



CITY OF  
LOS ANGELES  
CALIFORNIA



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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

**Tuesday, December 8, 2020 at 6:30 p.m.**

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

**To attend online** via Zoom Webinar, or paste the following link into your browser:

<https://us02web.zoom.us/j/94979394001>

**To call in by phone**, dial (669) 900-6833, then punch in this Webinar code when prompted: **94979394001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

- |    |  |   |
|----|--|---|
| 1. | Call to order                              | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum                           | Ms. Faye Barta, Secretary                                   |
| 3. | Comments from the Co-Chair(s)              | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from November 23, 2020 | Ms. Faye Barta, Secretary                                   |
| 5. | Public Comments on Non-Agenda items        |   |

#### **Old Business:**

- |    |   |   |
|----|---|---|
| 6. | Discussion and possible action regarding Assembly Bill 3308, employee housing and update on the LAUSD Dec 2 <sup>nd</sup> meeting                             | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair<br>Ms. Faye Barta, Member         |
| 7. | Discussion and possible action regarding a request for a zone change from (Q)C1-1VL and (Q)C4-1VL to C4-1VL at 6400 Platt Avenue, West Hills at Platt Village | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair<br>Mr. Daniel Osztreicher, Member |
| 8. | Discussion and possible action regarding Council File 19-0603 "Building a Safer Los Angeles"  | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair                                   |

#### **New Business:**

- |     |   |  |
|-----|---|--|
| 9.  | Discussion and possible action regarding Noise Ordinance No.144.331 | Mr. Bill Rose, Co-Chair<br>Ms. Charlene Rothstein, Co-Chair<br>Mr. Brian Begun, Member |
| 10. | Adjournment – Next meeting January 12, 2021                         |  |

**Public input at Neighborhood Council meetings:** When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in \*9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee 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 meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

**Notice to Paid Representatives** - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics@lacity.org](mailto:ethics@lacity.org). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

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**Public Access of Records:** 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 at the meeting where such writing was considered or by contacting the WHNC’s executive director via email at [Michelle.Ritchie@westhillsnc.org](mailto:Michelle.Ritchie@westhillsnc.org). Requests can be made for a copy of a record related to an item on the agenda.

**Reconsideration and Grievance Process:** For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, [www.WestHillsNC.org](http://www.WestHillsNC.org).



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## WEST HILLS NEIGHBORHOOD COUNCIL

### JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING

#### DRAFT MINUTES

Monday, November 23, 2020 at 6:30 PM

**Present:** Faye Barta, Dan Brin, Bob Brostoff, Margery Brown, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreibman, Joan Trent, Alec Uzemeck.

**Absent:** Aida Abkarians

Other Board Members Present: Bryan Begun, Daniel Osztreicher

Members of the Public present: Sheryl Brady, Steven Crosby, Melody Forsythe, Correy Kitchens, Curley Nelson, Andy Rodrigues and Chris Rowe.

**1. The Meeting was called to order by Co-Chair Bill Rose at 6:33 p.m.**

**2. Quorum was established.**

**3. Comments from the Co- Chairs:**

Char Rothstein announced that every member of the Zoning and Planning Committee must take a mandatory Planning 101 Course no later than December 15, 2020. If not completed, a committee member is ineligible to vote until completed. Char will have Michelle send out an email with the schedule of online classes available in November and December, 2020.

Char announced that Shomrei Torah Synagogue has put stakes in the ground on the property adjacent to the south of its buildings so that a garden may be planted there.

Char announced that senior housing is proposed to be built on that part of the Montessori School on Valley Circle at Kittridge which is in Westhills (NOT West Hills) . On December 9, 2020, at 6:00 PM there will be a Zoom meeting of the Westhills neighbors to discuss this project. If you want to attend, tell Char or Bill and they will try to obtain an invitation for you to attend and hear the full proposal. The Westhills Homeowners Organization needs support for its position.

Char also announced that Anthony Scearce is now a member of this committee.

#### **4. Minutes of October 13, 2020::**

After discussion, on all three pages of the minutes, the dates of “February 11, 2020” should be deleted. On page 2, #6, the letters “le” following Possible should be omitted. On page 3, on the fourth line down in Paragraph 7, the letters “q&a” should be “Q&A”. Also in Paragraph 7, on the next to the last line, “Betty Wong at LA City” should be “Betty Wong at DONE”. Thereupon, the October 13, 2020, minutes were approved as amended.

#### **5. Public Comment on Non-Agenda Items:**

Chris Rowe said she took the Planning 101 class and it was good, and it included items about the southwest part of West Hills. Chris also mentioned some issues in Woodland Hills’ expansion plan which would create much traffic and other problems which could impact West Hills.

Bryan Begun mentioned an issue with needed street repaving and was directed to the Streets and Transportation Committee. Bryan also mentioned serious issues in his neighborhood concerning noise issues near West Hills Hospital and Medical Center Drive. Char asked Bryan to write up his concerns and submit them to the committee for inclusion on its December agenda.

#### **Old Business:**

#### **6. Discussion and Possible Action on the “Draft Land Use” and announcement of the upcoming webinar:**

Andy Rodriguez and Correy Kitchens, planners from LA City’s Planning Office, announced a Zoom meeting on December 10, 2020, from 1 to 3 PM, for a presentation and discussion of the progress on the draft land use plan. A Spanish

version will be on December 17, 2020. A lengthy discussion by many committee members followed, mainly extremely concerned with the failure of the proposed plan to re-draw the northern and western boundaries of West Hills to represent what those boundaries are actually now, rather than what the boundaries used to be. Neither speaker had any idea when or how or who will “decide” whether the plan will show the new boundaries.

