

**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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Los Angeles, CA 90034

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PALMS NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee Meeting Agenda
Wednesday, December 9, 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 provide a PLUM update from Councilmember Paul Koretz's office.
- c. Developer presentations
 - Jeremy Bernard from 10011 Washington Blvd. LLC, David Nathanson from Mapleton Investments (the developer), Matt Dzurec from Entitlements (Armbruster, Goldsmith & Delvac), and Simon Ha from Steinberghart (the architect) will present a project at 10011 Washington Blvd.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQxMDQ00>
 - Ari Kahan will present a project at 10401 Washington Blvd.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQwMjU50>
- 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. DISCUSSION: Neal will provide a summary of the meeting about building housing on the Palms Middle School field.
- f. MOTION to approve a CIS in support of Council File [20-1042](#). See letter following the agenda.
- g. Deep dive and possible CIS or letter.
 - Kay will present in support of Council File [20-1314](#) and Neal 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?
 - [09-0969-S3](#) to implement a comprehensive update of fees charge by the Planning Department
 - [20-1174](#) to require a completion guarantee on developments
 - [20-1477](#) to allow nuisance properties to be demolished without a plan for a replacement
- i. NOTE: Council Files we're watching but not yet commenting on.
 - [19-0999-S1](#) to allow micro-unit housing and hotel conversions for micro-unit housing

- [20-1045](#) Add more process around entitlements to have clearer criteria for which Conditional Use Permits are granted
- [20-1184](#) New regulations on mixed use housing and hotels qualifying for density bonuses

V. Adjournment:

- a. Next meeting is scheduled for January 13, 2020 at 7:00 p.m. on zoom.

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

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 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

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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Secretary at secretary@palmsnc.la

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

November 30, 2020
Council President Nury Martinez
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Dear Council President Martinez,

California is currently facing the greatest affordable housing crisis the state has ever experienced, with Los Angeles at the epicenter. In the midst of this crisis, meeting the state's Regional Housing Needs Assessment's goals of 456,000 new homes by 2029 (including 184,000 for lower-income households) will be key to providing for the needs of our residents and help create a more equitable and sustainable future for our city.

In the Palms community, we've seen the impact of the housing crisis firsthand. As a community with a higher share of renter's than much of the westside, we have seen construction ramp up at a higher level than many of our neighboring communities, resulting in existing residents being displaced and increased housing costs. We have seen our own residents confused and frustrated by our community's existing zoning. While we are glad to support equitable and responsible development in our community and pride ourselves on working well with developers to accomplish that, we believe new housing will benefit the city most when it is distributed throughout the city, rather than concentrated only in areas already currently zoned for multifamily. Updating the zoning code and spreading that distribution will allow us to better house our homeless population, take advantage of our growing transit investments, and meet the RHNA target.

While we celebrate the successes of Measure JJJ, we believe improvements can be made. We believe that the administration of affordable units in new TOC projects is lacking both in funding and enforcement, and we would urge the city to include that topic in the analysis of TOC.

We support the motion to analyze the creation of a ballot measure to update the city's zoning code, with the goal of addressing our city's housing shortage, incentivizing affordable housing

while enforcing its administration, and leading to a more equitable distribution of housing around the city.

Sincerely,

The Palms Neighborhood Council