

# CITY OF LOS ANGELES

## LAND USE AND HOUSING/HOMELESSNESS COMMITTEE

ASH KRAMER  
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CALIFORNIA



## GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL

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### GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL JOINT LAND USE AND HOUSING/HOMELESSNESS AND GOVERNING BOARD AGENDA

Tuesday, October 6, 2020 – 6:00 P.M. | Martes, 6 de octubre del 2020 - 6:00 p.m.



**Si necesita traducción al español, notifique a  
ash.gcpnc@gmail.com antes del lunes 5 de octubre.**

#### VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Greater Cypress Neighborhood Council committee meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial **(669) 900-6833**, and enter 853 0197 4240 and then **press #** to join the meeting. Alternatively, you may join using a web browser by navigating to <https://us02web.zoom.us/j/85301974240>

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

*If you need translation, please notify  
[ash.gcpnc@gmail.com](mailto:ash.gcpnc@gmail.com) by Monday October 5.*

#### NÚMERO DE VIDEOCONFERENCIA DE LA REUNIÓN VIRTUAL PARA LA PARTICIPACIÓN PÚBLICA

De conformidad con la Orden Ejecutiva N-29-20 (17 de marzo del 2020) del Gobernador y debido a las preocupaciones sobre el COVID-19, la reunión del Consejo del Vecindario de Greater Cypress se llevará a cabo completamente por teléfono.

Toda persona que desee dirigirse al Consejo del Vecindario debe marcar el **(669) 900-6833**, e ingresar 853 0197 4240 y luego **presionar #** para unirse a la reunión. Alternativamente, puede unirse usando un navegador web visitando <https://us02web.zoom.us/j/85301974240>

Las instrucciones sobre cómo inscribirse para hacer comentarios públicos se darán a los oyentes al comienzo de la reunión

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octubre.**

Items may be addressed out of the order listed. Times are for reference and subject to change.

Los temas se pueden abordar en un orden distinto al del listado. El horario se muestra como referencia y está sujeto a cambios.

<b>1.</b>	<b>Call to Order (2 minutes)</b>	<b>Llamada de ingreso (2 minutos)</b>
1.1.	Roll Call	Lista de asistencia
1.2.	Welcome, stakeholders present, introductions, code of conduct reminder and summary of telephonic meeting procedures	Bienvenida, presentación de los participantes, presentaciones, recordatorio del código de conducta y resumen de los procedimientos de las reuniones telefónicas
1.3.	Acknowledgement of Tongva land	Reconocimiento de la tierra de Tongva
<b>2.</b>	<b>Public Comments (8 minutes)</b>	<b>Comentarios del público (8 minutos)</b>
	Comments from the Board, stakeholders and the public <b>on non-agenda items</b> within the Committee’s subject matter jurisdiction. The public is requested to dial *9 (or use the “Raise Hand” button), when prompted by the presiding officer, to address the Board. <b>Limited to one (1) minute per speaker.</b>	Comentarios del Consejo, de los accionistas y del público sobre temas no incluidos en la agenda que se encuentren dentro de los temas bajo la jurisdicción del comité. Se ruega al público que marque *9 (o que utilice el botón "Levantar la mano"), cuando se lo pida el funcionario que preside, para dirigirse al Consejo en cualquier momento. <b>Limitado a un (1) minuto por comentario.</b>
<b>3.</b>	<b>Presentations and Action Items</b>	<b>Presentaciones y puntos de acción</b>
3.1.	<b>Discussion and Possible Action:</b> Slow Streets – Cypress Park program status and feedback from the community. GPIA’s “Slow Down” signs – consider proposing ordering something similar.	<b>Discusión y posible medida:</b> Calles lentas. Estado del programa de Cypress Park y comentarios de la comunidad. Los letreros de GPIA "Slow Down": considere proponer pedir algo similar.
3.2.	<b>Discussion and Possible Action:</b> 1657 Burnell Drive – Neighbor concern about construction	<b>Discusión y posible medida:</b> 1657 Burnell Drive - Preocupación de los vecinos por la construcción
3.3.	<b>Discussion and Possible Action:</b> City denied our clean up events – develop alternate plans for addressing trash on Cypress between Division and Future and Ave26/Figueroa, especially in the Harbor Freight parking lot. Confluence Plaza stewardship and MRCA	<b>Discusión y posible medida:</b> La ciudad negó nuestros eventos de limpieza: desarrolle planes alternativos para abordar la basura en Cypress entre Division y Future y Ave26 / Figueroa, especialmente en el estacionamiento de Harbor Freight. administración de Confluence Plaza y MRCA

