

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

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

CITY OF LOS ANGELES
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PALMS NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee Meeting Agenda
Wednesday, September 8, 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 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
 - i. None
- d. Motor Avenue Improvement update (3 minutes)
- e. DISCUSSION: Status of the project at 10642-10646 Venice Blvd. (10 minutes)
- f. DISCUSSION and possible MOTION: Discuss ideas for new parks and potentially compose a letter if we develop something substantive. (15 minutes)
- g. MOTION to approve WRAC motion to request an opinion from the City Attorney on the question of considering a developer's financial interest when considering entitlements. Be familiar with the [background information](#).

The Palms Neighborhood Council requests that the City Council direct City Attorney Mike Feuer to provide a legal opinion as to whether or not the City Planning Department and commissions have the legal right under State and City laws and ordinances to consider the financial interest of the developer when considering entitlements.

- h. MOTION to approve a CIS in support of Council File [21-0665](#), part of which is included in a WRAC motion. Text following the agenda. Be familiar with the [background information](#).
- i. DEEP DIVE AND POSSIBLE CIS OR LETTER.
 - i. [21-0002-S81](#) To require owning an apartment building for a minimum of 5 years before allowing Ellis Act evictions. Natasia will present the pros. Alex will present the cons.
- j. DECISION AND POSSIBLE CIS OR LETTER. Do we want to write a CIS for any of these motions this month or next? Which motion do we select for our next deep dive?
 - i. [AB-387](#) to authorize building social housing based on the model used in Vienna
 - ii. [21-0972](#) to create affordable Housing overlay zones for 100% affordable developments in high resource neighborhoods
 - iii. [14-1635-S10](#) to create a better enforcement mechanism around the short term rental ordinance
- k. Review and update [Guidelines for Neighborhood Appropriate Development](#).

V. Adjournment:

- a. Next meeting is scheduled for October 13, 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

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.palmsla.org 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

Council File: 21-0665

To: PLUM

Support

WHEREAS businesses referred to as “cloud kitchens” or “ghost kitchens” represent a fairly new form of commerce and land use concept, and,

WHEREAS this new business model has the potential to create significant impacts on neighboring business and residential communities, and

WHEREAS the City of Los Angeles has not established a specific zoning classification for such businesses, thus creating potential inconsistencies, uncertainty and lack of transparency for applicants, City staff, and those seeking to review these proposed projects, and

WHEREAS the absence of clear classification for cloud/ghost kitchens can result in some being treated as commercial and/or retail uses, while others may be grouped as light manufacturing, and WHEREAS none of these classifications accurately captures the true nature of these operations, and

WHEREAS cloud kitchen/ghost kitchens are being established in many areas across the City of Los Angeles,

Therefore, be it moved that the Westside Regional Alliance of Councils (WRAC) requests that the City, represented by our Council District, PLUM, the City Council, in coordination with the Departments of Planning and Building and Safety:

— define what constitutes a Cloud/ghost kitchen, including possible different categories of such operations based upon numbers of kitchens and/or square footage involved,

— identify criteria for the evaluation of their applications for buildout and permitting, including a process to evaluate potential impacts on their surroundings (noise, odor, traffic and requirements pertaining to factors

—assess needed infrastructure (adequacy of electric service to area), parking and/or loading zones,

The Palms Neighborhood Council believes that providing this needed clarification will remove uncertainties and contribute to the establishment of successful enterprises by creating the structure needed to guide the City's review and decision-making process.

The Palms Neighborhood Council is equally supportive of defining co-living/communal living in the municipal code.