Andy and Correy said they need to collect data and do research in order to consider these serious concerns and work on them.

## **7. Discussion and Possible Action on “Build with Strength Los Angeles”, building a Safer LA**

Melody Forsythe and Steven Crosby discussed the progress of the “Build Safer LA”, a project sponsored by Bob Blumenfeld and Monica Rodriguez, so that new construction of family buildings erected in Los Angeles will be constructed with non-combustible materials, with fewer stories, with better standards for preventing wind and fire damage in order to make the city and the residents safer. File #190603 was sent from the city to the committee, but many members had not seen it and that will need to be reviewed before any motion can be considered. A lengthy discussion followed, with many questions and concerns voiced by committee members. This topic will be tabled to the December meeting for more discussion after our review of File #190603.

*19-0603.*

### **New Business:**

## **8. Discussion and Possible Action regarding a zone change at 6400 N. Platt, Platt Village, West Hills**

Sheryl Brady brought the issue of changing the present zoning of C41VL of the “interior” space at Platt Village, which constitutes all stores except for the outlying buildings now housing the free-standing old bank building and the pet hospital and El Pollo Loco, which are presently zoned C1, to C1. The C1 zoning does not require a CUP and so is much less expensive and is open to more kinds of businesses and takes less time to process. A major reason why there are many vacant stores in the line of stores from Pavilions to Rite-Aid is that the C41VL qualification process is much more difficult and lengthy and the cost is much greater. Committee members were greatly concerned that a C1 zoning would take much control away from West Hills stakeholders to determine what kinds of stores

would occupy the empty spaces. Due to the need for more research on this issue, a subcommittee was formed, members are Bill, Char, Dan, Bonnie and Saif. This issue will be tabled to the December meeting for more discussion and a decision.

**9. Discussion and possible action regarding a proposal under Assembly Bill No. 3308, housing on school sites**

Faye gave a brief introduction of LAUSD's agenda motion to lease unused and/or vacant school sites in LA to build 3 to 7-story apartment buildings to house school employees and other members of the public. One of the sites is the old Highlander Road elementary school site on Highlander Rd. This is the same site which the Cultural, Community and Senior Committee has discussed with Scott Schmerelson with regard to building a community center. The Highlander community is strongly opposed to the BOE's housing plans and instead would welcome an elementary school or a community center or a middle school. Lengthy discussion centered around AB 3308, the notification to neighbors required by AB 3308, and the many, many issues involved. A subcommittee was formed, members are Faye, Dan O., Bonnie, Steve and Char. This issue is also tabled to the December meeting for more discussion and a decision.

**10. ADJOURNMENT**

This meeting was adjourned at 8:18 PM.


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**AB-3308 School districts: employee housing.** (2019-2020)

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Date Published: 09/30/2020 09:00 PM

**Assembly Bill No. 3308**

CHAPTER 199

An act to amend Sections 53571, 53572, and 53574 of the Health and Safety Code, relating to housing.

[ Approved by Governor September 28, 2020. Filed with Secretary of State September 28, 2020. ]

LEGISLATIVE COUNSEL'S DIGEST

AB 3308, Gabriel. School districts: employee housing.

The Teacher Housing Act of 2016 authorizes a school district to establish and maintain programs, as provided, that address the housing needs of teachers and school district employees who face challenges in securing affordable housing and requires a program established by the act to be restricted to teachers and school district employees. The act creates a state policy supporting housing for teachers and school employees, as provided, and permits school districts and developers in receipt of local or state funds or tax credits designated for affordable rental housing to restrict occupancy to teachers and school district employees on land owned by school districts.

This bill would specify that the state policy created by the act includes permitting school districts to restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, including permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, so long as that housing does not violate any other applicable laws. The bill would specify that a school district may allow local public employees or other members of the public to occupy housing created through the act, and would provide that the school district retains the right to prioritize school district employees over local public employees or other members of the public to occupy housing.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** The Legislature finds and declares all of the following:

- (a) The changes made by this act are necessary in order to provide affordable housing opportunities to teachers and other school district employees in a manner that benefits students and the people of California.
- (b) California places a high value on our public education system, and the stability of housing for school employees of school districts and the public education system in California is critical to the overall success and stability of each school in California.

# Assembly Bill No. 3308

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→ **53571.** (a) The purpose of this part is to facilitate the acquisition, construction, rehabilitation, and preservation of affordable rental housing for teachers and school district employees to allow teachers or school district employees to access and maintain housing stability.

(b) A program established under this part shall be restricted to "teacher or school district ~~employees.~~ employees," *except that a school district may allow local public employees or other members of the public to occupy housing created through this part, subject to applicable laws and regulations.*

(c) *A school district shall retain the right to prioritize school district employees over local public employees or other members of the public to occupy housing.*

## MOTION

### “Building a Safer Los Angeles”

PUBLIC SAFETY

From time to time it is appropriate for the Council to review and update ordinances adopted in the past. The urgency to do this is compounded when those ordinances relate to public safety, and even more so when a natural disaster affects our City such as the recent wildfires.

In recent years, the City has made strides in enhancing the protection and character of our hillside communities, specifically our hillside single family home communities. Both in 2011 and again 2017 the City adopted stricter Baseline Hillside Ordinances to better ensure public safety in those neighborhoods. Though these ordinances addressed out of scale development and neighborhood character, the secondary effects ensure safer communities and better design that reduces risk during catastrophic events such as wildfires.

