

**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**

**REVISED Planning and Land Use Management Committee Meeting Agenda**  
**Wednesday, March 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.
- c. Developer presentations
  - None
- d. Motor Avenue Improvement update (3 minutes)
- e. MOTION to approve a CIS in opposition to Council File [09-0969-S3](#). See the CIS text at the end of the agenda.
- f. MOTION to approve a CIS in support of Council File [20-1184](#). See the CIS text at the end of the agenda.
- g. MOTION to approve WRAC motion in support of [SB-15](#) and [SCA-2](#). SB-15 incentivizes housing departments to rezone idle big box retailer or commercial shopping center sites for the development of workforce housing (low and moderate income). SCA-2 is a proposed Constitutional amendment to repeal Article XXXIV of the Constitution. Article XXXIV prohibits the development, construction, or acquisition of a low-rent housing project except by a vote of the people. See the text of the WRAC motion at the end of the agenda.
- h. DEEP DIVE AND POSSIBLE CIS OR LETTER. Jamie will present in support of Council File [20-1174](#). Neal will present against.
- i. DECISION AND POSSIBLE CIS OR LETTER. No deep dive in April. 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
  - [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
- j. 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

#### **V. Adjournment:**

- a. Next meeting is scheduled for April 14, 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.

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](mailto: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](mailto:secretary@palmsnc.la)

To: City Council and Committees  
Council File 09-0969-S3  
Oppose

The right to appeal a development decision is a critical piece of a democratically run city. The fee to file an appeal is currently \$89. Through this council file, the Planning Department recommended a fee increase to \$158. The City Administrator Report attached to the Council File in February recommends that the fee be raised to \$16,097. A fee set at this level means that most residents could not afford to file an appeal. This is an injustice. The Palms Neighborhood Council prefers that the fee not be increased from the existing \$89 level. We insist that the fee not exceed the \$158 fee recommended by the Planning Department. The Palms NC recognizes the desire for full cost recovery. Full cost recovery should not be used to remove rights from the City's residents by putting the government out of their reach.

Council File: 20-1184  
To: City Council and Committees  
Support

Palms is a community of approximately 50,000 people. It is one of the densest communities in the City. There are a lot of density bonus projects being built in our community. We support this development, but only if the development is for residential units.

The purpose of density bonus programs is to create additional residential units. New hotel units do not equate to residential units and should not be used to compute a density bonus even if the hotel units are included in the calculation for affordable units and the calculation of the linkage fee. Los Angeles is not suffering from a lack of hotel units. The density bonus is an exchange with a developer for something of value to the City. Every unit in a building receiving a density bonus must be a residential unit excluding consideration of ground floor retail. Los Angeles will not solve its housing shortage by permitting additional hotel units. Hotel units short the City in its share of the bargain.

## WRAC Motion on SB-15 and SCA-2

The Westside Regional Alliance of Councils (WRAC) recognizes the need for positive solutions to the state's affordable housing crisis, specifically as it relates to workforce and low-to-moderate income housing. Solutions should involve legislation that 1) focuses on increasing the production and supply of truly affordable housing; 2) does not compromise public safety or the environment; and 3) respects principles of democracy, local land use control and self-determination of local governments to expand housing opportunities unique to their jurisdictions.

WRAC supports Senate Bill 15 (Portantino) and Senate Constitutional Amendment 2 (Allen and Wiener) as examples of positive legislation that forward the goal of achieving more affordable housing consistent with these principles.