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Brentwood Community Council
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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

AGENDA

WRAC Meeting of the Board of Directors
JULY 17, 2023 – 6:30pm

Webinar link: <https://us02web.zoom.us/j/87275111207>
Or Dial (669) 900 9128 **Webinar ID** 872 7511 1207

ALL SUPPORTING DOCUMENTS AVAILABLE AT:
<https://tinyurl.com/2vtmxv7e> and <https://westsidecouncils.com/meetings/>

Items on the Agenda may be taken in any order at the discretion of the Chair

1. Welcome/Introductions

a. Call to Order and Certification of Quorum

b. Chair Updates –

- (1) **WRAC Board Member Roundtable 2023 series recap:** 2/27 – Councilmember Traci Park; 3/13 – Councilmember Katy Yaroslavsky; 5/22 – County Supervisor Lindsey Horvath; 6/5 – City Attorney Hydee Feldstein Soto; 6/26 – Mayor Karen Bass
- (2) **Future Board meeting guest speakers/presentations** – Speakers/Dates TBD
- (3) **Welcome new & returning WRAC Board member representatives**

2. Government Reports/Speakers

a. LA Planning Dept. – Housing Element Rezoning Update / Housing Policy Unit.

b. So. Cal. Metropolitan Water District – Report on Sepulveda Feeder Pipeline repairs (Sepulveda near the I-405, Nov.-early Dec.) / Denise Allen, Project Manager

c. Mayor’s Office – representative to be appointed

d. Council Reports –

- (1) Fernando Morales, Deputy Chief of Staff – Council District 5/Yaroslavsky
- (2) Michael Amster, Field Deputy – Council District 11/Park

e. **Additional Government Reports** – At the discretion of the Chair (possible reports from representatives of Congressmembers Ted Lieu, Brad Sherman & Sydney Kamlager-Dove; State Senators Ben Allen & Lola Smallwood-Cuevas; Assemblymembers Isaac Bryan, Jacqui Irwin, Rick Chavez Zbur & Tina McKinnor; County Supervisors Lindsey Horvath & Holly Mitchell; Council Districts 4 and 10; City Attorney’s office; LAPD; LADWP)

3. Board Member Updates – Limited to 5 minutes total

4. Committee Reports – Limited to 5 minutes total

a. WRAC Transportation & Mobility Committee

b. WRAC Land Use & Planning Committee

c. WRAC Homelessness Committee

5. Public Comment – Non-member attendees are allowed 1 minute for comment on items NOT on the agenda; comment time may be amended by the Chair

6. Approval of Minutes

a. Motion (Chris Spitz) – Approval of May 2023 meeting minutes

7. New Business

a. WRAC website update (Tyler Laferriere-Holloway, WRAC Secretary/Treasurer)

b. Proposed joint ad hoc committee (Westside and Valley councils) on the Sepulveda Transit Corridor Project rail mode options (Kay Hartman, Palms NC)

c. Motion (recommended by WRAC LUPC) – *Request to Revise the LAMC/Zoning; see proposed motion text in Attachment below and in the Background Report (links to supporting documents above).*

d. Motion (recommended by WRAC MTC) – "The ____ CC/NC, a member of the Westside Regional Alliance of Councils, is concerned that the absence of a CD 11 Transportation Deputy, solely focused on mobility and transportation issues, has meant that Councilwoman Traci Park has not had the proper support for her role as Vice Chair of the Los Angeles City Council Transportation Committee. Unlike CD 5 Councilwoman Katy Yaroslavsky, who has appointed Jarrett Thompson as her Transportation Deputy, Councilwoman Park does not have a full-time staff member whose sole responsibility it is to research, gather feedback from the community, and brief her on mobility and transportation issues.

"We understand that staff budgeting for CD 11 in 2022-23 limited the Councilwoman's ability to staff this position during the first six months of 2023. We now respectfully request that Councilwoman Park hire a full-time Transportation Deputy for fiscal year 2023-24."

e. Motion (recommended by WRAC MTC) – "The ____ CC/NC, a member of the Westside Regional Alliance of Councils, is concerned about the passage of CF 23-0360, which nullifies Sections 22.482(a) and 22.602 of the Administrative Code and changes the parking space replacement policy when LADOT parking facilities with spaces greater than 25 are transferred to the Housing Department for redevelopment as affordable or supportive housing.

" ____ CC/NC is sensitive to how difficult it can be to develop affordable and supportive housing in Los Angeles. We recognize there is a shortage of affordable and supportive housing and believe that Los Angeles would benefit from making it easier to build such housing.

"Until now, when LADOT-managed parking facilities have been redeveloped, all the parking spaces had to be replaced, increasing the cost of the development. With the passage of CF 23-0360, the spaces will no longer be required to be replaced.

"However, we believe that the needs of small businesses, including the need for parking for their customers, have not been adequately considered with the nullification of Administrative Code Sections 22.482(a) and 22.602 and establishment of the new parking

space replacement policy.