The City must ensure that our growing multifamily housing stock is being constructed safely with skilled labor, and is resilient in the face of growing threats from wildfires and other natural disasters.

In late 2018 the risk and devastation from wildfires was on full display throughout California. The risk associated with wildfires has grown exponentially in recent years. The frequency and intensity of these fires has made them a serious public safety risk. Their speed and intensity have created an urgent need to address their impacts.

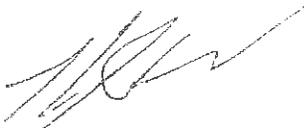
Much of this increased risk comes from the growing impacts of climate change that has changed the ecological makeup of our forests and climatic shifts that have driven the region into drought year after year, as well as rapid growth of our urban-wildland interface.

Last year, two of the most destructive wildfires in California’s history occurred. The most impactful in Los Angeles, the Woolsey Fire was one of the most destructive in terms of property loss, and the Camp Fire was the deadliest fire to date in California.

These two fires only provide a small window into the devastation and reach of wildfires in Los Angeles and the state of California as a whole. In recent years the City and County have dealt with the Station Fire, the Skirball Fire, the Creek Fire, and the La Tuna Fire.

It is incumbent for the City to take action to minimize the fire risk and to better protect life and property. Much has been done to strengthen the Municipal and Building code for single family homes, particularly in high risk hillside areas. But more must be done to protect our growing stock of multifamily structures that are increasingly housing more Angelenos.

A tool exists to address increased fire risk in our dense urban communities and is already in place in the City’s Building Code, Fire District 1. However, Fire District 1 only covers a small percentage of the City, namely Downtown Los Angeles and Hollywood, to mitigate the risk of fire in its population centers. This overlay is enabling safer construction today. It is time to revisit this tool and expand its reach to ensure that it captures the changing and growing regional centers and neighborhoods within the City.



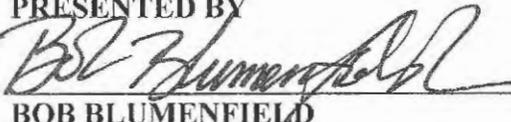
**I THEREFORE MOVE** that the Council instruct the Fire Department and the Department of Building and Safety, in consultation with the City Attorney, to prepare and present an ordinance to expand Fire District 1 to include all areas within the City covered by the California Department of Forestry and Fire Protection's Very High Fire Severity Zone and City's High Wind Velocity Zone as well as high density population centers with a population density of at least 5,000 residents per square mile.

**I FURTHER MOVE** that the Council instruct the Fire Department and the Department of Building and Safety, in consultation with the City Attorney, to update Fire District 1 to reflect population growth every ten years according to the United States Census as defined by the Office of Management and Budget.

**I FURTHER MOVE** that Council instruct the Fire Department and the Department of Building and Safety, in consultation with the City Attorney, to prepare and present an ordinance to require a Fire Protection Plan, as allowed under the Chapter 33 of the Los Angeles Fire Code, for all new and significantly altered projects over 150,000 square feet and/or 100,000 square feet if the building is over 30' in height, and make recommendations to ensure proper enforcement.

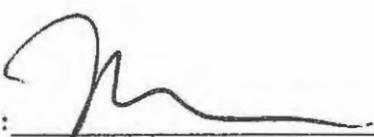
**I FURTHER MOVE** that Council instruct the Department of Building Safety, Planning Department, and Fire Department to provide recommendations to Council on how to ensure that top-quality, skilled and responsible construction practices are utilized and guaranteed for new multifamily and commercial structures within the high risk areas encompassed in Fire District 1.

PRESENTED BY

  
BOB BLUMENFIELD  
Councilmember, 3<sup>rd</sup> District

  
MONICA RODRIGUEZ  
Councilmember, 7<sup>th</sup> District

ORIGINAL

SECONDED BY: 

JUN 05 2019



Los Angeles/Ventura Chapter

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February 26, 2020

Los Angeles City Council Public Safety Committee  
200 N Main St.  
Los Angeles 90012

Re: Council File 19-0603 "Building A Safer Los Angeles"

Dear Councilmembers:

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA) represents more than 1,100 companies employing over 100,000 people all affiliated with housing production.

We are very concerned that the "Building a Safer Los Angeles" motion is based upon the false premise that wood construction today creates an elevated wildfire risk. In reality wood construction is very safe and banning it will dramatically reduce housing production in the City and continue to price hardworking Angelenos out of the LA housing market. Just as housing price pressures are at an all-time high, the motion falsely uses the guise of "recent wildfires", "climate change", and "public safety" **to suggest that Type IV (heavy timber) and V (wood-frame) construction should be prohibited across most of the city.** Type IV and V construction are the most cost-effective construction methods for a very large number of housing projects while still being safe and dependable. **Eliminating them will drive up the cost of housing and drive down production while making Angelenos no safer.**

The motion calls for the expansion of Fire District No. 1—an existing planning and zoning overlay with provisions prohibiting Type IV and V construction. The motion overextends its reach, not only to include all areas within the City covered by the California Department of Forestry and Fire Protection's Very High Fire Severity Zone and City's High Wind Velocity Zone, but with unfounded reasoning **to include "high density population centers with a population density of at least 5,000 residents per square mile."** Using the latest census data available<sup>1</sup>, **this would mean that at a bare minimum, Types IV and V construction would be prohibited in approximately 75% of LA's neighborhoods,** including Koreatown, Westlake, South Park, University Park, West Hollywood, Vermont-Slauson, and more (see Attachment A). In some estimates, this could affect the entire City.

