

## WRAC LUPC Meeting – July 11, 2022 6:30pm (Zoom)

Notes by J.Spak (attended via phone – audio only)

### LA's Revised Housing Element (HE) and How It Impacts Community Plans

We heard a brief presentation and then held a discussion on the certified HE:

- Background (supplied by JSpak):
  - The City of Los Angeles submitted its adopted HE to HCD on November 24, 2021 for final review and certification. On February 22, 2022, the City received a letter from HCD requesting revisions to the submitted HE. Specifically, HCD wanted LA to amend their HE submission to include additional milestones and metrics related to programs that address Affirmatively Furthering Fair Housing (AFFH) goals and wanted LA to identify place-based programs to revitalize lower income/lower opportunity areas.
  - The City quickly addressed the required amendments, and resubmitted its HE in June 2022. The HE is now in full compliance and certified by HCD.
- Because Los Angeles did not have a certified HE by the state's February 12, 2022 deadline (120 days after the state's statutory deadline of October 15, 2021), it was facing a reduced timeline (October 2022 instead of October 2024) in which to complete any rezoning necessary to achieve its Regional Housing Needs Assessment (RHNA) target.
  - The RHNA target for LA for the 2021-2029 cycle is approximately 486,000 units – LA determined that it could achieve roughly 231,000 units via current zoning code and that it would need to make up the short fall of 255,000 units via rezoning.
  - [supplied by JSpak] - The HE states that LA will target high resource/opportunity areas (i.e., areas with job opportunities, good schools, open space, etc.) and transit corridors for rezoning, but would avoid rezoning in environmentally sensitive areas like fire and flood zones, even if they overlap with high resource/opportunity areas.
- Fortunately, the state/Gov. Newsom approved (via the state budget process) an extension until 2025 of the deadline for Los Angeles (and other cities that worked diligently to complete their HEs) to implement the rezoning necessary to achieve the RHNA target.
- LA plans to achieve the rezoning as part of the Community Plan update process. The presentation provided four pages of handouts that discuss potential zoning code changes that LA City Planning is proposing. Any Community Plans in process will have to be revised accordingly. See DCP Rezoning Upzoning Program Example (MVCC Area).pdf.
  - Some of the proposed zoning changes were concerning to the group. Specifically, the 50% Density Bonus, which significantly increases the bonus to developers without yet specifying what percentage of affordable housing is required in exchange (i.e., it's subject to a *future feasibility study*).
  - Someone at the meeting mentioned that some of the Westside Planning Areas (Mar Vista?) were slated to begin the adoption process for their updated Community Plans in 2023 and some must complete the adoption process in 2024. [PPCC had been told at one point that the Brentwood/Pacific Palisades Community Plan process would not start until after the Westside plans were completed.]

- LA City Planning has solicited applications for a Westside Community Plan Advisory Group to help manage the Westside Community Plan process (the Westside includes Palms-Mar Vista-Del Rey, Venice, West LA, Westchester-Playa Del Rey). WRAC LUPC meeting attendees were uncertain of how this advisory group would impact the overall Community Plan process. Some indicated that they had applied to be on the advisory group, but hadn't heard yet if they were accepted.
- The group discussed having a City Planning representative (Matt Glesne, possibly) at an upcoming WRAC LUPC meeting to answer questions about the Community Plan process, including the incorporation of the additional rezoning into the Community Plans that are underway or near completion, the role of the new advisory group, and other issues of concern.
- Jay Ross (West Los Angeles NC) – provided a proposed list of amendments (see attached Jay Ross Suggested Amendments to LA Zoning.pdf) to the LAMC. Per Jay, City Planning would figure out where specifically in the code to inject the language. Jay is going to draft a motion for consideration at the next WRAC LUPC meeting. *[PPCC LUC might want to take a look at the attached list to see if there is anything of concern in the proposal.]*

### **Barbara Broide Report on Legislative Issues**

- Barbara's report is normally attached to the agenda so that we can read it in advance, but it wasn't this month. It also hasn't been circulated as yet following the meeting; they may be waiting to send it around with the minutes. So, my notes on her section are very sketchy:
  - There is a bill in Sacramento that is targeting the removal of all parking requirements in Transit Oriented Communities.
  - AB 682 – targeting the extension of density bonuses to shared/co-hab housing buildings in which either 10% of total units are reserved for lower income households or 5% of total units are reserved for very low income households.
  - SB 1425 - requires that all cities update the open-space elements of their general plans by January 1, 2026. LA hasn't updated its open space element in years.
  - Sidewalk and Transit Amenities Program (STAP) - moving through City approvals (will be heard in Public Works, Finance, PLUM committees).
  - Metro Transit Communications Network – removes about 200 static displays and creates a network of digital displays on Metro-owned property within the City of Los Angeles. Per Barbara, no notice went out about scoping, meetings, draft EIR. She suggested that NCs and residents should write letters demanding input on the process.
  - CF 22-0736 – A motion to remove high value development projects from review by PLUM and, instead, have them go straight to the City Council. An effort to increase transparency.