"Therefore, we respectfully request that Councilmembers representing WRAC member councils who are also members of the City Council Transportation Committee – Councilmembers Park, Yaroslavsky, Raman and/or Hutt – bring a motion in Los Angeles City Council forthwith to further amend the Administrative Code to include concessions for small businesses by replacing the new parking space development footprint. The City should determine how much parking to replace by using a sliding scale for parking replacement based on prior utilization, as well as the availability of nearby public parking, rather than never requiring any replacement."

8. Old Business

a. 23.01. Request re RSO Housing Replacements – February 20, 2023 (passage deadline July 2023); 5 councils adopted: BABCNC, Palms NC, WLASNC,* WNC, WWNC* (**modified version*)(*possible motion to extend deadline one month*).

b. 23.02. Request for Audit of STAP Program – February 20, 2023 (*passed May 2023*); 10 councils adopted: BABCNC, BCC, NCWP, PPCC, VNC, WCC, WNC, WWNC – Position letter: <https://westsidecouncils.com/wp-content/uploads/2023/02/WRAC-Letter-re-STAP-audit.pdf> (*Note: VNC passed motion in June, after position letter sent*)

c. 23.03. Community Plan Update Requests – March 20, 2023 (*passed June 2023*); 10 councils adopted: BABCNC, BCC, MVCC, NCWP, PPCC, SORONC (*modified version*), VNC, WLASNC, WWNC, WNC – Position letter: <https://westsidecouncils.com/wp-content/uploads/2023/03/WRAC-Letter-re-Community-Plan-Updates.pdf>

d. 23.04. Minimize Light Pollution – May 15, 2023 (passage deadline August 2023); 4 councils adopted: BABCNC, PPCC, WLASNC, WNC

e. 23.05. Support for Director's Determination re Murphy Drill Site – May 15, 2023 (passage deadline August 2023); 7 councils adopted: BABCNC, DRNC, MVCC, NCWP, PPCC, Palms NC, WNC

9. **Adjourn** – Next meeting will be held on **August 21, 2023** at 6:30 pm.

ATTACHMENT – Item 7.c: Proposed motion text (WRAC LUPC) – Request to Revise the LAMC/Zoning

Motion: The ___ NC/CC requests that the City revise the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances:

Infrastructure Planning/Monitoring:

In order to accommodate changes in anticipated population growth, the Community Plan has a theoretical

maximum land use and population capacity greater than the projected development likely to occur during the Community Plan period. The Framework Element of the General Plan commits the Department of City Planning to develop a monitoring system and prepare an annual report on growth and infrastructure, to be submitted to the City Planning Commission, Mayor, and City Council.

In the 5th year following plan adoption (and every five years thereafter), the Planning Dept. shall report to the City Planning Commission on the relationship between population, employment, housing growth, and plan capacities. If growth has occurred faster than projected, a revised environmental impact analysis will be prepared and appropriate changes recommended to the Community Plan. These plan and zoning changes shall be submitted to the Planning Commission, Mayor, and City Council, as specified in the Los Angeles Municipal Code.

Policies 16-2.1: No increase in density shall be effected by zone change, plan amendment, subdivision, or any other discretionary action, unless the decision-makers adopt findings with regard to infrastructure adequacy as part of their action on discretionary approvals of projects which could result in increased density or intensity.

Policy IV-4: Coordinate a program for locating and phasing public facilities to meet existing and future needs.

Incentives:

1. Incentives for front and back setback reductions cannot be combined as 1 incentive (it is allowed now). Each setback shall be a separate incentive. The setbacks shall be expanded/ lengthened in areas to accommodate trees (i.e. notches). Or setback reduction is for only 75% of the building length, so trees can be planted.
2. Incentives for each side yard reduction must be separate (cannot be combined as 1 incentive). Each setback shall be a separate incentive.

Landscape ordinance:

1. No part of the front yard may be paved over for parking spaces. The only pavement may be for a 5 ft walkway to the front door, and a driveway that may be as wide as a 2-car garage (it may not be as wide as a 3-car garage, that must be flared). 50% of the front yard may paved only for a circular driveway (this is to correct the DBS's wrong interpretation that 50% of the entire front yard may be paved over for any reason, especially an extra parking spot).
2. Street tree preservation shall be prioritized in the right-of-way.

Development standards/zoning:

1. General: Development standards are maximums, and the design of the building may cause the project to be less than the maximum.
 - a. The city shall not be mandated to issue development waivers so that a project can achieve maximum density, height, shortest setbacks, etc. just so more units can be stuffed onto a site.
 - b. If a project must have shorter setbacks to accommodate trees, then the standard must be reduced.
 - c. If a building is entitled to 100 units, they may build 100 studios. If the developer chooses to build large 4,000-sf units that require a higher FAR and shorter setbacks and reduced open space via development waivers, those waivers shall not be issued. The developer may reduce the size of individual units in order to comply with development standards.
2. Setbacks/ yards:
 - a. Front yard: Must be 50% flat and usable open space.
 - i. Front yard must comply with underlying zone in all cases. No shortened 5-ft. building line for apartments along large streets (as Expo Plan allows).
 - b. Parking is prohibited in all setbacks, only driveways that provide direct access to garage and right-of-way are allowed.
 - c. Rear setback shall be measured from rear property line for all parcels (including alleys).
 - i. Justification:
 1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.