[borhoods/population/density/neighborhood/list/](#)



Los Angeles/Ventura Chapter

### **Wood Construction is Safe and Dependable**

BIA-LAV supports methods with which to keep residents safe from fires and natural disasters. However, this motion is a misguided attack on wood, when wood is not the problem. In fact, the homes built from wood decades earlier (typically the casualties of wildfires) are not the homes of today. The National Fire Protection Association (NFPA), defines heavy timber construction as a system having main framing members measuring no less than eight inches by eight inches and with exterior walls that are made of a non-combustible material. Cross-laminated timber (CLT) the chief new component in mass timber, performs exceptionally well in fires. When exposed to the heat from content fires in building, CLT slowly chars at a predictable rate; the charring on the outside then acts as a protective insulating layer for the cooler structural wood behind it, and additionally, maintains significant structural capacity for an extended duration of time when exposed to fire. However, when exposed to similar temperatures, concrete can spall and crack<sup>2</sup>, and steel loses its strength<sup>3</sup>. *Fire Engineering's* case study on lightweight steel construction notes that “compared with wood, which has a somewhat predictable rate of burn or char—about one inch in 45 minutes—these steel members seemed to fail without warning. When failure occurs, it appears that all the elements fail at one time.”<sup>4</sup>

### **What is “Fire Safe”? What is “Fire Resistant”? Who Determines It?**

“Fire-Resistance Rated Construction” is first determined and defined by the International Fire Code (IFC) and International Building Code (IBC) requirements. Those requirements and regulations are then adopted by the California State Fire Marshall, the Los Angeles Fire Department and the Los Angeles Department of Building and Safety.

The IBC defines “fire-resistance” as “the ability of a material to prevent or retard the passage of excessive heat, hot gases or flames under conditions of fire”. A fire-resistance rating is defined as the period of time a building element maintains the ability to confine a fire, and/or continues to perform a given structural function. A Standard fire-resistance test has three failure/acceptance criteria: structural resistance, integrity, and insulation. The time at which the material can no longer satisfy any one of these three criteria defines its fire-resistance rating (IBC, Section 703.3 and Section 715). The International Building Code (IBC) Section 703.2 determines fire-resistance ratings in accordance with “ANSI/UL 263” or “ASTM E119”, which are supervised, certified standards; these “time-temperature curves” are reproducible test fires, conducted under laboratory conditions, and then codified in all of the above-mentioned Codes. The International Fire Code Section 701.1 governs maintenance of materials, systems and assemblies used for: structural fire resistance and fire-resistance-rated construction; separation of adjacent spaces to safeguard against the spread of fire and smoke within a building; safeguards against the spread of fire to and from buildings. Wood products and wood construction—which includes mass timber, heavy timber, and light-frame construction—are contained in all of the above-mentioned codes, listed as approved and safe by all of the

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<sup>2</sup> Kodur, Venkatesh: “Properties of Concrete at Elevated Temperatures”, Department of Civil & Environmental Engineering, Michigan State University, Hindawi International Scholarly Research Notices, March 13, 2014  
<https://www.hindawi.com/journals/isrn/2014/468510/>.

<sup>3</sup> SteelConstruction.info: “Fire Damage Assessment of Hot Rolled Structural Steelwork”  
[https://www.steelconstruction.info/Fire damage assessment of hot rolled structural steelwork#Resources](https://www.steelconstruction.info/Fire%20damage%20assessment%20of%20hot%20rolled%20structural%20steelwork#Resources)

<sup>4</sup> Thompson, “The Dangers of Lightweight Steel Construction”.



Los Angeles/Ventura Chapter

above-mentioned professional authorities on fire safety. In fact, wood is so safe that “insurance companies pushed for a type of construction that would be slow burning”;<sup>5</sup> heavy timber construction is also recognized in fire insurance rating schedules through lower rates.<sup>6</sup>

### **Building Standards & Materials for Building Code Chapter 7A, 2007 CA Building Code: Wood is Safe.**

There are three ways a building can burn: 1) radiant heat (close proximity to the flame), direct flame impingement (direct contact with flame), and embers (small ashes which start additional fires). On January 1, 2008, and in order to protect light frame construction buildings from fires, California implemented requirements for building materials, systems and assemblies used in the exterior design and construction of new buildings within designated Fire Hazard Severity Zones (FHSZ). These new codes, initiated by the California State Fire Marshal’s Office (OSFM), created new requirements under Chapter 7A, “Materials and Construction Methods for Exterior Wildfire Exposure” of the California Building Code (CBC), for the “Wildland Urban Interface” (WUI). These new codes include provisions for ignition-resistant construction standards in WUI areas, and the fire hazard severity zones are used by building officials to determine appropriate construction materials for new buildings in WUI areas. These regulations were created to prevent fires from spreading and burning homes, if and when they do ignite.

During the Tubbs Fire in Santa Rosa in 2018, 51% of the 350 single-family homes built after 2008 in the path of the Camp Fire were undamaged, according to a McClatchy’s analysis<sup>7</sup> of CalFire data and Butte County property records. This is because homes built in the State after 2008 implemented the fire-resistant building codes in high risk areas (WUI). By contrast, only 18% of the 12,100 homes built prior to 2008 escaped damage. In the Tubbs Fire, an ember started the fire at the Walmart; that building had concrete exterior walls. It burned it to the ground.

### **The Motions Threatens the City’s Goals to be Sustainable and Threatens the Mayor’s Green New Deal**

The Council motion states “much of this increased risk [of wildfires] comes from the growing impacts of climate change that has changed the ecological makeup of our forests and climatic shifts that have driven the region into drought year after year.” Prohibiting wood is a superficial and short-sighted solution to the underlying problem—climate change—and is indeed no safer. Doing so would eliminate climate-friendly building materials in lieu of those that contribute to climate change.

