

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Westwood Neighborhood Council

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The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/09/2022

Type of NC Board Action: For

#### Impact Information

Date: 03/10/2022

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 21-1414

Agenda Date:

Item Number:

Summary: The Westwood Neighborhood Council advocates that the City retain local control over land use and zoning rules and policies. The reasons for our position include, but are not limited to, the following: • Local communities are more qualified than the State to make, implement, and oversee land-use and zoning policies; • Allowing developers to take advantage of state density laws in single-family communities without requiring any affordable units, environmental review, infrastructure analysis or improvements, or enforceable owner-occupancy rules, will fuel displacement and gentrification in sensitive communities; • Communities of color and working-class neighborhoods are besieged by investors and institutions seeking more single-family homes to buy, squeezing out homeownership; we must stand strong against “trickle-down” housing that transforms homeowners into renters and destabilizes homeowner communities; • We all have a role in increasing affordable housing production, by collaboration between all levels of government, the private sector, and community members; Our Neighborhood Voices Initiative is a step in the right direction by helping prevent the State from manipulating local land-use policy and handing out developer "incentives" that produce little affordable housing, and then blame local government for the crisis. Without delivering funding, or effective policies that produce affordable housing, California won't see an end to the housing crisis; and • A basic tenet of our democracy is our right to speak out about public policy that directly impacts our citizens and communities. The State has instead prioritized the needs of developers, investors and financiers, providing them outsized benefits to produce more and more market-rate housing. • This is fundamentally undemocratic. Being heard on the issues that face our communities is the heart of the Our Neighborhood Voices Initiative.

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES  
FEBRUARY 9, 2022  
ZOOM MEETING ONLINE OR BY TELEPHONE

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:05 p.m. Board members in attendance were Connie Boukidis, Sandy Brown, Lisa Chapman, Tracey Fitzgerald, Philip Gabriel, Stephen Resnick, Marcello Robinson, Paula Rogers, and Mark Rogo. Members excused were Roozbeh Farahanipour, Ann Hayman, David Lorango, and Laura Winikow. A quorum was present. There were approximately 16 stakeholders and guests attending.

2. ANNOUNCEMENTS

No announcements were made.

3. APPROVAL OF MINUTES

Tracey Fitzgerald made a correction to agenda item 12 I. Lisa Chapman moved to approve the amended January 12, 2022 minutes, seconded by Tracey Fitzgerald and carried unanimously with the exception of Marcello Robinson, who abstained.

4. PRESENTATION: METRO MICRO (RIDESHARE SERVICE)

Josh Francis gave a presentation on the rideshare service: how it works and how to get and use the app. It is a countywide supplementary bus service operating in specific districts with no fixed route, using both bus stops and virtual (unmarked) stops. UCLA/Westwood/VA Medical Center is one of the districts. The service has a guaranteed arrival time and is striving for a 15 minute wait time. It is not a door-to-door service but will pick up and drop off within a ¼ mile or 15 minute walk and other riders may be picked up on the way. It connects to bus lines and Expo Line stations, among other destinations in the zone. It is operating Monday through Friday from 9 a.m. to 9 p.m. and the introductory fare through 2022 is \$1. Monica Waggoner answered questions after the presentation.

5. INTRODUCTION, FOLLOWED BY Q & A: CALIFORNIA ASSEMBLYMEMBER FOR THE 54<sup>TH</sup> DISTRICT, ISAAC BRYAN

Assemblymember Isaac Bryan talked about his background and work experience, discussed past and upcoming legislation and his legislative interests, such as housing, Justice40, and helping foster care youth not fall into homelessness. A number of issues were raised in the Q & A: local control of land use, SB9 and SB10, handicapped permit fraud, density without regard to infrastructure, and mental health issues and addiction in the homeless population.

6. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

DONE NEA Freddy Cupen-Ames reminded the board that bylaws applications are due by April 1<sup>st</sup> and reported that an election outreach report is ready to view.

7. TREASURER'S REPORT

A. Motion to approve Monthly Expenditure Report for December 2021

The December 2021 MER was sent out to everyone. The MER included a beginning balance of \$31,278.68, \$2,774.73 spent, \$49.07 outstanding, and a net available balance of \$28,454.88. Lisa Chapman moved to approve the December 2021 MER, seconded by Marcello Robinson and approved unanimously.

B. Discussion and motion to approve letter to Jeff Brill of the City Clerk's office regarding contracts – This item was not discussed.

## 8. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

## 9. OUR NEIGHBORHOOD VOICES INITIATIVE: "LOCAL LAND USE AND ZONING LAWS OVERRIDE ALL CONFLICTING STATE LAWS"

### A. Introduction of Motion to Support the Initiative

#### **OUR NEIGHBORHOOD VOICES INITIATIVE: "LOCAL LAND-USE AND ZONING LAWS OVERRIDE ALL CONFLICTING STATE LAWS"**

Connie Boukidis moved the following motion, seconded by Stephen Resnick and carried unanimously. Lisa Chapman suggested sending this to WRAC.

