

**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, November 11, 2020 – 7:00 p.m. to 9:00 p.m.**

**Zoom Meeting Online at <https://zoom.us/j/96771635218>**

**or by telephone dial: + 1 669 900 6833 or one of the following toll-free telephone  
Numbers: 833 548 0282, 888 475 4499, 877 853 5257, or 833 548 0276**

**The toll-free numbers eliminate long-distance call charges for participants although other  
telephone charges may apply from a participant's phone carrier.**

**After connecting by telephone enter this meeting ID: 967 7163 5218 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 Planning and Land Use Management Committee must join the zoom meeting at <https://zoom.us/j/96771635218> or dial one of the above phone numbers, and enter 967 7163 5218 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. Daniel Skolnick will introduce himself and provide a PLUM update from Councilmember Paul Koretz's office.
- c. Developer presentations
  - Matthew Hayden from Wiseman Development will present 10626 Venice Blvd. [LADBS File](#)
- d. ANNOUNCEMENT. The Board of Neighborhood Commissioners is requiring people who vote on PLUM committees to take Planning 101 training. The training must complete by December 17. New committee members will need to take the training before they can vote. There are multiple classes. Only the first one is required. People are free to take all of them. The required class is available in a live webinar this month. The second class is available in a live webinar in November. The third class is not scheduled yet. The classes are open to all who want to take them. <https://planning.lacity.org/planning-101-series>. So far Jamie and Kay have taken the training.
- e. ANNOUNCEMENT. Neal and Kay met with Diego Janacua from the planning department about the Community Plan. The comments we provided are in the supplemental materials.
- f. MOTION to approve a letter requesting a public comment period after creation of a draft Palms-Mar Vista-Del Rey Community Plan. See supplemental materials.
- g. Deep dive and possible CIS or letter.
  - Jamie will present in support of [20-1042](#) and Alex will present in opposition.
- h. DECISION AND POSSIBLE CIS OR LETTER. Select a bill to deep dive in December. Do we want to write a CIS for any of these motions this month or next?
  - [20-1174](#) to require a completion guarantee on developments
  - [20-1314](#) asking the Planning and Housing Departments to look into revising TOC affordable incentives.
- i. NOTE: Council Files we're watching but not yet commenting on.
  - [20-1045](#) Add more process around entitlements to have clearer criteria for which Conditional Use Permits are granted. Keep watching.
  - [20-0975](#) Review the Administration Citation Enforcement program to create penalties that are meaningful. Keep watching
  - [20-1184](#) New regulations on mixed use housing and hotels qualifying for density bonuses. Keep watching.

#### V. Adjournment:

- a. Next meeting is scheduled for December 9, 2020 at 7:00 p.m. on zoom.
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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)

## Kay and Neal's Joint Comments on the Community Plan

Palms is park poor for its population today. As we increase density, it is essential that we find a way to provide green space for our residents.

We can get small patches of green space by asking for a setback on apartment developments and creating parklets that the building owners maintain, but this is insufficient.

The previous Community Plan requires a 25 foot setback. We want this maintained in the new Community Plan and we want it enforced.

The TOC requires green space and developers are putting it on the roofs and balconies. The impact for the community is minimal unless these roof top gardens are open for public use.

The TOC is putting 6 story apartment building adjacent to single family homes. This should not be. The difference is too great and removes all privacy from backyards. The exception to this is for homes that are one parcel away from a major thoroughfare.

On major thoroughfares like Venice Blvd, we don't want to limit apartment buildings to 6 or 7 stories. This is where we should be packing most of our new density. Let the buildings go tall.

The density bonus programs require a small amount of affordable housing in exchange for the bonus. The amount is too small. Also the affordable housing is focused on very low income and low income units. Palms has no quarrel with building low income and very low income units in our community. We also need units geared towards moderate income. The new developments are so-called luxury apartments. Palms's residents cannot afford these units and cannot qualify for the affordable units. We are tearing down truly affordable moderate income small apartments and building large apartments in their places and as a result our residents are being displaced.

As we build these new apartment buildings, we need to have regulations about the canopy. Having trees in pots on a roof is OK. Having trees planted in the ground, shading pedestrians, is preferred.

Bus shelters need to be part of the infrastructure of the neighborhood. If we are a transit-oriented community, which according to TOC we are, the transportation needs to be inviting enough for people to want to use. That includes not asking people to stand in the hot sun while waiting for a bus. We especially have to make sure we are caring for the elderly and those with disabilities and their comfort in accessing public transportation.

The plan upzones the R1 properties to be duplexes plus an ADU. We need to be specific about these duplexes. For example, could they be 2 story units built one on top of the other, making a 4 story structure? We would like these duplexes to be limited to 2 stories each.

The upzoning of R1 parcels leaves these lots subject to TOC since they are no longer R1. This means that where we now have R1 lots we can wind up with 6 story apartment buildings. We accept the upzoning as long as these properties do not become eligible for density bonuses. We need a plan for streets where density is increasing beyond the ability of the streets to handle it. Where does the traffic go? Do we limit street parking? Do we have enough setback to be able to widen the street? Bentley is an example of such a street. It is just an example. This needs to be considered throughout the neighborhood.

All buildings should have active frontage at street level.

Telephone and electrical wiring should be underground.

December XX, 2020

To: Vincent P. Bertoni, Director of City Planning; Shana M. M. Bonstin, Community Planning;  
Paul Koretz, Council District 5 Representative

The Palms Neighborhood Council supports transparency in City Planning. The Palms-Mar Vista-Del Rey Community Plan is going through its approval process too quickly and we urge the Department of City Planning to include more opportunity for public comment. We will be living with this Community Plan for a long time and we want to make sure it is as good as it can be before it is approved.

The Palms Neighborhood Council requests a minimum 6-month delay in the process to allow the following activities to take place.

- The Department of City Planning published its Draft Concepts for public comment. We appreciate the opportunity to comment during the draft phase. The next planned public comment period is during the EIR review. There is a missing step. The public must have the opportunity to weigh in after the creation of the draft plan and before the start of the EIR process. If comment on a draft plan is not feasible, we would accept a comment period on updated Draft Concepts. Either way, it is improper to issue a Notice of Preparation or a Draft Environmental Impact Report for a draft plan that the stakeholders have not seen and reviewed.
- The Palms Neighborhood Council also requests the Department of City Planning to conduct an assessment of how the Covid-19 pandemic and possible future pandemics will impact current and future mobility, housing, design, environment, and health and safety needs.
- We would like to see current and future data projections that are relevant to updating our Community Plan so we can have greater insight into the factors driving the proposed plan.
- Finally, the process needs to include additional outreach to all stakeholders. Everybody impacted by the Community Plan needs to be made aware of the process and ability to participate in it. No stakeholders should be left uninformed.

We appreciate the excellent work being done by the people working on the Community Plan. Our goal now is to increase stakeholder participation and make sure we review the draft Community Plan that comes out of the Draft Concepts comment period.