



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

WRAC Land Use & Planning Committee Meeting

Agenda

August 14, 2023 from 6:30 pm – 8:00 pm

Join Zoom Meeting

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

Meeting ID: 822 4055 2285

1. Call to order

2. Roll call

3. Welcome & announcements

- Jay Ross/Maryam Zar/Barbara Broide: Community Plan Updates – Community Advisory Committee meeting – last of the year
- Barbara Broide/Maryam Zar: Metro Digital Billboard program – hearing and updates (PPCC wrote a letter)
- Other board updates:

4. Approval of minutes

4.1. July 10 Meeting minutes – see draft minutes at <https://westsidecouncils.com/meetings/>

5. Presentations/guest speakers -

Bonnie Kim and Hagu Solomon-Cary from LA Department of City Planning, AI Fresco program. Bonnie and Hagu will explain a bit about working on the AI Fresco program for both private property and the public right of way. In light of CM Park's motion directing the department to report back within 60 on finding with respect to a CDP for outdoor dining in the coastal zone, we've asked staff to inform us of their direction, and take some feedback from WRAC LUPC members.

Possible presentation from CD5 residents regarding the shelter proposed by CM Yaroslavsky.

6. Old business –

Update the WRAC LUPC TOC Motion for member councils, in a more streamlined way so as to enable discussion and action. See attached.

Land Use and Planning Committee

Aug. __, 2023

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

1. Setbacks/ yards:
2. Street/ right-of-way:
3. Landscaping:
4. Open space:
5. Stepbacks:
6. Massing:
7. Zoning:

Summary: The City’s zoning code creates tall, fat buildings, and has few codified requirements that produce nice, pretty, attractive facades. The resulting buildings are stucco cubes and aesthetics that clash with existing, older, pretty architecture. The City has no gray area or flexibility that allow its departments to mandate nicer designs. All design decisions must be codified with specific numbers (i.e. distances, heights).

8. New Business –

- a. Possible discussion and motion regarding a proposed interim housing project on Pico Blvd., in CD5.
- b. Update, discussion and possible motion on Metro digital advertising trajectory – discussion of the westside as a target for advertising lobby. Consider that IKE kiosks are being billed at ‘Tourist Information Tools’, and we may wish WRAC to request that CM Park and the Tourism Committee not to issue the (approved) RFP before there is public outreach and appropriate presentations made to communities and an time provided for input on the program, based on principals of sufficient notice and opportunity to comment.

8. Public Comment/Open forum

9. Adjournment

WRAC LUPC Membership/Representatives (as of 11/23/22)

For info only.

<p>Bel Air-Beverly Crest NC</p> <ul style="list-style-type: none"> • Steve Twining, primary belaircpa90077@gmail.com • Travis Longcore, alternate tlongcore@babnc.org 	<p>Palms NC</p> <ul style="list-style-type: none"> • Primary: vacant • Alternate: vacant
<p>Brentwood CC</p> <ul style="list-style-type: none"> • Larry Watts, primary LWatts@seyfarth.com • Carolyn Jordan cjordan@glaserweil.com 	<p>South Robertson NC</p> <ul style="list-style-type: none"> • Primary: vacant • Alternate: vacant
<p>Del Rey NC</p> <ul style="list-style-type: none"> • Pooja Bhagat, primary pooja@pbhagat.com • Alternate vacant 	<p>Venice NC</p> <ul style="list-style-type: none"> • Michael Jensen, primary michael.jensen@venicenc.org • Barry Cassilly (tenttauve) barry.cassilly@venicenc.org
<p>Mar Vista CC</p> <ul style="list-style-type: none"> • Kevin Wheeler, Primary Kevin.Wheeler@MarVista.org • Charlene Samiley, alternate Charlene.Samiley@MarVista.org 	<p>West LA-Sawtelle NC</p> <ul style="list-style-type: none"> • Jay Ross, primary jayr@westlasawtelle.org • Jay Handal, alternate sgrest@aol.com
<p>NC Westchester-Playa</p> <ul style="list-style-type: none"> • Paula Gerez paula.ncwpcdr@gmail.com • Vacant • 	<p>Westside NC</p> <ul style="list-style-type: none"> • Barbara Broide, primary wncluc@gmail.com
<p>North Westwood NC</p> <ul style="list-style-type: none"> • Eric Coestad ericnwwnc@gmail.com • Marcello Robinson marcelloNCLA@gmail.com 	<p>Westwood CC</p> <ul style="list-style-type: none"> • Steve Sann, primary stevesann2001@yahoo.com • Alternate vacant
<p>Pacific Palisades CC</p> <ul style="list-style-type: none"> • Maryam Zar, primary president@pacpalicc.org • Joanna Spak, alternate jlspak@yahoo.com 	<p>Westwood NC</p> <ul style="list-style-type: none"> • Lucas Dickey, primary • lucas@lucasdickey.com • Vacant, Alternate
<p>CD11 – Traci Park staff</p> <ul style="list-style-type: none"> • Jeff Khau, Planning Deputy jeff.khau@lacity.org • Legislative Director kevin.brunke@lacity.org 	<p>CD 5 – Katy Yaroslavsky staff</p> <ul style="list-style-type: none"> • Dylan Sittig Dylan.sittig@lacity.org • Fernando Morales Fernando.morales@lacity.org

WESTSIDE REGIONAL ALLIANCE OF COUNCILS

BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
BRENTWOOD COMMUNITY COUNCIL
DEL REY NEIGHBORHOOD COUNCIL
MAR VISTA COMMUNITY COUNCIL
NEIGHBORHOOD COUNCIL OF WESTCHESTER-PLAYA
PACIFIC PALISADES COMMUNITY COUNCIL
NORTH WESTWOOD COMMUNITY COUNCIL

PALMS NEIGHBORHOOD COUNCIL
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WESTWOOD COMMUNITY COUNCIL
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Land Use and Planning Committee

Aug. __, 2023

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

Development standards/zoning:

1. 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.
2. 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.
3. 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.

4. 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% may 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 un-usable. 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.

5. Stepbacks:

- a. Stepbacks of 15 ft. shall be required for the 3rd level and above [from Westside Multifamily Q Conditions].

6. 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).

7. 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

Summary of issue: The City’s zoning code creates tall, fat buildings, and has few codified requirements that produce nice, pretty, attractive facades.

The resulting buildings are stucco cubes and aesthetics that clash with existing, older, pretty architecture.

The City has no gray area or flexibility that allow its departments to mandate nicer designs. All design decisions must be codified with specific numbers (i.e. distances, heights).

Justification: The City has mediocre design requirements, and as a result, most apartments are stucco cubes with little articulation and mediocre design.

Few neighborhoods in Los Angeles have Design Review Boards, and their authority is limited to mandate revisions that create only nicer aesthetic designs.

In Pasadena, for example, all projects must be vetted by the Design Review Board, which has the authority to mandate design changes.

Impact on region: All NCs will be affected because these proposed changes to the LAMC (along with Westside TNPs and Comm Plans) are for all parcels in the city.