3.4.	<p><b>Discussion and Possible Action:</b>          Planning Department Trainings and Upcoming Elections          Planning 101: Oct 13, 15 or 17  <a href="https://planning.lacity.org/planning-101-series">https://planning.lacity.org/planning-101-series</a>          Community Planning Sessios: Nov 17, 19, 21</p>	<p><b>Discusión y posible medida:</b>          Capacitaciones del Departamento de Planificación y próximas elecciones          Planificación 101: 13, 15 o 17 de octubre  <a href="https://planning.lacity.org/planning-101-series">https://planning.lacity.org/planning-101-series</a>          Sesiones de planificación comunitaria: 17 de noviembre, 19, 21</p>
3.5.	<p><b>Discussion and Possible Action:</b>          Accessory Commercial Units  <a href="https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units">https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units</a>          Discuss strengths and drawbacks; consider drafting a position statement/letter of support to CD1.</p>	<p><b>Discusión y posible medida:</b>          Unidades comerciales accesorias  <a href="https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units">https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units</a>          Discuta las fortalezas y los inconvenientes; considere la posibilidad de redactar una declaración de posición / carta de apoyo a CD1.</p>
3.6.	<p><b>Discussion and Possible Action:</b>          Brainstorm items for a Draft Statement of Community Plan values</p>	<p><b>Discusión y posible medida:</b>          Haga una lluvia de ideas sobre los elementos para una declaración preliminar de los valores del plan comunitario</p>
3.7.	<p><b>Discussion and Possible Action:</b>          Consider recommendation of a Community Impact Statement regarding CF 20-1045 - Land Use Reform / Increasing Transparency / Processes and Procedures Ordinance / Update</p>	<p><b>Discusión y posible medida:</b>          Considerar la recomendación de una Declaración de Impacto Comunitario con respecto a CF 20-1045 - Reforma del uso de la tierra / Aumentar la transparencia / Ordenanza / Actualización de procesos y procedimientos</p>
3.8.	<p><b>Discussion and Possible Action:</b>          Consider recommendation of a Community Impact Statement regarding CF 20-1044 - Land Use Reform / High Value Projects</p>	<p><b>Discusión y posible medida:</b>          Considerar la recomendación de una Declaración de Impacto Comunitario con respecto a CF 20-1044 - Reforma del uso del suelo / Proyectos de alto valor</p>
3.9.	<p><b>Discussion and Possible Action:</b>          Consider recommendation of a Community Impact Statement regarding CF 20-1045 - City Zoning Code Update / Ballot Measure</p>	<p><b>Discusión y posible medida:</b>          Considerar la recomendación de una Declaración de Impacto Comunitario con respecto a CF 20-1042 - Actualización del Código de Zonificación de la Ciudad / Medida de Boleta</p>
4.	<p><b>Approval of Minutes</b>          September 2020 meetings</p>	<p><b>Aprobación de actas</b>          Reuniones de septiembre de 2020</p>

**5. Old / Continuing Business & Updates**

5.1.	NELA Plaza Project 3836 N Figueroa Case Number: DIR-2018-4190-TOC-SPR	Proyecto Plaza NELA 3836 N Figueroa Número de caso: DIR-2018-4190-TOC-SPR
5.2.	Wingstop CUB approved - ZA-2019-7674-CUB “The restaurant’s hours of operation shall be limited from 10:30 a.m. to 12:00 a.m. (midnight), daily.”	Aprobado por Wingstop CUB - ZA-2019-7674-CUB "El horario de operación del restaurante estará limitado de 10:30 a.m. a 12:00 a.m. (medianoche), todos los días".
5.3.	G2 / Taylor Yard / Bowtie Park Project	G2 / Taylor Yard / Bowtie Park Project
5.4.	Cornfield Arroyo Seco Specific Plan (CASP) Review	
5.5.	NELA Community Plan	NELA Plan comunitario

**6. New Business and ideas for future meetings**

**Nuevos negocios e ideas para futuras reuniones**

**7. Upcoming Meetings and Events:**

Governing Board Meeting: Tuesday, October 13, 7:00PM, ZOOM

**Próximas Reuniones y Eventos:**

Reunión del Consejo Directivo: Martes 13 de octubre, 7:00 p.m.

