

WESTWOOD NEIGHBORHOOD COUNCIL  
March 8, 2017

Agenda Item #8

**MOTION REGARDING COMMUNITY PLANS**

"The Westwood Neighborhood Council supports motions 'A' and 'B' by the Westside Regional Alliance of Councils."

Westside Regional Alliance of Councils Proposed Motions [approved for submission to membership councils on 2-15-2017]

a. The Westside Regional Alliance of Councils formally requests that LA City Planning compute the maximum build out under existing zoning for low, medium and high density residential zones as well as commercial zones. These calculations shall include the highest possible SB 1818 and JJJ density bonuses, as well as Accessory Dwelling units ['granny flats'] for each of the neighborhood and community councils in the Westside Regional Alliance of Councils area. Approved unanimously by both Leadership and Land Use.

b. The Westside Regional Alliance of Councils formally requests updated current figures on population and population density in the Westside Regional Alliance of Councils area and including a comparison to 2010 figures. Approved unanimously by both Leadership and Land Use.

Argument in Favor:

The attached Planning Department letter dated 1-27-2017 regarding CF-16-0422 [COMMUNITY PLANS, GENERAL PLAN AMENDMENT BATCHING, EIR CONSULTANTS] details future Community Plan updates and the Westside region is not on the schedule for at least 2 years according to the map on page 6. Pragmatically speaking, delay opens a window for more spot zoning of development projects throughout the Westside.

It should be noted that all spot zoning is not necessarily illegal as courts look very closely at context when spot zoning cases are litigated. However, the potential for inappropriately sited projects is greater under present pressures to define underlying zoning as deficient to contemporary needs when there is a significantly older Community Plan governing growth in place.

Adopted Community Plans within the WRAC area include:

■ Brentwood-Pacific Palisades, last amended 1998 ■ Bel Air-Beverly Crest, last amended 1996 ■ Westwood, last amended 1999 ■ West Los Angeles, last amended 1999 ■ Palms Mar Vista Del Rey, last amended 1998 ■ Venice, adopted 2000 ■ Westchester Playa Del Rey, adopted 2004

The City has implemented newer zoning tools for density bonuses, accessory dwelling units and mixed uses since these plans were adopted.

Therefore, in order to prepare for a robust, inclusive, and comprehensive Community Plan update process across WRAC's area in approximately 2 years' time, baseline facts and data on present zoning capacities for growth and population density figures are needed.

That way, WRAC councils--and the vibrant communities they represent--will be fully informed and prepared to actively partner with Planning in future Community Plan updates.

Respectfully submitted,

WRAC Land Use and Planning Committee Sharon Commins and Marlene Savage, CoChairs

