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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

WRAC Land Use & Planning Committee Meeting Agenda

September 11, 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

- Drew/Maryam: Metro TCN update
- Other board member updates:

4. Approval of minutes

4.1. August 14 Meeting minutes

5. Presentations/guest speakers -

Council District 5 and LA Family Housing re Midvale parking project

6. Old business –

none

7. New Business –

- a. The ____ NC/CC requests the City end its policy of giving away ROW/alley dedications for free, and replace it with a policy that would have a 3rd part appraiser set a FMV for the land, when larger than 1,000 sf.
- b. The ____ NC/CC requests the LA City support WLASNC's request for a public park and skateboard facility, as part of the West L.A. Commons project, that maintains high-density housing and numerous affordable units. This park would serve the 2,500 tenants of the project as well as the 5,000 neighbors who live on the south and don't have a park (many are low-income households).
- c. The ____ NC/CC requests the City limit the number of "off-menu" incentives and "waivers of development" standards, and/or require additional affordable housing

or deeper affordability for each additional off-menu incentive or waiver that is requested. Other revisions:

- i. Incentives for reduced front yards and reduced rear yards shall be separate requests (instead of current policy to provide them together in 1 incentive).
- ii. Incentives for 2 reduced side yards and reduced rear yards shall be separate requests (instead of current policy to provide them together in 1 incentive).

d. Discussion and possible motion on SB 423.

(<https://legiscan.com/CA/bill/SB423/2023>) See more below.

The ___ CC/NC opposes the suspension of community review, and the imposition of a ministerial review process for the streamlined approval of affordable housing projects within the Coastal Zone where unique considerations of topography, natural habitat and environment have, for generations, preserved these sensitive areas for all Californians; and opposes the removal of safeguards for building multi-family units in state designated very High Fire Hazard Severity Zones, where increased density can pose a threat to all human, plant and animal life in the area.

e. Discussion and possible motion: RE CF 21-1230-S4 – City Council members propose streamlining affordable housing construction on city owned parcels or public facility zones.

City Council Motion: https://clkrep.lacity.org/onlinedocs/2021/21-1230-S4_misc_9-06-23.pdf requesting that the Department of City Planning, with the Assistance of the City Attorney, as part of the implementation program for the current city Housing Element, prepare and present an ordinance which would amend Section 12.04.09 of the Los Angeles Municipal Code to remove zoning and density restrictions that would limit the amount of housing produced in Public Facilities Zones and any City owned parcels for any project where the majority use of the site is for civic purposes and publicly owned permanent affordable housing.

8. Public Comment/Open forum

9. Adjournment

SB 423:

This bill would authorize the Department of General Services to act in the place of a locality or local government, at the discretion of that department, for purposes of the ministerial, streamlined review for

development in compliance with the above-described requirements on property owned by or leased to the state. The bill would extend the operation of the streamlined, ministerial approval process to January 1, 2036. The bill would provide that the streamlined, ministerial approval process does not apply to applications for developments proposed on qualified sites, defined as a site that is located within an equine or equestrian district and meets certain other requirements, that are submitted on or after January 1, 2024, but before July 1, 2025.

This bill would modify the objective planning standard that prohibits a development subject to the streamlined, ministerial approval process from being located in a high fire severity zone by deleting the prohibition for a development to be located within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection, and would instead prohibit a development from being located with the state responsibility area, as defined, unless the site has adopted specified standards. The bill would also remove an exception for sites excluded from specified hazard zones by a local agency, as specified.

This bill would also provide an alternative definition for “affordable rent” for a development that dedicates 100% of units, exclusive of a manager’s unit or units, to lower income households. The bill would, among other modifications, delete the objective planning standards requiring development proponents to pay at least the general prevailing rate of per diem wages and utilize a skilled and trained workforce and would instead require a development proponent to certify to the local government that certain wage and labor standards will be met, including a requirement that all construction workers be paid at least the general prevailing rate of wages, as specified. The bill would require the Labor Commissioner to enforce the obligation to pay prevailing wages. By expanding the crime of perjury, the bill would impose a state-mandated local program. The bill would specify that the requirements to pay prevailing wages, use a workforce participating in an apprenticeship, or provide health care expenditures do not apply to a project that consists of 10 or fewer units and is not otherwise a public work.

Existing law requires a local government to approve a development if the local government determines the development is consistent with the objective planning standards. Existing law requires, if the local government determines a submitted development is in conflict with any of the objective planning standards, the local government to provide the development proponent written documentation of the standards the development conflicts with and an explanation for the conflict within certain timelines depending on the size of the development. Existing law, the Housing Accountability Act, prohibits a local agency from disapproving a housing development project, as described, unless it makes specified written findings.

This bill would instead require approval if a local government’s planning director or equivalent position determines the development is consistent with the objective planning standards. The bill would make conforming changes. The bill would require all departments of the local government that are required to issue an approval of the development prior to the granting of an entitlement to also comply with the above-described streamlined approval requirements within specified time periods. The bill would prohibit a local government from requiring, prior to approving a development that meets the requirements of the above-described streamlining provisions, compliance with any standards necessary to receive a post entitlement permit or studies, information, or other materials that do not pertain directly to determining whether the development is consistent with the objective planning standards applicable to the development.