

WNC Land Use Committee Motions August 12, 2021 Meeting

1. Request the City to release a Complete Housing Element DEIR that includes the Housing Element Target Maps.

MOTION:

Whereas, the City of Los Angeles (City) is required by state law to update the Housing Element of the General Plan every eight years to accommodate the targets set by the Regional Housing Needs Assessment (RHNA); and Whereas, the City Department of City Planning (DCP) began the process of updating the Housing Element in 2019; and Whereas, DCP released a draft of the Housing Element in July 2021; and Whereas, this update process is taking place concurrently with the Community Plan Update; and Whereas, this draft plan does not include specifications by planning area, neighborhood council (NC) area or by parcel regarding the Housing Element update's impact and policy application; Therefore, be it resolved that the Westside Neighborhood Council Board of Directors request the Los Angeles City Council instruct the Department of City Planning to release target maps by parcel, neighborhood council area and planning area specifying planned zoning changes and allocated housing targets by income level. Therefore, be it further resolved that a revised draft plan be released in full with appendices to the public as soon as possible as is required by CEQA.

Motion Background: **Housing Element** - <https://planning.lacity.org/plans-policies/housing-element>

BACKGROUND: Concurrent with the Community Plan update and as one of the nine components of the General Plan update, the Department of City Planning (DCP) began in 2020 the process of updating the Housing Element. This element, which is mandated by state law, must be updated every eight years in keeping with the Regional Housing Need Assessment (RHNA) cycles as determined by the Southern California Association of Governments (SCAG). The City must provide a completed and approved Housing Element to the State in October. (Date?)

Pursuant to the City's release of the draft of the 2021-2029 Housing Element update in July 2021, this motion requests that DCP release a fuller (complete) version of the draft that includes target maps that explicitly indicate by parcel and/or planning area changes to the City's zoning to accommodate the goals of the Housing Element update. Request for the City of Los Angeles (City) Department of City Planning (DCP) to release a full housing element concept document, including a target map or Target Maps indicating

Short CIS STATEMENT: Westside Neighborhood Council requests that the City (City Council and/or City Attorney) instruct the Planning Dept. to release the Target Maps prepared as part of the 6th Cycle Housing Element Draft and DEIR for public review as required under CEQA. The public must have access to the full document during the public comment period.

2. Request City Council to request an extension of time for the State adoption deadline of the 6th Cycle Housing Element and the deadline for the related rezoning maps.

MOTION:

Westside Neighborhood Council requests the City Council request the State Housing and Community Development Department and our local state elected officials to revise and delay 6th Cycle Housing Element deadline and the related deadline to complete rezoning maps by parcel within the current three-year deadline.

REVISED MOTION: The Westside Neighborhood Council supports the intent of this motion made in June 2020, that was sent to the Rules Committee but never heard, to extend the deadline for Housing Element submission to the State by at least six months for the 6th RHNA Cycle covering 2021-2029. The WNC requests updating the motion and Council action to authorize City representatives to seek our electeds and Governor Newsom's action to extend the Housing Element deadline under emergency powers enacted in association with the COVID-19 pandemic.

PURPOSE: Request for the City to seek deadline extension for completion of the Housing Element and production of related mapping of sites for rezoning.

BACKGROUND: Under rules established at the State level, local municipalities participate in the updating of their Housing Element (one of the mandated components of the General Plan) every eight years. The scheduling of the updating of the next (6th) cycle of the Housing Element was established prior to the arrival of the Coronavirus pandemic. The pandemic impacted the ability to reach constituents and for the public to be engaged in this process initially in a timely manner and later only by zoom. Additionally, with the pandemic, significant changes have occurred that relate to the ways in which people live and work including notably a change in where people live and work. It is not yet clear how many of those changes will remain after the pandemic, but that information is critical to being able to address the housing challenges faced by our City and State.

It is for these reasons that the current October 2021 deadline for the submission of Housing Element documents to the State is both unrealistic and unwise. Rushing to meet a deadline established prior to Covid will result in the drafting of a Housing Element unable to reflect an adequate outreach and collaboration process and unable to reflect important change in land uses which can create new opportunities for adaptive reuse and the re-thinking of locations where new density might best be placed.

Question: Is it best to request for all, for larger municipalities or for Los Angeles alone?

3. Bellwood Senior Residential Living Project DEIR

MOTION: Motion to approve draft letter regarding Bellwood Senior Residential Living Project DEIR (Case No. ENV-2018-7182-EIR; Address: 10328-10384 and 10341-10381 Bellwood Avenue)

Bellwood Senior Residential Project- [https://planning.lacity.org/development-services/eir.Senior Residential Community at The Bellwood | Los Angeles City Planning \(lacity.org\)](https://planning.lacity.org/development-services/eir.Senior%20Residential%20Community%20at%20The%20Bellwood%20|%20Los%20Angeles%20City%20Planning%20(lacity.org))

4. STAP

StreetsLA is happy to report that the Sidewalk and Transit Amenities Program (STAP) bus shelter demonstrations concluded with immense success and interest from the public. If you were unable to make the demonstration visit streetsla.lacity.org/bus-shelter for more information and prototypes of shelters.

Many of you may be curious about what the next steps will be for the STAP program. On August 6, StreetsLA will receive "best and final offer" proposals from the top two proposers. The evaluation committee will spend the remainder of August evaluating the proposals to select the best proposing team to start contract negotiations with by the end of August. Contract negotiations will run through the end of October, and StreetsLA hopes to tentatively have a signed contract ready for City Council approval by December, in time for the new contractor to begin the STAP program on January 1, 2022.

