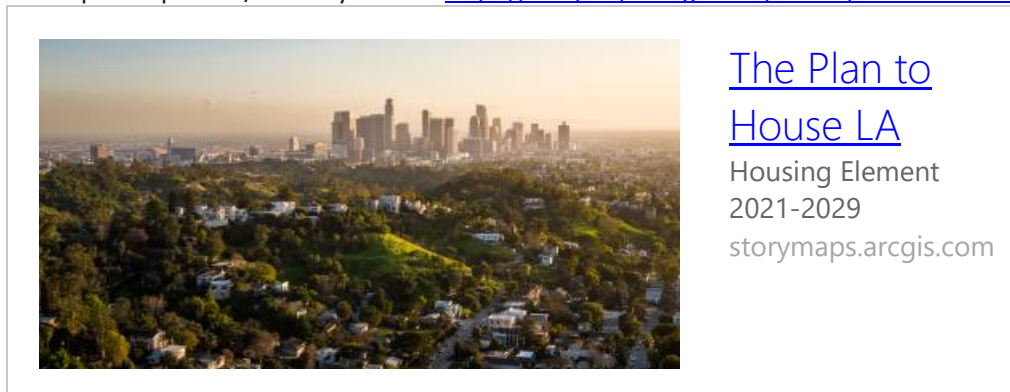
“We also urge the Planning Department to thoughtfully consider the input (submitted by previous written comment or imparted in real time) of Neighborhood and Community Councils as well as stakeholders that come together for the purpose of contributing to the Community Plan update process with informed and productive input, insight and/or suggestions. This essential input must be implemented by Planning staff, and the contributions reflected by being substantively included in the outcome/drafting of revised Community Plans. We urge that a report back mechanism be implemented by Planning staff, in order to inform communities of where and how their input has been received and incorporated into the final drafting process.

“We would like to be informed as to the role of the Westside Community Plan Advisory Group (WCPAG) and assured that the WCPAG’s voice will not outweigh that of local stakeholders.”

Recommended to the WRAC Board by the WRAC LUPC, March 13, 2022

Background:

1. Maps of upzones/ overlay zones: <https://storymaps.arcgis.com/stories/59a896a0931346a7a94acbf9917f90b7>



2. The City, in order to comply with the Regional Housing Needs Assessment Allocation of 456,643 units (mandated by the state Housing and Community Development Dept.), proposes extensive upzoning of R1, R2 and multi-family neighborhoods, and commercial corridors.

3. The areas which had been proposed to be preserved in the draft Community Plans thus far (Palms-Mar-Vista-DelRey/Venice/Westchester/West LA) will be overridden.

Findings:

1. The Planning Dept., in its “What To Know About RHNA, Site Selection and Rezoning” fact sheet, states that “the City has an anticipated unit capacity of 230,947 units.” This would appear to confirm that DCP has performed DUC.

2. The Planning Dept. shall confirm that it has in fact performed a DUC which includes density created by Density Bonus and ADU legislation and SB9 and issue its estimates by Neighborhood Council.

3. The City must then demonstrate that it actually needs to upzone properties in order to meet its RHNA allocation.

4. In the 1990 General Plan, the City’s zoning capacity was 7,900,000, and that did not include any affordable housing incentives, C zones, or ADUs. The City’s DUC should be substantially higher with the addition of Density Bonus, ADU and SB9 units.

Summary of issue: The City claims that upzoning is needed for its Housing Element to comply with state requirements. It has proposed extensive upzoning on the westside, including in areas that were to be preserved in community plan updates. However, it has not demonstrated that additional capacity is needed, and in fact, existing capacity may sufficient, based on the high zoning capacity from the previous 1990 General Plan and additional upzoning since then.

Justification: The City should only upzone if it is clearly needed, and the best way to determine that is by analyzing the existing capacity. Information about the existing capacity has not been provided, so the need for upzoning cannot be determined.

Impact on region: All NCs and CCs will be affected either now or in the near future, when their Comm Plan updates begin.

1990 General Plan: Shows possible zoning capacity of 7,100,000 persons for all community plan areas (prior to density bonus legislation, and excluding commercial zones that allow residential).

WRAC LUPC

Contact: LUPC Chair Maryam Zar, president@pacpalicc.org.