

Title: Motion to oppose the Planning Departments use of spot zoning
Item No.
Meeting date: July 20,2021
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair      Phone number:
Committee Vote: 4/0/0
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes <input checked="" type="checkbox"/> No
Additional documents attached? <input checked="" type="checkbox"/> Yes    ____ No

**RECOMMENDATION:** Oppose the Planning Departments use of spot zoning.

**BACKGROUND:** The Planning Department is considering the use of Specific Plans as a vehicle to up zone open space and/or low-density residential neighborhoods. The use of Specific Plans in this manner creates significant negative impacts for all residential communities, the environment and natural resources. Our city Councilmembers should reject these types of land use applications for individual development projects that represent a misuse of the Specific Plan process and ask that the city Council inform Planning not to process these types of requests.

**DISCUSSION:** Committee discussed how this takes authority away from stakeholders in local land use decisions. Of note was the potential impact on affordable housing were the city to allow the relocation of affordable housing units from an upscale community to a less upscale community thereby contributing to housing inequity.

**Public Comment:** None

**FISCAL ANALYSIS:** N/A.

**ATTACHMENTS:** Spot zoning background.

**MOTION:** The Westchester/Playa Neighborhood Council opposes the City’s use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods. The use of Specific Plans in this manner creates significant negative impacts for all residential communities, the environment and natural resources. We urge our city Councilmembers to reject land use applications for individual development projects that represent misuse of the Specific Plan process. We ask that the city Council inform Planning not to process these types of requests.