The Westwood Neighborhood Council supports the "Our Neighborhood Voices Initiative," a grassroots response to the passage of SB9, that seeks to retain local control over land use and zoning rules and policies to be filed as a CIS in CF 21-1414 (text summary by the California Attorney General follows below).

The reasons for our position include, but are not limited to, the following:

- Local communities are more qualified than the State to make, implement, and oversee land-use and zoning policies;
- Allowing developers to take advantage of state density laws in single-family communities without requiring any affordable units, environmental review, infrastructure analysis or improvements, or enforceable owner-occupancy rules, will fuel displacement and gentrification in sensitive communities;
- Communities of color and working-class neighborhoods are besieged by investors and institutions seeking more single-family homes to buy, squeezing out homeownership; we must stand strong against "trickle-down" housing that transforms homeowners into renters and destabilizes homeowner communities;
- We all have a role in increasing affordable housing production, by collaboration between all levels of government, the private sector, and community members; Our Neighborhood Voices Initiative is a step in the right direction by helping prevent the State from manipulating local land-use policy and handing out developer "incentives" that produce little affordable housing, and then blame local government for the crisis. Without delivering funding, or effective policies that produce affordable housing, California won't see an end to the housing crisis; and
- A basic tenet of our democracy is our right to speak out about public policy that directly impacts our citizens and communities. The State has instead prioritized the needs of developers, investors and financiers, providing them outsized benefits to produce more and more market-rate housing.
- This is fundamentally undemocratic. Being heard on the issues that face our communities is the heart of the Our Neighborhood Voices Initiative.

## **SUMMARY OF THE CHIEF PURPOSE AND POINTS OF OUR NEIGHBORHOOD VOICES INITIATIVE**

November 1, 2021

Initiative 21-0016 (Amdt. 1)

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

**PROVIDES THAT LOCAL LAND-USE AND ZONING LAWS OVERRIDE CONFLICTING STATE LAWS. INITIATIVE CONSTITUTIONAL AMENDMENT.**

Provides that city and county land-use and zoning laws (including local housing laws) override all conflicting state laws, except in certain circumstances related to three areas of statewide concern: (1) the California Coastal Act of 1976; (2) siting of power plants; or (3) development of water, communication, or transportation infrastructure projects. Prevents state legislature and local legislative bodies from passing laws invalidating voter-approved local land-use or zoning initiatives. Prohibits state from changing, granting, or denying funding to local governments based on their implementation of this measure. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: **Fiscal effects of the measure depend on future decisions by the cities and counties and therefore are unknown.** (21-0016A1.)

SECTION 1. The people of the State of California find and declare all of the following:

- (a) The circumstances and environmental impacts of local land use decisions vary greatly across the state from locality to locality.
- (b) The infrastructure required to maintain appropriate levels of public services, including police and fire services, parklands and public open spaces, transportation, water supply, schools, and sewers varies greatly across the state from locality to locality.
- (c) Land use decisions made by local officials must balance development with public facilities and services while addressing the economic, environmental, and social needs of the particular communities served by those local officials.
- (d) Thus, it is in the best interests of the state and local communities for these complex decisions to be made at the local level to ensure that the specific, unique characteristics, constraints, and needs of those communities are properly analyzed and addressed.
- (e) Gentrification of housing adjacent to public transportation will reduce or eliminate the availability of low or very low income housing near public transit, resulting in the loss of access by low or very low income persons to public transit, declines in public transit ridership, and increases in vehicle miles travelled.
- (f) The State Legislature cannot properly assess the impacts upon each community of sweeping centralized and rigid state land use rules and zoning regulations that apply across the state without regard to community impacts and, as a result, statewide land use and zoning will do great harm to local communities with differing circumstances and concerns.
- (g) Community development should not be controlled by state planners, but by local governments that know and can address the needs of, and the impacts upon, local communities. Local initiatives approved by voters pertaining to land use and zoning restrictions should not be nullified or superseded by the actions of any local or state legislative body.
- (h) Numerous state laws that target communities for elimination of zoning standards have been enacted, and continue to be proposed, that eliminate or erode local control over local development and circumvent the California Environmental Quality Act ("CEQA"), creating the potential for harmful environmental impacts to occur.
- (i) The purpose of this measure is to ensure that all decisions regarding local land use controls, including zoning law and regulations, are made by the affected communities in accordance with applicable law, including but not limited to CEQA (Public Resources Code § 21000 et seq.), the California Fair Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), and affirmatively furthering fair housing (Government Code § 8899.50). This constitutional amendment would continue to provide for state control in the coastal zone, the siting of a power plant that can generate more than 50 megawatts of electricity, or the development or construction of water, communication or transportation infrastructure projects which the Legislature declares are matters of statewide concern and are in the best interests of the state. For purposes of this measure, it is the intent that a transportation infrastructure project shall not include a transit-oriented development project that is residential, commercial, or mixed-use.

