

Minutes
Planning & Land Use Committee Meeting
Tuesday January 12, 2021 5:00 pm – 7:00 pm

Name	P	A	Name	P	A
Robert Schlesinger, Chair	X		Stephanie Savage, Vice Chair	X	
Robin Greenberg	X		Nickie Miner	X	
Don Loze	X		Jamie Hall		X
Yves Mieszala	X		Jason Spradlin		X
Maureen Levinson	X		Leslie Weisberg	X	
Stella Grey	X		Wendy Morris		X
Shawn Bayliss	X		Cathy Wayne	X	
André Stojka	X				

1. Call to Order – Meeting was called to order at 5:04 pm. Roll Call was taken with 9 members present initially; Shawn Bayliss arrived shortly thereafter, Don arrived at 5:20 and Maureen at 5:28pm with **12 present** and **3 absent**. - Dr. Linda Whitford & Bradford Cobb were also present.
2. Approval of the January 12, 2021 Agenda **moved** by Nickie; **seconded** by Bob; **9/0/0; passed.**
3. Approval of December 8, 2020 PLU Meeting Minutes **moved** by Bob, and Stephanie **seconded; 9/0/0; passed.**
4. Public Comments: Bradford Cobb, a resident in Ellen’s area, is interested in agenda item re: SB-9 & SB-10.
5. Chair Reports: Robert Schlesinger, Chair, & Stephanie Savage, Vice Chair.
 - Stephanie asked and Leslie volunteered to host Zoom meetings in the future.
 - Robert S. noted that there is no meeting scheduled on the Ridgeline Ordinance yet.
6. Message from Raquel Beltran, DONE: “We are currently in the process of sorting through all the attendee records for Planning 101 webinar trainings. Credit will be given to those for whom the records demonstrate 60 continuous minutes in the training. During the review period, we will also be creating rosters for each Neighborhood Council’s Planning and Land Use Committee. We will be displaying these rosters on each NC’s webpage under the Board Member rosters.”

7. Items for Discussion & Possible Motion:

- a) **SB 9 & SB 10 – OPPOSE new SB 9 (Atkins) and SB 10 (Wiener)**, Stephanie introduced the item.
Discussion and Possible Motion: To send a CIS to SUPPORT Paul Koretz’s adoption of a Resolution that the City of Los Angeles includes in its 2021-2022 State Legislative Program its OPPOSITION to SB 9 (Atkins) and SB 10 (Wiener) which are the return of SB 1120 and 902 (housing density bills that failed to pass in the legislature by a narrow margin last year) Robin **moved**: Cathy **seconded**; **12/0/0; passed**
 [Don arrived at 5:20pm.]
 Robin **moved**: Cathy **seconded**; [Maureen arrived at 5:28pm.] **12/0/0; passed.**
 Bradford Cobb gave public comment that he is grateful for the opposition on this and support for Paul Koretz’s resolution. He’d like his new CD4 councilmember to also support this.
Links to City Council Files:
 - <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0002-S18>
Council File # 21-0002-S18 Title: SB 9 (Atkins) / Housing Development Ministerial Approval / Duplex and Parcel Map Division / Environmental Review Exemption
 - <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0002-S21>
Council File # 21-0002-S21 Title: SB 10 (Wiener) / Midrise, Medium-Density Housing / Public Transportation / Jobs-Rich neighborhoods
 (Resolution document referred to Rules, Elections, and Intergovernmental Relations Committee)

Links to Senate Bills 9 & 10:

SB 9 http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9

SB 10 https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10

b) **Ordinances**

Policies and Procedures Ordinance:

https://planning.lacity.org/odocument/0f14a41a-96a8-4461-a78d-2d5782dca943/Draft_Ordinance.pdf

- Stephanie related that there are a lot of good things in this ordinance that will simplify things. It makes standard time frames for notifications on time periods and distances, as well as entitlements for appeals and what's covered in an appeal. Tomorrow 1:00-3:00pm there will be a webinar on this. Stella will ask if anything else will or can be included. Her concern is that in a previous hearing on a hillside ordinance, they deleted a paragraph related to heights; we need to make sure nothing disappears. We have a year and a half for comments to stay on top of this.

Vacation Rentals in Non-Primary Homes:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-1246>

- Stella noted that the significance of this is that the hills will see about a thousand units and that this was adopted despite a great deal of opposition at a hearing. Stella recommended that communities organize.

c) **Changes to City Departments- BOE & LADBS** – Stephanie introduced this item.

Bureau of Engineering (BOE) New Procedures for Substandard Streets / Waivers of Dedication

<https://engpermitmanual.lacity.org/other-boe-permitsprocesses/technical-procedures/01a-highway-dedication-investigations>

In order to determine whether or not a property/project is subject to [LAMC 12.37](#), BOE will perform an initial project assessment. BOE staff should perform this assessment, prior to initiating a Highway Dedication Investigation or signing off the Highway Dedication Clearance on the Clearance Summary Worksheet. The following details each of the steps BOE staff will take in the assessment.

Review the Applicant's Clearance Summary Worksheet/Building Permit Application for Planning Conditions and Scope of Work. If there are no Planning Conditions shown, BOE will need to review ZIMAS for additional information and to determine [LAMC 12.37](#).

Exceptions to dedication requirements, per [LAMC 12.37\(B\)](#).

Not Subject to [LAMC 12.37](#) - One single-family dwelling with customary accessory buildings when erected on a vacant lot.

