

**Neighborhood Council of Westchester/Playa
NCWP Community Plan Update Ad Hoc Committee**

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee
Meeting Date: Tuesday, June 26, 2023 at 6:30pm
7133 Manchester Municipal Building
Chair: Julie Ross

Attendance:

- Present: Birkett, Conyers, Ross, Ruhlen, Fox
- Absent: Mallek, Travis

Call to Order 6:37pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from May 22, 2023

- a. Kimberly made a motion to approve the minutes
- b. John seconded it. .
- c. All approved.

2. Government Representative Announcements - None (Sean Silva present)

3. Julie - Agenda for Tonight (Julie moved item 7 and 8 to where item 3 and 4 are. Julie stated that the committee has a working agenda and we need to do our work and we definitely want to hear what everyone has to say but we need to have a process. If you have a comment, please fill out the public comment card. There will be questions and answers and we will hold those until the end of the process we have to go through.)

- a. Julie - 225,000 units - new target for City of LA. City is mandated by the state to rezone to accommodate new housing. As a committee it is our job to put forth the best arguments about where density should be assessed and where it shouldn't. Planning needs our input
- b. Kimberly - Vision for our community from City Planning - need to work within the current legal system but we have to know we are not driving the bus. Directly tied to existing zoning that is state law - SB 9
- c. Julie - Trying to get info from the City about where all the SB 9 projects are. Traci Park has said she wants for our community what we want for our community

Westchester/Playa. Other communities in her footprint are less likely to have issues related to CPU - Venice used to mixed use and multi unit zoning, not as many single family neighborhoods. Pacific Palisades/Brentwood don't have the same desire to be chopping lots. Our community is uniquely different. We have large single family neighborhoods. Strongly encourage everyone to communicate with the Council office your concerns

4. Kimberly - goes through handouts - Residential Draft 2 Map

- Overview of SB9 - what it means - Split a lot or keep lot intact and develop
- Because it's possible doesn't mean it will happen - Depends on what the Buyer wants to do with the lot
- Picture of what our zoning is like now - West of Sepulveda - everything is R1 and East of Sepulveda that is yellow is R1 single family neighborhoods
- Entire zoning infrastructure is being updated - some of it with the CPU process
- New changes based on new zoning code
- They define density as zoning districts - 1L, 2L, 3L, 4L
- Lot based and defining what can happen on that lot.
- 4L is roughly equivalent of SB 9.
- Lot area based districts - gets into math
- Density District 10 - size of lot divided by acceptable square footage -
- 8000 sq foot - 8 regular units or 16 efficient units (similar to downtown micro units for homeless)
- Proposed Map Draft 2 - get to know this in some detail and how we want to see it differently in our community. They went with logical upzoning strategy based on new Metro station near Hindry and transportation nodes.
- Page 7 - West of Sepulveda upzoned area outlined to 4L - equivalent to SB 9. Areas being considered for upzoning - lighter orange represents 4L but the darker orange suggest to go to Density Zone 10
- Page 8 Density Zone 10 - Kittyhawk and La Tijera - square footage in Zimas is 7057 sq feet. 1000 for regular units 500 for efficient. 7 regular units or 14 efficient units
- Page 9 Density Zone 10 - Math - logic I'm guessing is that they have chose this single family strip because it's next to industrial and near Metro station
- 4L Building can't apply for higher height because they want to go through Ministerial approval - Julie explained that ministerial review is by right with no approvals or hearings
- Lot Based District versus - not sure the difference (think characteristic they want to preserve).
- Area of Concern - Triangle - - going from R2 to "Medium" We want to create an affordable overlay for Triangle. Identify RSO with Single Family Residences now under RSO

Public Comment/Committee Responses:

- a. Debra Huston - my understanding that increased density to go along with transit corridors - what is the rule?

Kimberly - Train station at Jefferson and La Cienga - classic TOC devpt. Very dense, tall; public space on the inside and retail on the first floor. TOC are bonus density - have to go through planning review and generally allow 7 stories

Dinah's, etc all classic TOC -you can use Zimas to see if a project qualifies for TOC

- b. Tracey - do you think we can commit Planning to say how many units are needed in our area?

Kimberly - trying to come with a number from City and they won't provide - generated a number of SCAG numbers; Hoping we can do the math

c. Tracey - state has already said that the state has to take this many units but we don't know how many Westchester will have to take so we don't know how many overlays etc we will need to protect our community

d.. Kimberly - high opportunity communities is where they is a greta density of employment and service, because fo LAX, LMU, etc. we are a high opportunity area. Makes sense to put people close to jobs. Hollywood and Downtown - they have generated 155,000 units

e. When the CPU is voted on, parcels that had some other zoning now has new zoning.

