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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

July 11, 2023

Hon. Karen Bass, Mayor, City of Los Angeles
Hon. Paul Krekorian, President, Los Angeles City Council
Hon. Traci Park, Councilwoman, CD 11
Hon. Katy Yaroslavsky, Councilwoman, CD 5
Hon. Nithya Raman, Councilmember, CD 4
Hon. Heather Hutt, Councilwoman, CD 10

Via email to all addressees and submission to City Clerk online filing portal

Re: **CF 21-0777-S1; WRAC Policy – Oppose Misuse of Specific Plan Process**

Honorable City officials:

The Westside Regional Alliance of Councils (WRAC) is a coalition of all fourteen neighborhood and community councils on the Westside of Los Angeles, located in CDs 5 and 11 and portions of CDs 4 and 10.

In connection with the above-referenced Council File, we wish to advise City officials of our Alliance's official policy position, held since May 2022: **WRAC opposes the use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods:**

“The Westside Regional Alliance of Councils opposes the City’s use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods. The use of specific plans in this manner creates significant negative impacts for all residential communities, the environment and natural resources. We urge our City Councilmembers to reject land use applications for individual development projects that represent a misuse of the Specific plan process. We ask that the City Council inform Planning not to process these types of requests.”

See <https://westsidecouncils.com/wp-content/uploads/2021/06/WRAC-Misuse-of-Specific-Plans.pdf> (WRAC position letter sent to City officials on May 25, 2022).

Although WRAC has not taken a specific position on the motion by Councilwoman Katy Yaroslavsky in CF 21-0777-S1, or on the Benedict Canyon hotel project which is the subject of CF 21-0777-S1 (the Project), we emphasize that:

- 1) Project implementation would require a General Plan Amendment with a Vesting Zone Change (VZC) to upzone the site zoning in the Benedict Canyon Specific Plan (from Very Low and Minimal Residential density to High-Medium Residential density);
- 2) the requested General Plan Amendment is opposed by Bel Air-Beverly Crest Neighborhood Council (one of WRAC's respected Member councils and the neighborhood council which represents the area where the Project would be sited); and
- 3) the requested General Plan Amendment (with a VZC to upzone the site zoning) appears to be directly contrary to WRAC's official policy position.

July 11, 2023

Westside Regional Alliance of Councils

Mayor Bass; Council President Krekorian; Councilmembers Park, Yaroslavsky, Raman & Hutt

Page Two

WRAC therefore respectfully urges all members of the Los Angeles City Council to take into serious consideration WRAC's policy position on the misuse of Specific Plans, as outlined above, in connection with any subsequent Council action on the motion in CF 21-0777-S1 and/or on the requested General Plan Amendment and VZC.

Thank you for your consideration.

Sincerely,

Robin Greenberg and Christina Spitz

Robin Greenberg, Chair

Christina Spitz, Vice-Chair

Westside Regional Alliance of Councils

cc (via email):

Vincent P. Bertoni, Director, Dept. of City Planning

Lisa Webber, Deputy Director of Project Planning, Dept. of City Planning

Jared Rivera, Deputy Mayor of Community Engagement

Tiffany Zeytounian, Planning Deputy, CD 2

Craig Bullock, Planning Deputy, CD 2

Jeff Khau, Planning Deputy, CD 11

Dylan Sittig, Sr. Planning Deputy, CD 5

Mashaël Majid, Planning Director, CD 4

Hakeem Parke-Davis, Planning Deputy, CD 10