

**Neighborhood Council  
Planning and Land Use  
Management Committee**

Neal Anderberg, Co-chair  
Kay Hartman, Co-chair  
Joe Eyen, Member  
Alex Ogle, Member  
Adam Paul, Member  
Jamie Tully, Member  
Karla Van Horn, Member

**CITY OF LOS ANGELES**  
CALIFORNIA



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Los Angeles, CA 90034

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**PALMS NEIGHBORHOOD COUNCIL**  
**Planning and Land Use Management Committee Meeting Agenda**  
**Wednesday, June 10, 2020 – 7:00 p.m. to 9:00 p.m.**

**Zoom Meeting Online at <https://zoom.us/j/97724966480> or by telephone, Dial +1 669 900 6833 to join the meeting Then enter this Meeting ID: 977 2496 6480 and press #. Press \*9 to raise hand for public comment. The meeting has no password.**

*The Neighborhood Council system enables meaningful civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of stakeholder volunteers who are devoted to the mission of improving our communities.*

***VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION*** In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Palms Neighborhood Council Planning and Land Use Management Committee meeting will be conducted entirely electronically.

*Every person wishing to address the Neighborhood Council must join the zoom meeting at <https://zoom.us/j/97724966480> or dial +1 669 900 6833, and enter 977 2496 6480 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting*

- I. CALL TO ORDER & ROLL CALL**
  - a. Call to Order
  - b. Roll Call
- II. INTRODUCTIONS**
  - a. Introductions and welcome (5 minutes)
- III. GENERAL PUBLIC COMMENT (10 minutes)**
  - a. Limited to non-agenda items – subjects related to planning and land use management issues (up to 2 minutes per speaker, time permitting)
- IV. COMMITTEE BUSINESS**
  - a. Committee member updates (10 minutes)
  - b. Developer presentations
    - None this month
  - c. Representative Sydney Kamlager's office presents [AB-828](#). The bill passed the legislature. Kamlager voted for it.

- d. Clinton Brown presents [AB-68](#), a bill that is signed into law. Kamlager and Mitchell voted for it.
- e. Neal Anderberg and Joe Eyen present [AB-1279](#), a bill that is before the Senate. The bill passed the Legislature. Kamlager voted for it.
- f. Letter regarding the TOC and affordable housing. See supplemental information following the agenda.
- g. Action item update.
  - 1.Document our mission and our goals. Neal and Kay.
  - 2.Create a checklist for evaluating legislation. Neal and Kay.
  - 3.Invite Paul Koretz’s land use person to our meetings. Kay.
  - 4.Invite Planning to come to our meetings. Kay.
  - 5.Ask Sydney Kamlager’s office if they can keep us informed about land use bills in the state assembly. Kay. Copy Neal.
  - 6.Ask Holly Mitchell’s office if they can keep us informed about land use bills in the state senate. Neal.
  - 7.Ask Mark Ridley-Thomas’s office if they can keep us informed about land use bills in the county. Kay. Copy Neal.
  - 8.Deep dive AB-1279. Neal volunteers to do one side or the other? Joe asks if we should have someone come in first. Kay says no because we lose a month. We can reach out to our elected officials for help. Neal takes no. Joe takes yes.
  - 9.Ask Sidney Kamlager’s office to come in and discuss AB-828. Kay
- h. Recap of PLUM input to the Palms NC Outreach committee.
- i. Adam Paul’s status on the PLUM committee.
- j. How do we want to keep our Neighborhood Appropriate Development Guidelines up-to-date? How often do we want to review them? See approved version in the supplemental information following the agenda.
- k. Select a bill to deep dive in July.
  - [AB-725](#) Legislates a minimum density for above moderate-income neighborhoods in suburban and metropolitan jurisdictions. Requires that at least 25% of regional housing for above moderate-income housing be allocated to sites with zoning of at least 2 units per site with no more than 35 units per acre. Passed the Assembly and is in the Senate. Kamlager voted yes.
  - [AB-828](#) No foreclosures on residential property during the COVID state of emergency. Tax collectors must suspend sales of residential properties with unpaid taxes. No eviction by unlawful detainer.
  - [AB-831](#) State control over local development fees. Passed the Assembly and is in the Senate. Kamlager voted yes.
  - [SB-902](#) Multi-family projects can be built by right anywhere residential uses are permitted. Local governments can zone any parcel for up to 10 units. Passed the Senate Housing committee.

- [SB-995](#) Requires a master EIR for a general plan, plan amendment, plan element, or a specified plan for housing projects where the state has provided funding for the preparation of the master EIR. This is being used to limit environmental opposition to housing. Passed the Senate Environmental Quality committee.
- [SB-1085](#) Changes the definition of incentives to proposed regulatory incentives that the developer decides result in identifiable and actual cost reductions. Requires that cities and counties grant incentives to developers where the units will rent for 30% of market rate. Prohibits a city or county from refusing an incentive for the reason of adverse impact on public health and safety.
- [SB-1120](#) Requires cities and counties to permit ministerially a duplex or the subdivision of a parcel into two equal parcels (urban lot split). Passed the Senate Governance and Finance committee.
- [SB-1385](#) Allows multi-unit housing to be built on lots zoned for office or retail commercial use.
- [AB-1934](#) Allows a developer to apply for streamlined, ministerial approval of the project yielding an approval/rejection decision in 30 days. The approval cannot expire for 5 years. CEQA does not apply to the approval of ministerial projects. No votes yet.
- [AB-3173](#) Require permitted building of micro unit buildings with no density limit and a minimum area of 80 square feet excluding the bathroom. Building height zoning can be exceeded by 1 story or 11 feet, whichever is greater. No setbacks required for the ground floor. No parking requirement. 8% of the units need to be affordable. A kitchen is optional for the units. No votes yet.