**8. Adjournment**

**Se levanta la sesión**

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes 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 is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board. 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 Committee or Board meeting.

**APORTACIÓN DEL PÚBLICO EN LAS REUNIONES DEL CONSEJO DE VECINOS:** Se le solicita al público que marque \* 9, cuando el presidente lo solicite, para dirigirse a la Junta en cualquier tema de la agenda antes de que la Junta tome medidas sobre un tema. Los comentarios del público estipulados en la agenda serán escuchados únicamente cuando el respectivo tema esté siendo considerado. Los comentarios del público sobre otros temas que no figuren en la Agenda pero que estén dentro los temas de jurisdicción del consejo, serán escuchados durante el periodo de Comentarios del Público. Los comentarios del público están limitados a 1 minuto por comentario, a menos que sea permitido por el oficial que preside el Consejo. Nótese que, en virtud de la Ley Brown, el Consejo no puede actuar sobre un asunto que usted mencione durante el período de comentario público general; sin embargo, el asunto planteado por un miembro del público puede convertirse en el tema de una futura reunión del Comité o del Consejo.

**STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.):** Every person who, without authority of law, willfully disturbs or breaks up any

**SECCIÓN 403 DEL CÓDIGO PENAL DEL ESTADO DE CALIFORNIA (Enmendado por los Estatutos, 1994, Capítulo 923, Sección. 159. Efectivo el 1º de enero de 1995):** Cada persona que, sin la autorización de la ley,

assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

voluntariamente perturbe o disuelva cualquier asamblea o reunión que no sea ilegal en su carácter, que no sea una asamblea o reunión mencionada en la Sección 302 del Código Penal o la Sección 18340 del Código Electoral, es culpable de un delito menor.

**PUBLIC POSTING OF AGENDAS:** Agenda is posted for public review at the Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA 90065, at [www.cypressparknc.com](http://www.cypressparknc.com), or you can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

**PUBLICACIÓN DE LAS AGENDAS:** La agenda se publica para revisión su pública en Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA 90065 o en [www.cypressparknc.com](http://www.cypressparknc.com), o también puede recibir nuestras agendas por correo electrónico suscribiéndose al Sistema de Notificación Anticipada de la Ciudad de L.A. en <https://www.lacity.org/subscriptions>

**PUBLIC ACCESS OF RECORDS:** Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5) 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 by contacting the Board 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 the Board.

**ACCESO PÚBLICO A LOS REGISTROS:** Los miembros del público pueden pedir y recibir copias, sin demoras indebidas, de cualquier documento que sea distribuido al Consejo, a menos que haya una exención específica bajo la Ley de Registros Públicos que prevenga la divulgación del registro. (Código Gubernamental § 54957.5) En conformidad con la sección 54957.5 del Código Gubernamental, los escritos no exentos que sean distribuidos a la mayoría o a todo el consejo antes de una reunión pueden ser vistos contactando al Consejo o en la reunión agendada. Adicionalmente, si usted desea una copia de cualquier registro relacionado con un tema en la agenda, sírvase ponerse en contacto con el Consejo.

**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, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 2 business days (48 hours) prior to the meeting you wish to attend by contacting the GCPNC Board at [gcpnc@empowerla.org](mailto:gcpnc@empowerla.org).

**LEY SOBRE ESTADOUNIDENSES CON DISCAPACIDADES:** Como una entidad sujeta al Título II de la Ley sobre Estadounidenses con discapacidades, City of Los Angeles no discrimina con base a discapacidad y, a petición, proveerá acomodación razonable para asegurar acceso equitativo a sus programas, servicios y actividades. Se pueden proporcionar intérpretes de lenguaje de señas, dispositivos de audición u otras ayudas y/o servicios de asistencia, si se solicitan. Para asegurar la disponibilidad de los servicios, sírvase hacer su solicitud con al menos 2 días hábiles (48 horas) antes de la reunión a la que desea asistir, poniéndose en contacto con el Consejo del GCPNC en [gcpnc@empowerla.org](mailto:gcpnc@empowerla.org).

