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CITY OF LOS ANGELES

CALIFORNIA



NEIGHBORHOOD COUNCIL
VALLEY VILLAGE

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CELEBRATING 20 YEARS OF SERVICE

NEIGHBORHOOD COUNCIL VALLEY VILLAGE SPECIAL Meeting of Planning and Land Use Committee

March 13, 2024 7:00 pm

Zoom Meeting - Participate Online or by Telephone

Participate online: join the meeting at <https://us02web.zoom.us/j/82620257242>

Participate by phone: (888) 475-4499 then enter Webinar ID: 82620257242 and press #

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE MEETING OF NEIGHBORHOOD COUNCIL VALLEY VILLAGE WILL BE CONDUCTED VIRTUALLY.

Participants may join online at <https://us02web.zoom.us/j/82620257242>. Every person wishing to address the Board by phone must dial (888) 475-4499 and enter 826 2025 7242 and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council Valley Village meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board 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 Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates: 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. (C) The eligible 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. (D) 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. (E) (i) An eligible 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 subparagraph (D), to provide public comment until that timed public comment period has elapsed. (ii) An eligible 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 subparagraph (D), or otherwise be recognized for the purpose of providing public comment. (iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

1. Call to order, roll call, agenda approval, approval of notes from previous meetings
2. Public comment on agenda items (limited to 1 minute per speaker)
3. NEW BUSINESS
 - a) Demo notices.
 - b) Update on the Draft Ordinance ED1 guidelines submitted by United Neighbors to Planning and the Mayor. The NCVV Board reviewed these guidelines at the last board meeting:
 - 1) Limit the number of waivers and off menu incentives to a total of 6. (Some projects are asking 11.)
 - 2) Only one allowed waiver if in an environmental category. Example: reduced setbacks, trees, open space -- only one should be picked
 - 3) **Front setbacks** - code or align with adjoining sites prevailing setbacks
 - ***Side setbacks** - minimum 5'0"
 - ****Rear setbacks** - code or minimum 8". (We are asking for 15', if the City is serious about climate change we need room for trees to grow.)
 - ***Open Space** - Reduction up to 50% of code
 - ***Required Trees** - Reduction up to 25% of code

- 4) Remove Bait and Switch Loopholes: All ED 1 or ED 1 Ordinance projects- all units, except manager's, must be 100% affordable. After-the-fact-conversions of "non-essential" or public spaces to living spaces must all be 100% affordable.
- 5) Prevent developers from declaring "economic hardship" thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees, and standards.
- 6) Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1) must go through a discretionary review, including public hearings.
- 7) ED 1 and ED 1 Ordinance projects are not permitted in R1 and more restrictive zones, HPOZs including historic multi-family areas, and R2 (duplexes).
- 8) ED 1 projects should not be allowed on substandard streets or must require more on-site parking to offset negative community impacts.
- 9.) ED 1-qualified projects should at the minimum meet Tier 2 TOC qualifications. Some ED 1 projects aren't anywhere near transit.

Discussion: At the board meeting, the board voted on supporting the United Neighbors position to the Mayor and Planning and requested adding the language “*ED 1 and ED 1 Ordinance projects are not permitted to obtain variances to Specific Plan requirements without discretionary review.*”

United Neighbors raised this point with Planning. Planning’s response was that under ED1 alone, a project would need to adhere to all standards and setbacks in a Specific Plan. However, the project could also seek incentives and waivers under state density bonus procedures to modify these to the extent allowed under state law.

4. OLD BUSINESS

5. Community Plan Updates, still pending

<https://planning.lacity.org/plans-policies/community-plan-update/housing-element-rezoning-program-news/how-will-citywide>

Update on Community Plan updates/survey/upzoning of VV/preferred locations: CF 21-1230

“... at this time single-family zoned land is not being considered as eligible for the Affordable Housing Overlay incentives in development unless a proposed project is constructed on land hosting a religious institution and owned by a Faith Based Organization. Additionally, single-family zoned sites are not being considered in the expansion of the Transit Oriented Communities Affordable Housing Incentive Program.”

<https://planning.lacity.org/plans-policies/community-plan-update/housing-element-rezoning-program-news/how-will-citywide>

6. Next meeting date (tentatively April 10)

7. Public Comment – from public on non-agenda items within the Board’s jurisdiction (1 minute per speaker)

8. Future Agenda Items, Closing Comments

NEXT NCVV BOARD MEETING March 27, 2024

***THE AMERICAN WITH DISABILITIES ACT** - 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 and 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 prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-978-1551 or info@empowerla.org. **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 on our website, myvalleyvillage.com, 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 Tony Braswell, Board President, at (818) 759-8204 or email info@myvalleyvillage.com