## V. Adjournment:

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Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the President. Public comment will be taken for each motion as well as for any item in the consent agenda prior to Board action. The public is requested to fill out a "Speaker Card" to address the Assembly on any item of the agenda prior to the Assembly taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Assembly's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 1 to 2 minutes per speaker, at the discretion or unless waived by the Assembly. In the interest of addressing all items on the agenda, time limits for individual comments and discussion may be set at the discretion of the President. All items on the consent agenda will be determined by a single Committee vote and without Committee discussion. Committee members may request that any item be removed from the consent agenda and considered individually at any time prior to that vote.

Per Board of Neighborhood Commissioners Policy #2014-01, agendas are posted for public review at: 1) Woodbine Park Kiosk, 3409 S. Vinton Ave.; 2) Palms Neighborhood Council website, [www.palmsnc.la](http://www.palmsnc.la)

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Woodbine Park Kiosk, 3409 S. Vinton Ave, at our website: [www.palmsnc.la](http://www.palmsnc.la) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Secretary at [secretary@palmsnc.la](mailto:secretary@palmsnc.la)

Palms NC Board and Committee members abide by a code of civility (<http://empowerla.org/code-of-conduct/>). Any person who interferes with the conduct of a Neighborhood Council meeting by willfully interrupting and/or disrupting the meeting is subject to removal. A peace officer may be requested to assist with the removal should any person fail to comply with an order of removal by the Neighborhood Council. Any person who resists removal by a peace officer is subject to arrest and prosecution pursuant to California Penal Code Section 403.

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SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR A LA OFICINA 3 DIAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR LLAME A NUESTRA OFICINA AL [secretary@palmsnc.la](mailto:secretary@palmsnc.la)

June 7, 2020

The Honorable Members of the Planning and Land Use Management Committee and the Housing Committee

c/o Office of the City Clerk  
Los Angeles City Hall  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)  
[clerk.housingcommittee@lacity.org](mailto:clerk.housingcommittee@lacity.org)

Re: Transit Oriented Communities Restricted Affordable Units

Currently a TOC density bonus is granted in exchange for some number of units set aside for Extremely Low Income, Very Low Income, or Lower Income tenants. The number of restricted units depends on the TOC tier as defined by the type of transit stop and the distance from said stop.

Residents of Palms are being squeezed out of the neighborhood as buildings with units that are affordable to the middle class are demolished and replaced with buildings that contain luxury units with some restricted affordable units. Residents of Palms cannot afford the luxury units and do not qualify for the restricted affordable units and are therefore forced to move out of their chosen community.

The Palms Neighborhood Council proposes that the Palms Community Plan be updated to require that TOC projects set aside 60% of the units as Restricted Affordable Units. The proposal is that there are no changes to the current set-aside for ELI, VLI, or LI tenants and that the remainder of the 60% be affordable to people of Moderate Income (80% to 120% of the local Area Median Income).

This proposal provides developers with the ability to build 40% of their units for the luxury market while delivering some low income affordable units and also helps to maintain the middle class community that lives in Palms today.

We understand that neighborhoods change. We welcome the influx of luxury and low income affordable units. We request that the Palms rental market also caters to the middle class.  
Respectfully,

CC:  
Honorable Paul Koretz  
Councilmember, 5th District  
Los Angeles City Hall  
200 N. Spring Street, Suite 440  
Los Angeles, CA 90012

Mr. Vincent Bertoni  
Director of City Planning  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012

Ms. Shana M. M. Bonstin  
Community Planning  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012

Ms. Lisa Webber  
Project Planning  
200 N. Spring Street, Suite 525  
Los Angeles, CA 90012

## **PLUM Committee Vision Statement**

The Palms Neighborhood Council Planning and Land Use Committee's Vision is to support a continually evolving neighborhood defined by the needs of the community and the parameters set forth by its stakeholders.

## **PLUM Committee Mission Statement**

The Palms Neighborhood Council Planning and Land Use Committee's Mission is to create an inclusive, respectful, and productive environment to gather opinions, share information, and weigh in on local, regional and state housing and development issues affecting the quality of life in the Palms community.

## **PLUM Committee Goals**

The Palms Neighborhood Council Planning and Land Use Committee's Goals are to

- Build into our community enough awareness of pending land use issues that its stakeholders are not caught by surprise years after new laws that impact them are passed and new developments that change their neighborhood are built.
- Weigh in on City, County, and State housing and development issues that impact the Palms quality of life and provide the opportunity for Palms stakeholders to know what City, County, and State motions are working through the system so they can advocate on their own behalf.
- Act proactively to define how Palms develops into a neighborhood that serves the needs of its stakeholders.
- Be a reliable and consistent forum for information, education, discussion and advocacy for the community and the quality of life of its stakeholders.
- Educate and empower individual Palms stakeholders and develop a cohesive voice representing community input.

### Checklist for Evaluating Legislation

1. The legislative vote is not assured of going the way we want.
2. Will the legislation be voted on soon?
3. Does the legislation impact Palms specifically or the region in which it resides?