

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

Kay Hartman, Chair
Neal Anderberg, Member
Richard Kerr, Member
Jeff McIlvain, Member
Jamie Tully, Member

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PALMS NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee Meeting Agenda
Wednesday, March 11, 2026 – 7:00 p.m.

Zoom Meeting Online at <https://us02web.zoom.us/j/89086339905>

**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: [890 8633 9905](https://us02web.zoom.us/j/89086339905) and press #.

Press *9 to raise hand for public comment. The meeting has no password.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Kay Hartman, Presidente, por correo electrónico al kay.hartman@palmsnc.la para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE JANUARY 1, 2025 ENACTMENT OF CALIFORNIA SENATE BILL 707 (PORTANTINO) AND LA CITY COUNCIL FILE 23-1114, THE PALMS NEIGHBORHOOD COUNCIL PLUM COMMITTEE MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must dial +1 669 900 6833, 833 548 0282, 888 475 4499, 877 853 5257, or 833 548 0276, and enter [890 8633 9905](https://us02web.zoom.us/j/89086339905) and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council Committee meeting, the public will be requested to dial *9 or use the Raise Hand option, to address the Committee on any agenda item before the Committee takes an 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 are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. **California Government Code Section 54953.8(b)(3).**

The legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. **California Government Code Section 54953.8(b)(4).**

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate. **California Government Code Section 54953.8(b)(5),**

A legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to paragraph (5), to provide public comment until that timed public comment period has elapsed. **California Government Code Section 54953.8(b)(6)(A),**

A legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to paragraph (5), or otherwise be recognized for the purpose of providing public comment. **California Government Code Section 54953.8(b)(6)(B).**

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.

- I. CALL TO ORDER & ROLL CALL**
 - a. Call to Order
 - b. Roll Call
- II. INTRODUCTIONS**
 - a. Introductions and welcome
- III. GENERAL PUBLIC COMMENT**
 - a. Limited to non-agenda items – subjects related to planning and land use management issues
- IV. COMMITTEE BUSINESS**
 - a. Developer Presentations and Possible Motions
 - i. None
 - b. UPDATE** from Charles Turner, Councilmember Yaroslavsky's Director of Capital Projects, Planning, and Legal Affairs
 - i.** Wiseman Residential
 - ii.** Parks

- iii. Electronic billboard at Exposition and Canfield
- iv. Developers who are bad apples and [Council File 25-0600-S53](#)
- v. Legislation to force property owners to rent vacant units
- vi. Community Plan
- vii. Social Housing
- viii. SB-79 and old buildings
- c. Committee Member Updates
 - i. Neal attended the Westside Community Plans Scoping Meetings & EIR Notice of Preparation February 19. Neal's report:
 - 1. The coming updates to the community plan includes:
 - a. West LA
 - b. Venice
 - c. Palms-Mar Vista-Del Rey
 - d. Westchester-Playa Del Rey
 - 2. Palms/MV/DR neighborhood plan area specifically covers 5,257 acres and was last updated Sept 16, 1997.
 - 3. Stages of the plan update: "Listen, share, consult, refine, adopt." We are currently in the "refine" stage dealing with the draft EIR.
 - 4. From 2019-2025, 6k+ stakeholders participated across almost 200 outreach events to get community input.
 - 5. Draft EIR will be published in 2027, followed by public hearings in late '27 or early '28.
 - 6. Objectives:
 - a. minimize tenant displacement
 - b. increase small business opportunities
 - c. creation of affordable units
 - d. climate and landscape concerns to be addressed
 - 7. This process will update the policy document, the land-use map, and the specific zoning for every parcel across the four community plan areas.
 - 8. One particular map showed hot spots for increased commercial and mixed-use areas at Venice/Overland, as well as around the Expo Line Train Station. Overall, no major changes in residential or industrial zoning seem to affect Palms.
 - 9. Staff provided an overview of the CEQA process, including where public input would be solicited (no exact timeline).
Environmental Issue Areas:
 - a. Aesthetics
 - b. Agricultural resources
 - c. air quality
 - d. biological resources
 - e. cultural resources
 - f. energy
 - g. geology and soils

- h. greenhouse gas emissions
- i. hazardous materials
- j. water quality
- k. oil drilling wells
- l. and another dozen more or so...
- 10. Draft EIR prep -- now until spring 2027
- 11. Public review summer-fall 2027
- 12. Public hearings at city planning, fall 2027-winter 2028
- 13. Final EIR -- Spring 2028
- 14. City Council Hearing and final publication of the EIR in Summer 2028
- 15. All comments must be submitted in writing no later than March 23, 2026 by 5pm.
email: planning.thewestside@lacity.org
- 16. Please include Case Number: ENV-2026-687-EIR
- 17. Google form: <https://tinyurl.com/4e7s7vkr>
- d. Council Files for consideration for a CIS and **POSSIBLE MOTION**
 - i. [26-0290](#) to disallow public parking in agricultural and residential neighborhoods by conditional use permit
 - ii. [26-0265](#) about updating the electricity infrastructure to support larger multi-family buildings
 - iii. [26-0264](#) to require projects that get transit-oriented incentives be required to provide transit passes to tenants
 - iv. [26-0262](#) to define data center in the LAMC
 - v. [26-0173](#) to reign in illegal off-site signage
 - vi. [26-0163](#) to update LADBS fees
 - vii. [25-1484](#) to regulate concentrations of sober living facilities
 - viii. [25-1473](#) to require short term rental platforms to share information about its rentals – Richard
 - ix. [25-1183](#) to require project applicants to maintain a roll-off dumpster – Kay
 - x. [25-1182](#) to address blight by compelling building owners to use building wraps – Kay
 - xi. [25-0917](#) to establish a building height for which more than one elevator is required
 - xii. [25-0600-S100](#) on the impact of the budget on small businesses - Richard
 - xiii. [21-0658-S1](#) to retain three Affordable Housing Liaison positions – Kay
 - xiv. [17-0274-S5](#) to update the affordable housing linkage fee – Kay

V. Adjournment:

Next meeting is scheduled for April 8, 2026 on Zoom.

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 by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org.

Public Posting of Agendas –

Neighborhood Council agendas are posted for public review as follows:

- Woodbine Park Kiosk, 3409 S. Vinton Ave
- <https://palmsnc.la/>
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives –

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Public Access of Records –

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 our website: <https://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 Kay Hartman, President, at Kay.Hartman@palmsnc.la.

Reconsideration and Grievance Process –

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website <https://palmsnc.la/>.