Not Subject to [LAMC 12.37](#) - Additions and accessory buildings incidental to a legally existing residential building, provided no additional dwelling units or guest rooms are created

Not Subject to [LAMC 12.37](#) - Additions and accessory buildings incidental to a legally existing non-residential building, provided that the total cumulative floor area of all such additions and accessory buildings shall not exceed 500 square feet. LADBS determines if a project is subject to [LAMC 12.37](#) by placing the item on the Clearance Summary Worksheet, BOE shall not make this determination.

- Cathy noted that the state has passed a law that the cities do not have jurisdiction over the initial permit.

- Stephanie noted that she put this on the agenda because BOE doesn't have a complete map of substandard streets. This change to their procedures will require that all applicants need to be double-checked for frontage; even if you apply for a ZAD saying you have substandard access, they'll check it; it is an additional entitlement. It went through in late December. She was happy to see this. This will be something that all projects will be required to do.

d) **LADBS - Permit Expirations – Research Stella Grey**

Update & Discussion on the Proposed revisions to current permit & haul route extension and expiration policies letter that was sent following the July 24, 2019 Board meeting (**Attachments**) Stella recommended creating a group and get other associations in the city involved because this affects everyone. The goal is to make LADBS be more consistent with policies and enforcement of these policies.

Motion: To create an ad-hoc committee on LADBS policies to be led by Stella, with Leslie, Cathy & Shawn; **moved** Robin; **seconded** Stella; **11/0/0**; **passed**. (*Shawn was temporarily logged out & returned to add his name.*)

e) **Pallet Shelter Tiny Homes – Pending in Homelessness and Poverty Committee (Attachment)**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0841-S4>

Pallet Shelter / Tiny Home Village Program / Economical Alternatives

Discussion and Possible Motion: Support Councilmember Paul Koretz’s motion asking City Administrative Officer and Bureau of Engineering to find ways to cut the cost per unit of its Pallet Shelter Tiny House Village Program in a citywide effort to more quickly and efficiently provide interim housing for people experiencing homelessness.

- Stephanie noted that most of the cost is for infrastructure. **Public Comment** was given by Dr. Whitford who noted that CM Koretz’s motion is in regards to reduction of cost; she noted the LA Times expose.

<https://www.latimes.com/opinion/story/2020-12-24/editorial-l-a-s-village-of-tiny-homes-comes-with-a-giant-price-tag>

Motion: To support **Moved** by Cathy Wayne and **seconded** by Andre; **12/0/0**; passed;

Current Case Updates by PLUC Members on pending projects:

- 8. New Packages Received
- 9. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
- 10. Upcoming Hearings
- 11. Determination Letters Received
- 12. Pending Haul Routes (Update by any PLU Committee members)
- 13. Proactive Tracking, Tasks & Projects
 - Robin read from a letter by Don Loze’s son-in-law, cheering Don on for working on the Ridgeline Ordinance for 20+ years. Robin noted that the city has sent a new FAQ and we have come to this stage in honor of Don.
 - Don related that a lot of questions on the FAQ were raised by the people who attended the webinar. He has not yet read the answers carefully; however, his first reaction was that they tied the actual application of the SUD to the Community Plan. He doesn’t think we have to wait for the Community Plan.
 - He invited anyone interested to read those questions, and hopes we can get into the next stage very quickly.
 - The next stage will address how the SUD works, which requires us to refine all the items that we have requested since 2016 to refine the HCR.
 - He hopes we can have meetings with the department’s subsets who are working on that, in the next couple of weeks, as things are inhibited by the COVID activity. He noted that we have made numerous comments since 2011 that should have covered all these things. Don invites your thoughts of what you read in terms of the answers to these questions so he and Bob can refine them in their discussions.
 - Don noted that there are two important parts aside from the individual HCRs, one of which relates to slope banding, an unforeseeable misapplication of what was written in the 2011 Code, to minimize the size of houses to be consistent with neighborhoods. He noted that we have seen exceptions build around that; we may have four to five projects that are 90 feet high running down the side of a mountain. He noted that this is a hillside ordinance that covers the balance of our NC; it is not citywide but simultaneously includes the activity of the animal paths, which would be citywide; so instead of having them completely independent, someone thinks these should be connected, which he disagrees with. He invites the committee to look at this.
 - Stephanie related that she was part of a meeting with Jamie and met CD4 Planning Deputy, Meagan Healy, and she looks forward to working with her.
- 14. **Adjournment:** Meeting adjourned as moved by Bob & seconded by André at 6:27pm.

Next PLU Meeting: Tuesday 02/09/2020 @ 5:00pm

ACRONYMS:

- | | |
|--|--|
| A – APPEAL | PM – PARCEL MAP |
| APC – AREA PLANNING COMMISSION | PMEX – PARCEL MAP EXEMPTION |
| CE – CATEGORICAL EXEMPTION | TTM – TENTATIVE TRACT MAP |
| DPS – DEEMED TO BE APPROVED PRIVATE STREET | ZA – ZONING ADMINSTRATOR |
| DRB – DESIGN REVIEW BOARD | ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT |
| EAF – ENVIRONMENTAL ASSESSEMENT FORM | ZAD – ZONING ADMINISTRATOR’S DETERMINATION |
| ENV – ENVIRONMENTAL CLEARANCE | ZV – ZONING VARIANCE |
| MND – MITIGATED NEGATIVE DECLARATION | |

www.babcnc.org
(310) 479-6247x7
council@babcnc.org