Steel and concrete are by far the largest polluters of greenhouse gases in the building and construction industry, contributing overall to the root cause—again, climate change—leading to the very fires mentioned in the motion. We need wood construction so as to not push us further into this climate change nightmare. Wood from managed forestry stores carbon, as opposed to emitting it. As trees grow, they absorb CO<sub>2</sub> from the atmosphere; a cubic meter of wood contains around a ton of CO<sub>2</sub>. Conversely, worldwide steel production currently accounts for 9% of all direct emissions from fossil fuels<sup>8</sup>. Concrete

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<sup>5</sup> Smith, “Heavy Timber...”

<sup>6</sup> American Wood Council, American Forest & Paper Association: “Heavy Timber Construction”, 2003, foreward.

<sup>7</sup> “Built to Survive: Homes in California’s Burn Zones Must Adapt Fire-Safe Code”, *Sacramento Bee*, April 22, 2019.

<sup>8</sup> January 2019, *Financial Times*: “Cleaning up Steel is Key to Tackling Climate Change” <https://www.ft.com/content/3bc6cb60-037f-11e9-99df-6183d3002ee1>



Los Angeles/Ventura Chapter

is responsible for 8% of the world's carbon dioxide (CO<sub>2</sub>) emissions (2.8B tons). Not only does wood remove more CO<sub>2</sub> from the atmosphere than it adds through manufacture, but by replacing carbon-intensive materials such as concrete or steel, it doubles its contribution to lowering CO<sub>2</sub>. A recent advisory report to the UK government found that “the greatest levels of [greenhouse gas] abatement occur when wood is used as a construction material...to both store carbon and displace high carbon cement, brick and steel.”<sup>9</sup> The report concluded that increasing the use of timber in construction could triple that amount. However, while we can craft methods to offset the emissions steel contributes, eliminating it from building materials is simply not an option. We need it all.

### **Wood Construction is Significantly Less Costly than Steel and Concrete**

Wood is a more economically-viable solution for builders who build six stories or less. In a cost comparison of wood framing vs. steel framing, the wood building design saved an estimated 22%.<sup>10</sup> Wood allows the reduction of labor costs by allowing off-site materials preparation; reduces carrying costs by enabling shorter construction schedules, delivering projects to market faster; and reduces foundation costs and transportation costs due to its light weight.

### **This Motion will Dramatically Increase the Cost of HHH Projects, Affordable Housing and TOC Projects**

New regulations like this motion, as well as other mounting costs, continue to make housing too expensive to deliver. One of our members, who builds solely affordable projects, specifically for veterans, has priced out the cost of this motion, if it were to pass. In one project, where prevailing wage is not required, the final cost of the product delivered to the veterans would increase from \$250,000 to \$373,650 per home. In North Hollywood, a smaller square footage home under prevailing wage already costs \$347,000; the motion's requirements would change the project cost to \$362,000. Additionally, this increase in cost would cut out the lowest income buyers at 60% of the average median income.

*Los Angeles* magazine reported in March 2019 that “the average total cost of a unit of homeless housing under the HHH program—first projected at \$350,000—had exceeded \$502,000 by early [2019]. There are more than 1,000 units in the HHH pipeline whose cost will exceed \$600,000 each, and one project in which the cost per unit tops \$700,000,<sup>11</sup> quoted in the audit conducted by Controller Ron Galperin. On materials costs alone, this motion would increase the cost of a unit by \$10-\$12 per square foot, **leaving less money to spend on the production of units and balloons the cost of production, all while making residents no safer.** The City has taken enough heat from the public and the media over the embarrassingly high costs to produce subsidized housing; why make matters worse?

### **Mass Timber Is the Future**

The International Code Council (ICC) approved code change proposals in 2018, allowing up to 18 wood

<sup>9</sup>BBC: <http://www.bbc.com/future/story/20190717-climate-change-wooden-architecture-concrete-global-warming>

<sup>10</sup> Breneman, Scott. *Opportunities for Wood in Low-Rise Commercial Buildings* <http://www.awc.org/pdf/education/des/AWC-DES1100A-LowRiseCommercial-1608.pdf>

<sup>11</sup> *LA Magazine: An Audit Lays Out What's Gone Wrong with LA's Homeless Housing Measure* <https://www.lamag.com/citythinkblog/proposition-hhh-audit/>



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construction stories for inclusion in the 2021 International Building Code (IBC). The State Fire Marshall is currently navigating an accelerated review process via Gov. Brown's Executive Order B-52-18 in support of wood products innovation, recognizing wood's abilities to sequester carbon and mitigate the effects of climate change. This new regulation will allow additional height using wood construction, as Oregon and Washington State did in 2018. After a determination made in late September this year, the CA State Fire Marshall is submitting a code change to expedite the adoption of the policy that ICC has proposed for tall wood buildings. Even if the request is not approved, it will take effect in the State de facto in January 2023, or as early as July 2021 if all code change requests are approved. Eliminating wood construction in LA would not only be counterintuitive to the motion's acknowledgement of climate change, worsening the very effect it aims to address, but it would regress L.A., rather than move us into the future.