**TRANSLATION SERVICES:** If you require translation services please notify the council 2 working days (48 hours) before the event. If you need assistance with this notification please contact us at [GCPNC@empowerla.org](mailto:GCPNC@empowerla.org)

**SERVICIOS DE TRADUCCIÓN:** Si requiere de servicios de traducción, por favor, notifique al consejo 2 días hábiles (48 horas) antes del evento. Si necesita asistencia con esta notificación, contáctenos en [GCPNC@empowerla.org](mailto:GCPNC@empowerla.org)

**PROCESS FOR RECONSIDERATION:** The Board may reconsider and amend its action on items listed on the agenda if that Reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting (1) A Motion for Reconsideration on the described matter and (2) a proposed action should the motion to reconsider

**PROCESO PARA RECONSIDERACIÓN:** El Consejo puede reconsiderar y enmendar su medida sobre temas listados en la agenda si la Reconsideración se presenta inmediatamente después de la acción original o en la siguiente reunión ordinaria. El Consejo, en cualquiera de estos dos días, se programará en la siguiente reunión después de la medida original; después, dos temas deberán ser establecidos en la agenda para dicha reunión (1) Una moción para Reconsideración sobre el tema descrito y (2) la proposición de una medida si la moción de reconsideración es

be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason (s) for requesting reconsideration at the next regular meeting.

aprobada. Una moción de reconsideración solo puede hacerse por un miembro del Consejo que haya votado previamente en el lado que prevalece de la medida original tomada. Si una moción para reconsideración no se realiza en la fecha en la que es tomada la medida, entonces el miembro del Consejo en el lado que prevalece de la medida debe presentar un memorándum a la Secretaría identificando el asunto a ser reconsiderado, junto con una breve descripción de la razón o razones de la solicitud de reconsideración en la próxima reunión ordinaria.



## MOTION

**Land Use Reform – Increasing Transparency**

On August 24, 2016 the Director of Planning initiated a Processes and Procedures Ordinance that would amend the Los Angeles Municipal Code to systematically reorganize the administrative provisions of the Zoning Code (CF: 12-0460-S4). The purpose of this ordinance is for the public to have a user-friendly and consistent set of administrative provisions that clearly outline the processes and procedures for project review.

The type of actions outlined in the Processes and Procedures Ordinance such as General Plan and Zoning Code amendments allow for changes to established zoning. From November 2016 to February 2020, these types of actions have gone to the City Planning Commission 135 times.

In many cases these entitlements are warranted due to the city's outdated zoning code, which makes many projects, particularly housing, infeasible. There are also situations where projects, such as industrial facilities, are proposed which can have an adverse affect on nearby residents. In these situations the land use process allows Council Offices to advocate on behalf of their constituents to reduce impacts.

However, the sheer volume of entitlements can also erode public trust. Without clear established criteria, the public is left wondering how certain projects were allowed to be built in their communities. For this reason, it is necessary to provide additional criteria in the Processes and Procedures Ordinance on when legislative actions and other entitlements can occur. This will give more discretion to the Planning Department to make sure these actions align with broader city goals and the public interest. This will also provide more transparency to the public when a project can diverge from existing zoning.

As a result of the outdated code and administrative processes, Council Offices have to play a more active role in some projects. This type of involvement results in communications between a Council Office and development team. In order to bring more transparency to the interactions between Council Offices and developers, the City should establish protocols for these meetings.

**I THEREFORE MOVE** that the City Planning Department, in coordination with the Chief Legislative Analyst, update the Processes and Procedures Ordinance with additional criteria on when entitlements such as legislative actions and Conditional Use Permits will be granted and should restrict actions from moving forward unless it can be established that they are in the public interest or otherwise adhere to established policies of the city.

**I FURTHER MOVE** that the City Planning Department, in coordination with the Chief Legislative Analyst, establish new protocols around communication between developers

AUG 19 2020



MOTION

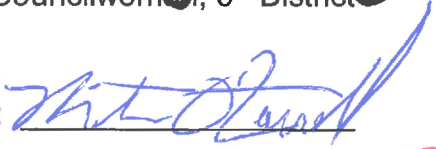
Land Use Reform – High Value Projects

The Planning and Land Use Management Committee (PLUM) has significant power over land use decisions in the city. This includes the ability to over turn previous decisions made by the Planning Department and Planning Commission and to schedule when projects are heard, which can impact a developer's ability to meet critical deadlines.