Kimberly - maybe about 15,000 units

We want CP to do a data mining exercise to extract a number

f. Kimberly -

Adaptive Reuse

Affordable Overlay

They will change the density incentives

There Is a Bill at state level - non profit and religious organizations can develop affordable housing without zoning changes (give them permanent income).

g. Lisa Gaines - 4 houses on Kittyhawk was our first home was my first home

We need to tell city what we want our community to look like

We are landlocked

No green space

h. Tracey - city is acting on what the state has done.

Flowing downhill from Sacramento - Julie WPDR 8 - mitigation to allow that type of density; We are working to come up with solutions to preserve area of our community

i. Julie - Traci Park and CP taken the position that commercial and industrial zoning won't change - they want to preserve it

j. Julie - RSO units with tenants in them for years; Very low income - PDR and Westchester; The impact of the airport and CP doesn't understand it.
Airport expansion - taking the brunt for a very long time
City of LA not contemplating the impact of the airport on the local community
Airport isn't mitigating anything - they can't fix Lincoln and Sepulveda
Community keeps taking what LAX is giving to us
Moving around in our community and commuting to the South Bay
Not sure how to convince anyone at City Hall that the airport has such an impact on our community

k. Debra - Osage is inundated with airport parking to increase density with parking requirements

l. LaVette - most of the jobs at LAX - not paying 100k per year creating more density so they don't no way to build housing for people who can' afford it.

m. John Russam - thank you for the work; process of implementation for parcel by parcel zoning

n. Kimberly reviewed the CPU timeline:
Draft 1 was 2019
Planning did listening and outreach
Produced a report in 2020
All 4 westside plans are doing in parallel
Sept they will take Draft 2 and lock it and being the EIR early 2024 while they take community input
EIR process - is complicated and expensive and that is a 2 year window
City Council votes after
John Russam - parcel by parcel - how does that become a law?
Kimberly explained that it is a City Planning process -
Once EIR closes and a document i s created it goes to City Council to vote

o. Howard Heglein - Flight Ave to to Kittyhawk and La Tijera asked about Flight Ave upzoning; Cory explained what was proposed in Draft vs. Draft 2

p. Review of Draft Community Plan Vision Statement
The City produced one that we didn't agree with - we read in our last meeting and revised it. So we draft a first cut to review

q.. Cory Community continue to accommodate the growth and expansion of airport while balancing natural resources - wetlands and ocean

r. Debra - asked about can we work into the vision statement something about affordable housing, apartments, etc.,

5. Adaptive Reuse - Kimberly

- 44 million sq feet of office space - post Covid - higher vacancy rates -
- Housing Element Team did analysis - previously defined as building older than 25 years
- History of Ordinance - 1999 drafted for downtown 2003 - planning extended Chinatown, Lincoln Height and South LA
- Ordinance now will improve on those plans
- NOW - Building 15 years or older can straight to DBS for approval - based on the date they issued occupancy
- Has to go through conditional use planning
- Have to adhere to historical review in planning
- Industrial not allowed to be adapted
- Minimum dwelling size is defined by what they call habitable - as small as 250 square feet
- Goal is to accept physical features and override normal residential requirements
- Allows for additional one story max 16 feet for common amenities and not for additional housing
- They are allowing partial or gradual conversion - in stages

Notes from Adaptive Reuse FAQ DOCUMENT

- By-right option for commercial (office or retail) building owners to convert their existing building into residential use.
- Given it applies to existing building, will be administered by Building and Safety, not review through Planning. However, Planning will get involved if there are unusual impacts associated with the conversion.

Why?

- COVID pandemic re-mapped commercial space occupancy.
- Per City of LA, 44M sq ft of office space in LA today. (Equivalent to 30 high-rise downtown towers.)
- post-COVID, owners struggling with higher vacancy rates.
- Ecologically much better to reuse existing building than demo it and build new. (One study suggests it takes 80 years of new build occupancy to absorb the pollution of one building demo.)
- Housing Element team did an analysis: with a 25 year and 15 year Ordinance History/Status?
- 1999 - Original Adaptive Reuse policy: granted to Downtown LA in a Specific Plan.
- 2003 - Planning granted other communities similar Adaptive Reuse Specific Plans (Hollywood, Koreatown, Chinatown, Lincoln Heights, South LA)
- What the City learned from these early examples informs their thinking about new city-wide ordinance, currently being drafted.

