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## **WRAC Land Use & Planning Committee Meeting Agenda**

**February 12, 2024 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 – Maryam Zar, LUPC Chair to call roll**

### **3. Welcome & announcements**

- Maryam/Drew:
- Other board member updates:

### **4. Approval of minutes**

- 4.1. September 12, 2023 Meeting minutes

### **5. Presentations/guest speakers -**

### **6. Old business –**

1. Motion remanded for discussion and simplification: The \_\_\_\_ NC/CC requests the City end its policy of conveying without compensation, abandonments of fee simple ownership or easements of the public right of way. We recommend, instead, that an independent determination be made of the fair-market value that would establish a process whereby an effort to capture the value of the land/easement to be reflected in the project developed or community benefits received (e.g. green space, trees, open space, affordable housing units, etc.) on a case by case basis.
2. Motion previously tabled for future discussion: 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).

3. **New Business** – Discussion and possible motion regarding DCP update of the noise thresholds, “pursuant to the California Environmental Quality Act” (CEQA), in order to streamline construction of affordable housing (Mayor’s Executive Directive No. 7).

*Excerpts below taken from PPCC position letter on the matter (author: Chris Spitz)*

The DCP proposal is *contrary to the express intent of CEQA*, which is to “Take all action necessary to provide the people of this state with . . . freedom from excessive noise” (Cal. Public Resources Code § 21001). The Planning proposal/report is *not based on “substantial evidence,”* but solely on multiple conclusory assertions to the effect that residents of all areas of the City are supposedly “used to temporary construction noise” and therefore will not be materially affected by the changes. No evidence is shown that residents of areas with higher ambient noise levels are not *already disturbed by noise levels* that circumstances require them to tolerate, or that they would not be materially affected if the threshold level were changed as proposed. Moreover, even if some City neighborhoods may now experience high ambient noise levels, a large number of quiet, residential and hillside areas of the City do not routinely experience the same level of ambient noise. The DCP proposal fails to address the obvious material impact of such a change on residential neighborhoods citywide.

We believe it is imperative that a new advisory panel (composed of *independent members with scientific backgrounds who are experts in health and noise impacts*) be convened for further, comprehensive study of impacts, and that a new report should be prepared and considered before any action is taken on the DCP proposal. Any such new study must comply with CEQA and provide “substantial evidence” to support the proposed change, including evidence as to whether the change presents a risk of harm to health, as well as evidence that the change will in fact achieve the goal of building substantially more affordable housing.

4. **8. Public Comment/Open forum**

9. **Adjournment**