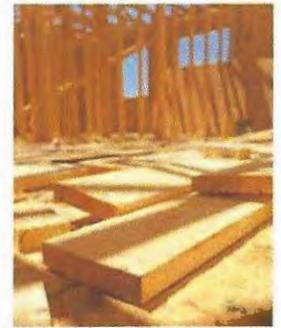
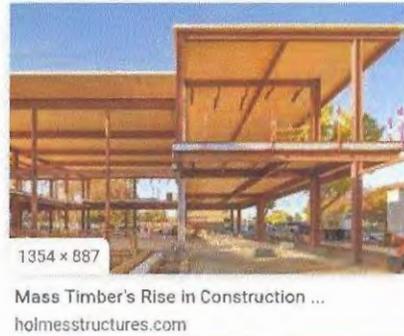
**We've Been Here Before—the Result is the Same. Wood Is Safe, and Necessary**

Council reports concerning the fire safety of wood have already been deliberated at Council. Both times, in staff reports and interviews with the Department of Building and Safety, DBS has clarified: "*unprotected* wood is a hazard. However, the code requires wood to be treated with fire retardant chemicals and wrapped into fire resistance drywalls when wood is used" (DBS report, Dec. 5, 2016)." The "Building a Safer Los Angeles" motion has nothing to do with fire performance or fire safety. We must put our trust in the International Code Council (ICC) to determine the highest levels of safety. Today, buildings are designed to withstand fires, irrespective as to whether they are built with wood or steel. Let's work together to keep costs low, not increase them, so that we can continue to safely house more Angelenos.

Sincerely,

Tim Piasky  
Chief Executive Officer  
BIA-Los Angeles/Ventura

CC: Vince Bertoni, Director, LA City Planning  
Rushmore Cervantes, Executive Manager, HCID

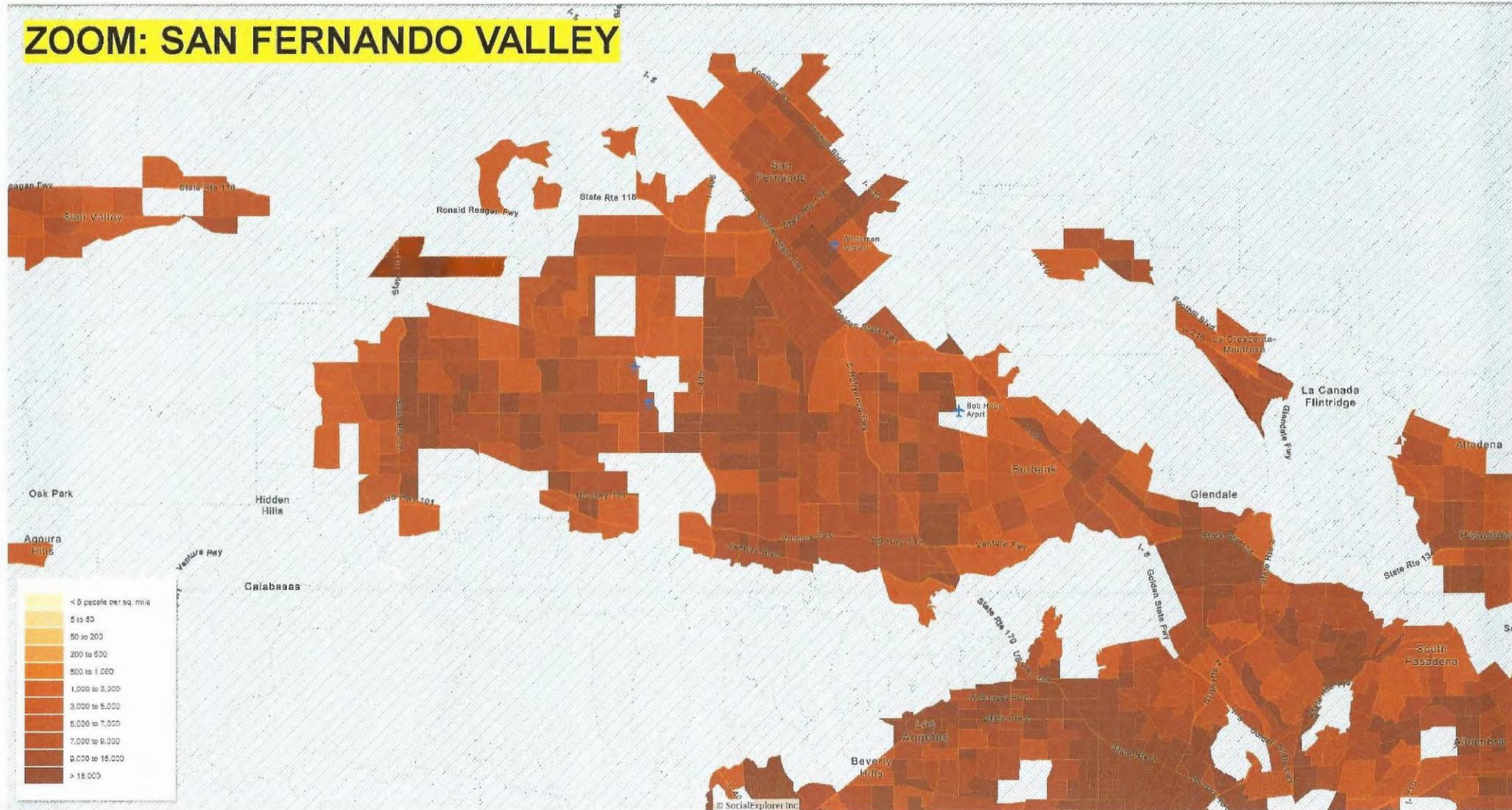


# The Move to Ban Wood Construction: How much of LA Would it Affect?



Population Density (Per Sq. Mile), ACS 2018 (5-Year Estimates) <5K+ San Fernando Valley

# ZOOM: SAN FERNANDO VALLEY





**DEVELOPMENT  
C O M P A N Y**

November 30, 2020

**West Hills Neighborhood Council  
City of Los Angeles**

**RE: 6400 -6534 Platt Ave., West Hills, CA (Platt Village Shopping Center)**

Dear Council,

As agent for Platt Partners, we have been asked to explain our reasons for requesting the change from C-1 zoning for the abovementioned addresses to C-4 zoning and the types of uses we envision for the center.