In the meantime, StreetsLA is preparing to host another series of public information sessions to

answer any questions you may have starting in September. If you are curious about where current bus shelters are located or want to know if there is a bus shelter under STAP coming to your neighborhood, use the interactive map to find out.

5. CF 18-1245 Proposed changes to the City's home-sharing/short-term rental program that would allow owner-occupied RSO units to participate in home-sharing.

MOTION:

Home Sharing Ordinance Amendment: The Westside Neighborhood Council seeks further strengthening of assurances that the owner of an RSO-owner occupied unit that seeks to participate in the Home-Sharing program not have other residence locations (such as a second home) where they may reside while using the unit in an RSO building for short-term rentals. The measure as currently drafted does not preclude an RSO building owner from evicting a current RSO protected tenant, claim the residence is their primary residence and then proceed to use the unit for short-term rentals thus depriving the City of an RSO unit.

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BACKGROUND: At the current time, only non-RSO units are permitted to participate in the Home-sharing /short-term rental program. In response to a City Council motion, Los Angeles City Planning has drafted a proposed amendment to the City's Home-Sharing Ordinance to permit and regulate the use of owner-occupied units subject to the Rent Stabilization Ordinance (RSO) for home-sharing. Under the proposed framework, the City would permit a limited number of owner-occupied RSO units to participate in Home-Sharing, while incorporating provisions to ensure that there is limited impact to the availability of rent-stabilized housing for long-term residential use and to limit potential abuse.

Draft Ordinance: https://planning.lacity.org/odocument/4a5e8dce-f1f0-4d45-a2f3-b62855544973/Draft_Ordinance_HSO_Amendment.pdf

Fact Sheet: https://planning.lacity.org/odocument/7cdafb3f-7e2c-422f-a749-d279c9e2a9fb/FAQ_HSO_Amendment.pdf

6. CF 17-0893 Temporary Signs on Temporary Construction Walls and on Solid Wood Fences Surrounding Vacant Lots - Proposed Ordinance: http://clkrep.lacity.org/onlinedocs/2017/17-0893_ord_08-04-2017.pdf

MOTION:

The WNC seeks strengthening of the Temporary Wall Sign measure to preclude installation on sites with operating businesses. Such walls should not be permitted. In addition, language to preclude the illumination of such signs is needed.

REVISED MOTION Temporary Wall Signs on Temporary Construction Walls and Vacant Lots: The WNC supports efforts to clarify the program that will result in improved enforcement, but in doing so opposes language that would permit the installation of temporary walls and their signs on

sites with operating businesses on the premises. Such walls should not be permitted. In addition, language to preclude the illumination of such signs is needed and should be added.

BACKGROUND: The proposed ordinance would clarify regulations pertaining to temporary signs on temporary construction walls and on wood fences surrounding vacant lots.

While the bulk of the proposed clarifications are favorable, the measure fails to halt the installation of such fences around locations where there is a business operating on site. Not only does it fail to do so, but it permits a required construction wall to be lengthened in order to better accommodate a temporary wall that displays advertisements.

The program is designed to reduce blight and to transfer responsibility for maintaining an empty lot or construction sight from trash and graffiti. However, if a site has an operating business, it should be the responsibility of the owner or business operator to keep a site clean in a timely manner. In many communities the presence of plywood covered walls plastered with ads is in itself a form of blight.

Additional language should also be added that prohibits the lighting/illumination of temporary wall signs on construction walls or vacant lots. A corner lot in WLA recently had a noisy (and smelly) portable generator running to illuminate temporary wall sign panels.

7. MOTION:

The Westside Neighborhood Council requests that the proposed updates to the TDM program incorporate a mechanism for community input to be considered in the selection of strategies applied by developers. Under the current updates, could strategies be selected based upon cost vs. effectiveness? Additionally, the draft language does not take into consideration any defining characteristics of the setting in which a project is to be located. Such factors may be key to understanding what types of strategies are most important (and may indicate that certain strategies should not be available to certain sites).

BACKGROUND: LA Depts of Planning and Transportation are working to update the City's Transportation Demand Management (TDM) Program "to meet transportation demand in a sustainable way." The proposed update would require certain new development projects to implement strategies such as supporting transit, telecommuting, walking, carshare, neighborhood shuttles, and other strategies that reduce vehicle trips.

The TDM program update has three overarching goals. First, the program seeks to reduce greenhouse gas emissions by reducing the amount of vehicle miles traveled (VMT) generated by automobiles. Second, the program presents an updated and expanded set of TDM strategies, including telecommuting and bike share, to allow developers to take advantage of the latest mobility technologies and use strategies that suit their specific project. Lastly, the program will focus on expanding access to the transportation network through investments in bike and pedestrian infrastructure. It seeks to make efficient use of the City's mobility network and improve public health by enabling active transportation choices like biking and walking.

Draft Ordinance: https://planning.lacity.org/odocument/1dc924ce-b94a-403b-afe0-17ba33b3dbe1/Draft_TDM_Ordinance.pdf

Draft Program Guidelines: https://planning.lacity.org/odocument/9fae920f-d618-4362-bd01-adb6abfbd80d/Draft_TDM_Program_Guidelines.pdf

While the revised program seeks to provide options to developers of mixed use, residential and commercial projects that opportunity to determine which TDM strategies to employ, it does not incorporate any mechanism for community input into that process