

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

Neal Anderberg, Co-chair  
Kay Hartman, Co-chair  
Alex Ogle, Member  
Jamie Tully, Member

**CITY OF LOS ANGELES**  
CALIFORNIA



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**PALMS NEIGHBORHOOD COUNCIL**  
**Planning and Land Use Management Committee Meeting Agenda**  
**Wednesday, August 12, 2020 – 7:00 p.m. to 9:00 p.m.**

**Zoom Meeting Online at <https://zoom.us/j/97828539044>  
or by telephone, Dial +1 669 900 6833 to join the meeting  
and then enter this Meeting ID: 978 2853 9044 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/97828539044> or dial +1 669 900 6833, and enter 978 2853 9044 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
  - c. Moment of silence for John Lewis
- 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. Aviv Kleinman will provide a PLUM update from Councilmember Paul Koretz’s office.
- c. Diego Janacua and Kinikia Gardner from the Los Angeles Planning Department will present and discuss the current state of the update to the Palms Community Plan.
- d. Call for new members
- e. ANNOUNCE Mayor Garcetti will be addressing Plan Check on PLUM-related issues on Saturday, September 12 at 10:00 a.m. See the Plan Check Plan Check NC sweb page for additional information including the zoom connection link. <http://plancheckncla.com/>
- f. Developer presentations
  - None this month
- g. Jamie Tully and Kay Hartman present [SB-1120](#), a bill that is before the Assembly. State Senator Holly Mitchell, who represents Palms, voted for it. The Los Angeles City Council has a motion against it in Council File [20-0002-S101](#) and another motion for it in Council File [20-0002-S107](#). Council File [20-0002-S112](#) aggregates it with some other land use bills and provides a Chief Legislative Analyst report.
- h. Does the Committee want to submit a CIS for or against [SB-1120](#)? If so, we will compose it at the meeting.
- i. DISCUSSION about Housing. Do we want to add Housing to the name of our committee and/or to our vision/mission/goals? The city’s Housing organization (Housing and Community Investment Department – HCIDLA) does the following.
  - Serves as a resource to landlords and tenants, to provide information on their rights and responsibilities under the [Rent Stabilization Ordinance](#) and the City and State [Housing Codes](#).
  - Housing inspectors respond to code violation complaints and conduct scheduled inspections for each of the 760,000 rental units.
  - Oversees and enforces the Rent Stabilization Ordinance (RSO).
  - Ensures that people with disabilities have an equal opportunity to rent, use, and enjoy housing that has received financial or other assistance from the City of Los Angeles (City) or the Community Redevelopment Agency of the City of Los Angeles (CRA/LA).
 Whereas the Planning organization (Planning Department)
  - Defines zoning.
  - Approves/rejects development applications.
- j. DISCUSSION to support requesting Historical designation for the apartment building at 9813 Venice Blvd. <http://historicplacesla.org/reports/f8a84c95-276b-49f1-a241-e43f8564d804>

Be aware of <http://historicplacesla.org/reports/08caf99f-aab8-48d6-83dc-d26b0cc0f642> where a list of potential historic landmarks in Palms are documented.

- k. Select a bill to deep dive in August.
- [SB-288](#) / Council File [20-00020S162](#) Revise California Environmental Quality Act (CEQA) exemptions.
  - [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-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. Council File [20-0002-S112](#) aggregates it with some other land use bills and provides a Chief Legislative Analyst report.
  - [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. Council File [20-0002-S112](#) aggregates it with some other land use bills and provides a Chief Legislative Analyst report.
  - [SB-1299](#) Allows abandoned big box store properties to be rezoned for housing.
  - [SB-1385](#) / Council File [20-0002-S99](#) Allows multi-unit housing to be built on lots zoned for office or retail commercial use. Council File [20-0002-S112](#) aggregates it with some other land use bills and provides a Chief Legislative Analyst report.
  - [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-2345](#) Provides a developer with 3 incentives or concessions for projects that include at least 30% of the total units for lower income households, at least 12% of total units for very low income households, or at least 30% of the total units for families of moderate income in a common interest development. 4 or 5 incentives or concessions can be provided for projects for greater percentages or 6 incentives for projects in which 100% of the total units are for lower income households.
- [AB-3040](#) Authorizes a city or county to allow by-right 4 dwelling units on any parcel permitted for a single family unit to satisfy the moderate or above-moderate income housing needs.
- [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:

### a. Next meeting is scheduled for September 9, 2020 at 7:00.

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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)