To date we have had numerous incidents where we have lost potential tenants because of their particular uses not being permitted within the C-1 zoning. We have found that in every instance those uses are permitted within the C-4 zoning, and therefore we believe it would be beneficial to change the zoning.

The types of uses we envision for the center are Dance Studio, Fitness Studio, Locksmith Shop, Pet Grooming, Pet store and Veterinary Clinic. To date we have had to ask these types of tenants to go through the very long and expensive process of applying for a variance to allow their uses. Most all the time, the cost and timing kill the deal.

Shopping centers need to continue to evolve and especially with today's challenges. We feel this zone change will help bring this shopping center more inline with today's needs and help serve the community in a very positive way.

Thank you for your time on this matter. Please feel free to contact me at [mmeldrum@icidevco.com](mailto:mmeldrum@icidevco.com) or the number below, should you have any other questions.

Sincerely,



Mick Meldrum  
V.P. Development  
ICI Development Company, Inc.  
Agent for Platt Partners

DEPARTMENT OF CITY PLANNING  
GENERALIZED SUMMARY OF ZONING REGULATIONS  
Updated March 2020



**Table 1 – General Development Standards**

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<b>C1</b>	<b>Limited Commercial</b> Local Retail Stores < 100,000 sq-ft, Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses except for Churches, Schools, Museums, R3 Uses	Unlimited (9)					Same as R3 Zone for residential uses; otherwise none			
<b>C1.5</b>	<b>Limited Commercial</b> C1 Uses – Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						Same as R4 Zone for residential uses; otherwise none			
<b>C2</b>	<b>Commercial</b> C1.5 Uses; Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses						None	None for commercial uses; same as R4 Zone for residential uses at lowest residential story		Same as R4 Zone for residential uses at lowest residential story; otherwise none
<b>C4</b>	<b>Commercial</b> C2 Uses with Limitation, R4 Uses									
<b>C5</b>	<b>Commercial</b> C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses									
<b>CM</b>	<b>Commercial Manufacturing</b> Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R3 Uses						None for commercial uses; same as R4 for residential uses	Same as R3 Zone for residential uses; otherwise none		

**Loading Space:** Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 50,000 sq-ft of Floor Area. None for apartment buildings < 30 units, in accordance with Section 12.21 C.6 of the LAMC.

**Manufacturing**

<b>MR1</b>	<b>Restricted Industrial</b> CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	Unlimited (9)	5 ft for lots <100 ft deep; 15 ft for lots >100 ft deep	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 Zone for residential uses (5)	None for industrial or commercial uses; same as R4 for residential uses (5)	See separate parking handout  Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
<b>M1</b>	<b>Limited Industrial</b> MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage		None				

DEPARTMENT OF CITY PLANNING  
 GENERALIZED SUMMARY OF ZONING REGULATIONS  
 Updated March 2020



**Table 2 – Height Districts (Height, Stories, FAR & RFAR)**

Zone	1‡	1L‡	1VL‡	1XL‡	1SS	2	3	4
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FAR – Floor Area Ratio – defined in Section 12.03 of the LAMC.

RFAR – Residential Floor Area Ratio – defined in Section 12.03 of the LAMC. Used only for non-Coastal Zone properties in Height Districts 1, 1L, 1VL, 1XL, and 1SS.

\* Prevailing Height in accordance with the 3rd unnumbered paragraphs of Section 12.21.1 of the LAMC may apply.

\*\* Properties located in one of the R1 Variation Zones (R1V, R1F, R1R, R1H) are not part of any Height District. See tables on pp.11-14 for height regulations in R1 Variation Zones. These regulations are also in Section 12.08 C.5 (b)-(d) of the LAMC.

\*\*\*Coastal Zone properties outside of the Hillside Area are not subject to Residential Floor Area limits, but are subject to Floor Area limits.

† Buildings used entirely for residential (and ground floor commercial in the RAS Zones) are only limited as to feet, not stories.

‡ Floor Area in Height District 1 in other than C and M Zones is limited to 3:1 FAR.

¼ Height limited to 36 ft or 45 ft in Hillside Areas in accordance with Section 12.21 A.17 of the LAMC.

§ Height limited to 45 feet on lots in the Coastal Zone not located within the Hillside Area, as defined in Section 12.03 of the LAMC.

**Transitional Height:** Portions of buildings in C or M Zones within certain distances of RW1 or more restrictive Zones shall not exceed the following height limits, in accordance with Section 12.21.1 A.10 of the LAMC.

Distance (ft)	Height (ft)
0 – 49	25
50 – 99	33
100 – 199	61

DEPARTMENT OF CITY PLANNING  
 GENERALIZED SUMMARY OF ZONING REGULATIONS  
 Updated March 2020



ANATOMY OF ZONING IN LOS ANGELES

[Q]C2-1-CDO

**SPECIAL ZONING CLASSIFICATIONS**

Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

**ZONE CLASSIFICATIONS**

The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

**HEIGHT DISTRICT**

The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

**SUPPLEMENTAL USE DISTRICT**

Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

**Special Zoning Classifications** (Section 12.32 of the LAMC. T and Q Classifications appear before the zone classification, while D limitations appear after the height district designation.)