- a. <https://news.usc.edu/120872/mass-produced-dwellings-home-expansion-reduce-l-a-areas-residential-green-cover/>
 2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.
3. Street/ right-of-way:
 - a. 1 tree every 20 linear ft. of frontage.
 - b. Landscaped parkway of 4 ft. minimum size.
 - i. Justification:
 1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.
 2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.
4. Landscaping:
 - a. 4 trees must be planted on for each 5,000 sf of land (or 1 tree / 2,000 sf for larger sites). They must be planted in a 7 x 7 x 7 ft area of soil so roots can grow, and the canopy can grow sufficiently to provide real shade. The canopy must have a 15 x 15 x 15 ft area to grow.
 - i. The trees cannot be planted on top of parking garages, because the roots cannot grow down.
 - ii. The trees cannot be planted in planters with stormwater filtering aggregate (not soil, but charcoal and other materials that are not organic and do not nourish root growth).
 - iii. If setbacks must increase to allow this, so be it. Transformers, stormwater filtering planters, and other equipment must be built around them, and shown on site plans at the first stage of Planning or DBS review.
 - b. Removal of trees with 6-8-inch caliper or larger shall be replaced at 2 to 1 ratio to encourage developers to preserve mature trees (especially fruit trees, which often die when transplanted).
 - i. Dept. of Urban Forestry shall publicize fruit trees that are proposed for removal, so neighbors can transplant them.
 - c. Trees must be planted in the ground and have :
 - i. 8 cubic yards of soil (7 x 7 x 7 ft.) for root growth.
 - ii. 10 x 10 ft. open to the sky for canopy growth.
 1. Justification: Most new apartments have 80-90% lot coverage with little or no usable, flat open space for recreation, as the Community Plan requires. The yards are either tall planters, in which trees cannot grow because of the poor and shallow soil (for stormwater retention) or small concrete areas with limited greenery. Trees can barely grow in planters, and must have realistically have 10 x 10 ft. surface areas and 7 ft. soil depth to grow a decent canopy and height.
5. Open space:
 - a. Minimum of 75% of open space must be flat and usable for recreation, and maximum of 25% space may be for planters (15% must be landscape planters with maximum wall height of 2.5 ft.).
 - i. Stormwater planters (which have walls of 4 ft.) cannot fill up open space and make it unusable. Only shorter landscape planters can count as open space.
 - ii. Justification:
 1. Maximum landscape planter height of 2.5 ft. will allow seating.
 2. Drywells and cisterns can be used for stormwater collection.
 - b. Open space in R3 zones and higher shall be at ground level or podium level.
 - i. Rooftop decks are allowed, but may not substitute for ground level or podium level open space.
 1. Justification: Roof decks are poor substitutes, because children cannot be supervised, and elderly or handicapped persons have difficulty in climbing up to the roof, when yards can be placed at ground-level or podium-level.
6. Stepbacks:
 - a. Stepbacks of 15 ft. shall be required for the 3rd level and above [from Westside Multifamily Q Conditions].
7. Massing:

- a. For buildings with 150 ft. length along the frontage, 1 courtyard/break open to the front and open the sky is required of 20 ft. width and 40 ft. depth (starting at ground or 1st level) [from Westside Multifamily Q Conditions].
 - b. Active land uses on the ground-level frontage with direct connection to sidewalks (instead of parking garages that create dead space).
 - i. Justification: Active uses, especially apartments with direct access via front doors and a real yard, are integral elements of “defensive design” and “natural surveillance” that deter crime (per LAPD Design Out Crime Manual).
8. Zoning:
- a. C2 development standards may not blend into adjacent R2 parcels (repeal section of LAMC).
 - i. Justification: When C2 projects and their high density encroach into R2 zones, 5-story apartments can be built next to 2-3-story duplexes, which ruins the character of the neighborhood.
 - b. FAR and Height Districts shall be on a sliding scale (whichever is lower) and be in relation to each other (i.e. taller height has more FAR, and lower height has less FAR – currently high FARs are allowed for both short and tall heights). Dnd developers can add affordable housing to increase:
 - i. RD 1.5 = 1.75. [new density district is “15”]
 - ii. R3, RAS3 = 2.0. [new density district is “8”]
 - iii. R4, RAS4 = 2.2. [new density district is “4”]
 - iv. HD-1: 6.0, no height limit.
 - v. HD-1L: 3.0, 6 levels for commercial, 75 ft.
 - vi. HD-1VL: 2.25, 3 levels for commercial, 45 ft.
 - vii. HD-1XL: 2.0, 2 levels for commercial, 30 ft.
 - viii. Justification: 3.0 FAR allows for a 6-8-story to be built and results in no open space at ground- or podium-level. A 4-5-story building needs only 2.2-2.4 FAR. A 4- or 5-story building with 3.0 FAR increases to 3.35 FAR and results in a stucco cube with no open space

END ATTACHMENT – Item 7.c.: Proposed motion text (WRAC LUPC) – Request to Revise the LAMC/Zoning