

**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, February 10, 2021 – 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 including Council File [11-1973-S1](#).
- c. Developer presentations
  - None
- d. Motor Avenue Improvement update (3 minutes)
- e. MOTION to approve a letter opposing building housing on Palms Middle School land and using that land for park space. Draft follows the agenda.
- f. Framework for PLUM activities for Neighborhood Council Area Representatives. Draft follows the agenda.
- g. In August 2020 we defined what we want on a PLUM web page and gave it to the Outreach Committee. Outreach is working on the web page now and is asking every committee to provide input. Are there any changes we want to deliver to them? The original can be found [here](#).
- h. MOTION to approve a CIS that opposes Council File [20-1314](#).
- i. DISCUSSION AND MOTION. David Bocarsly requested changes to our CIS on Council File [20-1042](#). Do we accept or reject or want to modify his changes? Find his edits [here](#).
- j. DEEP DIVE AND POSSIBLE CIS OR LETTER. Kay will present in support of Council File [20-1477](#). Jamie will present in opposition.
- k. DECISION AND POSSIBLE CIS OR LETTER. Select a bill to deep dive in February. Do we want to write a CIS for any of these motions this month or next?
  - [SB-5](#) to float general obligation bonds for emergency, farmworker, and multi-family housing, home ownership for very low income and low income and downpayment assistance for first time homebuyers.
  - [SB-6](#) to require each county and city to develop a comprehensive, long-term general plan. If the plan does not accommodate 100% of the need for low income and very low income housing, other sites must be rezoned to accomplish the goal.
  - [09-0969-S3](#) to implement a comprehensive update of fees charge by the Planning Department
  - [20-1045](#) Add more process around entitlements to have clearer criteria for which Conditional Use Permits are granted
  - [20-1174](#) to require a completion guarantee on developments
  - [21-0002-S18](#) to opposes [SB-9](#) that allows by-right division of parcels with a duplex on each without public hearings

- [21-0002-S21](#) that opposes [SB-10](#) that allows the upzoning of single-family parcels for up to 10 units
  - [21-0035](#) requires RSO units be replaced on a 1 for 1 basis throughout the city and not just in density bonus developments
1. 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
  - [20-1184](#) New regulations on mixed use housing and hotels qualifying for density bonuses

## V. Adjournment:

- a. Next meeting is scheduled for March 10, 2021 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](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)

March 3, 2021

Councilmember Paul Koretz  
Los Angeles Unified School District Chief Financial Officer David Hart

Dear Mr. Koretz and Mr. Hart,

Palms is a diverse community of approximately 50,000 people. Palms has one small park, Woodbine, and Media Park on its border with Culver City that is currently leased to Culver City.

All of Palms falls into an area that qualifies for the Transit Oriented Communities program that is increasing Palms's population. The parkland within our borders is insufficient for the population outlook.

Palms Middle School has a beautiful field for the benefit of its students. The Palms Neighborhood Council is happy that the students have this at their disposal. Students need physical activity and this field affords them a place to exercise.

The Palms Neighborhood Council would like to open this field as parkland when school is not in session and when there are no organized school activities using the field.

We understand that Los Angeles Unified School District is considering building housing on the field. This would be a disservice to both the students and the community. We look forward to working with you to find a solution that works for the school and its neighbors.

Sincerely,

Eryn Block  
President, Palms Neighborhood Council

## Neighborhood Council Area Representatives PLUM Activities

When a new development is proposed, make sure the neighbors are aware of the development and invite them to the PLUM meeting where the developer is presenting.

Attend the PLUM meeting where the developer is presenting.

Be aware of developments in your area. Are the developers keeping the development site safe and clean? Do its neighbors need intervention?

## MOTION TO OPPOSE CITY COUNCIL FILE 20-1314

The Palms Neighborhood Council opposes Council File 20-1314 and its effort to revise the Transit Oriented Communities (TOC) Affordable Housing Incentive Program and its TOC Program Guidelines.

Such revisions would effectively constitute a rollback of the voter-qualified mandate that the City of Los Angeles incentivize development, with affordable housing components, near major transit stops. Council File 20-1314, proposed by Councilmember Cedillo and seconded by Council President Rodriguez, reflects the wishes of a loud minority constituency and its representatives' willingness to satisfy its demands and the intent to dismantle Measure JJJ, passed by 64.8% of City voters in November 2016.

Councilmember Cedillo, in the words of this motion itself, indicates that "the program has been... popular and is generating a significant number of new housing units, including covenanted affordable units". Indeed, in less than four years of implementation to-date, the TOC program has been effective in addressing the City's homeless and affordable housing crisis as intended, at a time when many other complementary efforts have been stalled or stymied. As the homelessness crisis wears on, and with an eviction crisis looming, this is not the time to create limitations on this powerful and impactful program.

The Honorable Councilmember from the 1st District, as an example of the need for TOC program revisions, cites a development in Lincoln Heights as the egregious destroyer of a neighborhood in his district. In fact, the development he points to is the exact kind of project that the TOC program was intended to encourage - a mixed-use project, bringing commercial and residential to an industrial zone, "in proximity to two Gold Line Transit Stations." Some of his constituents cite vehicular traffic impacts and a change in design compatibility with the surrounding low-scale neighborhood as not only reasons for concern, but reasons for revision of the TOC Program entirely. It should be noted that ANY new development, let alone those building within TOC guidelines, will inevitably have some impact on traffic and bring visual changes to a community whose existing housing stock predominantly pre-dates WWII. This is to be expected and is, in fact, the very point of passing Measure JJJ in the first place. Building new residential units, with a commercial component on the same property, would have the least amount of negative impact in *an industrial zone*, and this is the best example that the motion can suggest for a need to revise the TOC Program.

The motion cites that "developers should be strongly encouraged to incorporate a comprehensive community outreach program into their scope of work not only as a measure of respect, but also as a strategy to solicit meaningful input into shaping a project which enhances the neighborhood in which it is being introduced." The Palms Neighborhood Council agrees, and encourages City Planning, all Councilmembers' Planning Deputies, Neighborhood Council Planning Committees, and other City Departments as needed, to actively cooperate and

collaborate with developers in this effort. This need is for all projects city-wide and not a reflection of the effectiveness of the TOC Program specifically.

The Palms Neighborhood Council additionally recognizes the original mandate of Measure JJJ that developers of any TOC projects would have to hire contractors who:

- are licensed according to city and state law;
- guarantee to offer at least 30 percent of work-hours to city residents, with 10 percent coming from those living within five miles of the project;
- pay standard wages for the area; and
- employ members of apprenticeship training programs and workers with real-world experience.

As such, the Palms Neighborhood Council would oppose any potential revisions to the program that might alter such labor requirements.

In summary, Council File 20-1314 unnecessarily revisits a voter-approved initiative, solely with the intent of rendering it less effective in its efforts to increase affordable housing city-wide. Changes to our visual landscapes, physical infrastructure and perceived quality-of-life are often difficult. The Palms Neighborhood Council has seen first-hand, and often, what the TOC Program can do to a neighborhood. Yet, it recognizes the City's need for increased residential affordability and availability, understands its role in urban density and housing renewal, and encourages the City Council to allow the young, impactful TOC Program to continue, as currently mandated and designed, without the call for revisions presented in Council File 20-1314.