- Goal: Ordinance adopted by City Spring/Winter of 2024.

Proposed Draft Adaptive Reuse Ordinance Details

- Building Type?
- * Building 15 years old or older (for 2024: build on or before 2009) can go straight to Building and Safety for BY-RIGHT project review and approval. (Change from DTLA ordinance citing 50 years or older) NOTE: age of building based on date Building & Safety issued Occupancy Certificate.
- * Buildings between 5 and 15 years old; must go through Conditional Use review (Planning).
- * Buildings with “historic” designation adhere to California History Building code, goes through existing Historic review, approval (Planning).
- * Industrial zoned buildings: No adaptive reuse for residential allowed.
- What parts of Commercial property can be converted? All spaces eligible for adaptive reuse (including parking garages, parking lot space, etc.)

WPNC Community Plan Update

FAQ: New Zoning Option / Adaptive Reuse Ordinance

- Minimum dwelling unit size = Lifting zoning limit on minimum unit size. Building & Safety has defined “habitable” (micro) as small as 250 sq ft. (Rationale: allow for a wide range of unit types.)
- Existing ADA, Fire and Safety requirements: continue to be required in Building and Safety review.
- These projects EXEMPT from more restrictive requirements in Specific Plans, Q or D Conditions, Specific Overlays and Site Plan Reviews.
 - o Goal: accept physical features of the existing building; override normal residential requirements (e.g., set-backs, specific height restrictions, etc.)
- Additional space created for common use only: will allow for addition of 1 story, on top, max 16’ ONLY for the purposes of adding common access amenities (gym, roof deck, etc) and NEVER for additional housing. (Attempts to overcome limited open/public space inherent in commercial building designs. Doesn’t count in the FAR calculation.)
- Partial or Gradual Conversion: Ok to convert a commercial to residential in stages. (E.g., 10 story office building, convert 3 floors to residential at first. Wait a few years, convert another 2 stories, etc.) Also Ok to convert only part of commercial building to residential.
- TOC incentives? Those allowances and incentives can’t be used on the existing building. But if owner has large parking lot, can do new-build TOC in that open parcel space.
- Parking Requirements? Default for multi-unit residential is zero parking. However, in discussion with Building & Safety. Even if residential space qualifies for zero parking allowance, if portions of the building remain commercial owner will be required to still provide commercial parking.

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6. Report: Playa Vista commuter employee data.

Q: Playa Vista’s Impact since 2005 CPU (Employees Commuting to/from PV?)

Data from Compass/PV Fall 2022 travel survey recently conducted with PV employees

- a. Response rate pretty low(37%)
- b. Extrapolated #s more significant.
- c. ~ 2000 employees commuting
- d. Housing costs not in line with employee comp
- e. Put more people on the road, but small impact compared to LAX expansion.

7. Review updated FAQ's with new "Affordable" income limits, this will replace the current FAQ's on this topic.

- a. 2023 Household Income in Los Angeles Designated qualified for "Affordable" Housing Based on a household's income as a % of the Area Median Income (AMI). Note: Median Income up 7% over 2019 guidelines: from \$19,100 to \$98,200.

		2023 Income Limits per Calif Housing Dept					
City of LA Household Income (2021)		Approx Income Limit Groups in Demo Info	HH of 4	% of LA Households in Category			
Income levels that qualify for Affordable Housing per LA Density Bonus, TOC and All-Affordable Planning Incentives	Less than \$10,000	Acutely Low	Max Inc \$14,750	10.8%	61.4%		
	\$10,000 to \$14,999						
	\$15,000 to \$19,999	Extremely Low	Max Inc \$37,850	13.7%			
	\$20,000 to \$24,999						
	\$25,000 to \$29,999						
	\$30,000 to \$34,999						
	\$35,000 to \$39,999	Very Low	Max Inc \$63,050	15.6%			
	\$40,000 to \$44,999						
	\$45,000 to \$49,999						
	\$50,000 to \$59,999						
	\$60,000 to \$74,999	Low	Max Inc \$100,900	21.3%			
	\$75,000 to \$99,999						
\$100,000 to \$124,999	Moderate	Max Inc \$117,850	9.8%	71.2%	NCWP Avg HH Income by Zip 90293 = \$110,884 90045 = \$115,943		
\$125,000 to \$149,999			6.8%				
\$150,000 to \$199,999			9.3%		90094 = \$166,667		
\$200,000 or more			12.8%				

<https://www.laalmanac.com/employment/em12c.php>

Motion to Adjourn at 8:38 pm