For high value projects, the granting of entitlements can be worth hundreds of millions of dollars. The developers of these projects hire teams of consultants and lobbyist who often targets members of the PLUM Committee. In some cases these projects are very large and have citywide impacts. For this reason, it is necessary for these high value projects to bypass the PLUM Committee and go directly to the full City Council to be voted on.

**I THEREFORE MOVE** that the City Planning Department, in coordination with the Chief Legislative Analyst report back in 30 days on developing criteria for high value projects and amend the planning process so these projects are diverted from PLUM and go directly to the City Council, the report should analyze high value projects that have gone to PLUM since 2013 and take into consideration both the total cost as well as the cost per square foot.

PRESENTED BY:   
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: 

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AUG 19 2020



and council offices that takes place outside official meetings or hearings, these protocols should ensure that discussions between developers and council offices take place transparently and with appropriate disclosures.

PRESENTED BY:   
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: 

## MOTION

**Land Use Reform – Zoning Ballot Measure**

A fundamental flaw of land use planning in Los Angeles is an outdated and inconsistent zoning code. Many of the city's Community Plans are badly out of date. The Sun Valley-La Tuna Canyon Community Plan and Mission Hills- Panorama City- North Hills Community Plan were last updated in the 90's. This leaves our code riddled with outdated Q and T conditions and antiquated designations such as Parking Zones. Although the Planning Department is currently in the process of updating Community Plans and introducing a new Zoning Code, this process will take many more years to be fully completed and could also be delayed by litigation and budget cuts.

The city's outdated zoning makes it necessary for many projects to seek entitlements diverging from established zoning. City Council members, and not the Planning Department or the community, become the primary arbiters of land use decisions. This process leads to confusion and rewards those with the resources to hire consultants and lobbyists. It also leads to a lack of transparency for the public where projects rise in neighborhoods that do not correspond to their designation in the zoning code. This process is also inequitable with exceptions most often being made for projects in low-income community of colors where developers anticipate a lack of neighborhood pushback.

The outdated zoning code also prevents the city from meeting the pressing and urgent demands it is faced with. The city has a critical lack of housing for all income levels, however the zoning code prevents new housing from being built in much of the city particularly in job and transit rich communities. An updated code will better allow the city to house its homeless population, take advantage of transit investments, and meet our state mandated Regional Housing Needs Assessment (RHNA) target of over 450,000 new homes by 2029.

Measure JJJ which was passed by voters in 2016 is evidence of how updating the zoning code can streamline projects while producing broader benefits to the public. The Transit Oriented Communities (TOC) program, which resulted from JJJ, has produced over 30,721 units, including 6,497 affordable units, and thousands of high paying construction jobs since it was established in 2017. It has also streamlined zoning in certain areas leading to a 78% reduction in General Plan Amendments and Zone Changes.

Even with an updated zoning code, it will still be necessary for certain projects to go through an entitlement process. This process can serve as a useful mechanism for Council Offices to advocate for the needs of their constituents. However, granting entitlements as a matter of course is an inefficient and non-transparent way to manage land use in the city. For this reason it is necessary to update the city's zoning code so we can streamline the process and create a more affordable and sustainable city.

AUG 19 2020

AUG 19 2020




**I THEREFORE MOVE** that the City Planning Department, in coordination with the Chief Legislative Analyst, report back in 30 days on the creation of a measure to be placed on a future ballot to update the city's zoning code. This measure should:

- Address the city's desperate shortage of housing as well as the city's RHNA obligation.
- Be modeled after TOC to incentivize broader community benefits such as affordable housing, high paying jobs, parks and open space and improvements to mobility and the public realm.
- Lead to an equitable distribution of new housing around the city based on high quality jobs, transit, and historic housing production.

**I FURTHER MOVE** that the zoning code ballot measure be prepared through a transparent process, which includes community engagement.

PRESENTED BY: \_\_\_\_\_

  
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