SECTION 2. Section 4.5 is added to Article XI of the California Constitution, to read:

SEC. 4.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a county charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a county charter, that regulates the zoning, development or use of land within the boundaries of an unincorporated area of the county shall be deemed a county affair within the meaning of Section 4 and shall prevail over a conflicting state statute. No voter approved local initiative that regulates the zoning, development or use of land within the boundaries of any county shall be overturned or otherwise nullified by any legislative body.

(b) A county charter provision, general plan, specific plan, ordinance or a regulation adopted and applicable to an unincorporated area within a county, may be determined only by a court of competent jurisdiction, in accordance with Section 4, to address either a matter of statewide concern or a county affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

(1) The California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.

(2) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(3) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 3. Section 5.5 is added to Article XI of the California Constitution, to read:

SEC. 5.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, that establishes land use policies or regulates zoning or development standards within the boundaries of the city shall be deemed a municipal affair within the meaning of Section 5 and shall prevail over a conflicting state statute. No voter approved local initiative that regulates the zoning, development or use of land within the boundaries of any city shall be overturned or otherwise nullified by any legislative body.

(b) A city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, may be determined only by a court of competent jurisdiction, in accordance with Section 5, to address either a matter of statewide concern or a municipal affair 58277666.v2 if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

(1) The California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.

(2) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(3) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this

paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 4. Section 7 of Article XI of the California Constitution is amended to read:

SEC. 7. (a) A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not that are not, except as provided in subdivision (b), in conflict with general laws. A county or city may not supersede or otherwise interfere with any voter approved local initiative pertaining to land use or zoning restrictions.

(b) A county or city general plan, specific plan, ordinance or regulation that regulates the zoning, development or use of land within the boundaries of the county or city shall prevail over conflicting general laws, except for only the following:

A) A coastal land use plan, ordinance or regulation that conflicts with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.

(B) An ordinance or regulation that addresses the siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(C) An ordinance or regulation that addresses the development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this subparagraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this subdivision are severable. If any provision of this subdivision or its application is held invalid, that invalidity shall not affect other provisions or application is held invalid that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

## 10. LOS ANGELES/WESTWOOD HOMELESS COUNT

Lisa Chapman announced that the count will take place on February 23<sup>rd</sup>. Check-in will take place at the Westwood Presbyterian Church at 10 p.m.

## 11. BOARD RESIGNATIONS

- A. Discussion for a replacement as Owner Residential Area 4 Director  
A candidate is still being sought.
- B. Discussion for a replacement as a Renter Residential Director  
A candidate is still being sought.

## 12. STANDING COMMITTEE STATUS REPORTS

- A. Executive – no report
- B. Land Use & Planning – no report
- C. Outreach & Communications – no report
- D. Homeless Task Force – see item 10
- E. Budget Advocates

Marcello Robinson announced that the next meeting will be February 19<sup>th</sup> at 9:30 a.m. on Zoom.

- F. Public Safety/ Transportation & Parking

Philip Gabriel reported that he wrote a proposal for increasing traffic flow on Wilshire from Malcolm to the 405 and in Westwood Village.

- G. Bylaws

Sandy Brown reported that a meeting date was set.

- H. WRAC – Report and Motions

- 1. Support Request for Revisions to SB330 (Affordable Housing)

There is no council file associated with this so it can't be acted on. Lisa Chapman moved to table the motion, seconded by Connie Boukidis and carried unanimously.

- 2. Support: Council File CF 14-1057-S9 (Vehicle Dwelling) (Buscaino/Koretz)

**SUPPORT FOR COUNCIL FILE 14-1057-S9 (Vehicle Dwelling) (Buscaino/Koretz)**

Refers to City Council file [14-1057-S9](#)

The Westwood Neighborhood Council supports CF 14-1057-S9 (Buscaino/Koretz) – Regulation of Vehicle Dwelling

**Background**

[Background Information](#)

Lisa Chapman moved the above motion, seconded by Connie Boukidis and carried by a vote of Yes: 7, No: 1 (Marcello Robinson), and Abstain: 0.

- 3. Support: Council File CF 21-1431 (Tenant Protections & Obligations) (Bonin/Raman)

This was already passed so no action was taken.

- I. Park Advisory

Westwood PAB member Tracey Fitzgerald reported that basketball and soccer programs will take place with an abbreviated schedule, ending April 7<sup>th</sup>. The next PAB meeting will be February 24<sup>th</sup> and is open to the public. A wish list for the park will be on the agenda.

### 13. ADJOURNMENT

Lisa Chapman moved to adjourn the meeting, seconded by Connie Boukidis and carried unanimously. The meeting was adjourned at 9:15 p.m.