(T), [T], T	Tentative Zone Classification	Tentative zone classification, pending certain required dedications, payments or improvements – see Council File
(Q), [Q], Q	Qualified Classification	Restricts uses allowed on property
D	Development Limitation	Restricts heights, floor area ratio, lot coverage, building setbacks

**Supplemental Use Districts**

Regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the LAMC)

O	Oil Drilling District	MU	Mixed Use District
S	Animal Slaughtering	FH	Fence Height District
G	Surface Mining District	SN	Sign District
RPD	Residential Planned Development District	RFA	Residential Floor Area District
K	Equinekeeping District	NSO	Neighborhood Stabilization Overlay District
CA	Commercial and Artcraft District	CPIO	Community Plan Implementation Overlay District
POD	Pedestrian Oriented District	HS	Hillside Standards Overlay District
CDO	Community Design Overlay District	MPR	Modified Parking Requirement District

**Other Zoning Designations**

ADP	Alameda District Specific Plan	LASED	LA Sports & Entertainment Specific Plan
CCS	Century City South Studio Zone	OX	Oxford Triangle Specific Plan
CSA	Centers Study Area	PKM	Park Mile Specific Plan
CW	Central City West Specific Plan	PV	Playa Vista Specific Plan
GM	Glencoe/Maxella Specific Plan	WC	Warner Center Specific Plan
HPOZ	Historic Preservation Overlay Zone		



# Noise Enforcement Team

## Introduction

Barking dogs, construction equipment, amplified musical instruments, trash trucks, and loud parties are all examples of noise found in major urban areas. Understandably, certain noise levels must be tolerated by all citizens in order for normal functions of urban life to continue. However, excessive, unnecessary, and/or annoying noise is subject to regulation. On March 29, 1982, the City Council adopted a new Noise Ordinance that established limits on noise pollution, set enforcement responsibilities, and provided penalties for violations.

## Noise Ordinance

On January 24, 1973, Ordinance No. 144.331 became effective, adding Chapter XI, entitled "Noise Regulation" to the Los Angeles Municipal Code. This chapter empowered the City to prohibit unnecessary, excessive, and annoying noise from all sources subject to its police powers. Enforcement responsibilities were divided between the Police Department and the Department of Building and Safety. During the intervening years, enforcement efforts revealed a need to further define the enforcement responsibilities, to incorporate new sound level measurement procedures, and to establish complaint enforcement expertise within the department. The City Council amended the Noise Ordinance on March 29, 1982, to include new sound level measurement procedures, reconcile conflicting noise level limits, and more clearly define enforcement responsibilities of concerned City departments.

## Noise Responsibility

The responsibility for enforcement of the Noise Ordinance is now delegated to the Police Department, Department of Building and Safety, Department of Animal Regulation, and Bureau of Street Services.

The Police Department is responsible for the enforcement of Noise Ordinance violations involving people--generated or controlled noises--which are considered disturbances of the peace. The following is a list of Los Angeles Municipal Code (LAMC) sections of the Noise Ordinance and a summary of the elements that constitute a violation:

## Noise Enforcement Team (213) 996-1250

The responsibility of the Noise Enforcement Team entails Early/Late Construction , Early/Late Deliveries, Early/Late Trash Pick-Up, and Music Emitting from Nightclubs.

### *41.40 LAMC- Construction Noise*

Allowable Construction Hours:

- Monday through Friday between 7:00 a.m. to 9:00 p.m.
- Saturdays and National Holidays between 8:00 a.m. to 6:00 p.m.
- Sundays, no construction except for residents

### *113.01 LAMC- Rubbish and Garbage Collection*

Allowable Hours if the Trash Bin is within 200 feet of resident:

- Between the hours of 6:00 a.m. and 9:00 p.m.
- If more than 200 feet from resident, trash bin can be picked up any time

#### *114.03 LAMC- Vehicle loading or unloading (Deliveries)*

Allowable Hours if Deliveries are conducted within 200 feet of resident:

- Between the hours of 7:00 a.m. to 10:00 p.m.
- If more than 200 feet from resident, deliveries can be conducted any time

#### *112.01(c) LAMC- Noise Emitting from Nightclubs*

- Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.

### **Other Noise Responsibilities**

- Gas Leaf Blower.....Bureau of Street Services (213 847-6000)
- Fixed Equipment.....Department of Building and Safety (213 252-3039)
- Animal Complaints.....Animal Regulations (Contact your local animal shelter)
- Aircraft Complaints.....Federal Aviation Administration (FAA) (faa.gov)
- LAPD Helicopter.....Air Support Division (213 485-2600)
- Movie Sets.....Film LA (213 977-8600)
- Any other noise complaint, please contact your local police station or 1-877-ASK-LAPD.

### **I WANT TO KNOW**

How do I find information for my academic research project? ([/inside\\_the\\_lapd/content\\_basic\\_view/9136](/inside_the_lapd/content_basic_view/9136))

Where can I find information on the history of the LAPD? ([/history\\_of\\_the\\_lapd](/history_of_the_lapd))

How do I obtain a Police Commission Permit? ([/police\\_commission/content\\_basic\\_view/9155](/police_commission/content_basic_view/9155))

How can I do a ride-along with the LAPD? ([/join\\_the\\_team/content\\_basic\\_view/9126](/join_the_team/content_basic_view/9126))

## **Contact Us**

LAPD Contacts ([/contact\\_us](/contact_us))

Emergency: 911

Non-Emergency: 877-ASK-LAPD