



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING AGENDA

Tuesday, July 8, 2025 @ 6:30 p.m.
Chaminade College Preparatory – Condon Center 2nd Floor
23241 W. Cohasset Street, West Hills, CA 91304

Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, telephonically and in person.

- To attend online via Zoom Webinar: Click or paste the following link into your browser: <https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 2nd Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. 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.

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| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Mrs. Carolyn Greenwood, Secretary |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve meeting minutes of June 10, 2025 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

New Business

- | | | |
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| 6. | Discussion and possible action regarding a proposal for 8817 Chatlake Drive, West Hills | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Nello Manciatì |
|----|---|--|

7. Discussion and possible action regarding Council Motions dated July 1, 2025
8. Discussion and possible action to submit a letter to City Council and Officials regarding the necessity to take back local planning control with a request for city Council to initiate a motion

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Penny Newmark, Member

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair

Old Business

9. Discussion and possible action regarding revisions to the City Charter
10. Meeting Adjournment – Next meeting is July 8, 2025

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair

SB 411 Updates - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Input - 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 are within the Board's jurisdiction will be heard during the General Public Comment period. 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, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

The Americans 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 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, www.westhillsnc.org You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

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 Section 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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 our website: www.westhillsnc.org 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 WHNC's executive director via email at michelle.ritchie@westhillsnc.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westhillsnc.org

Servicios De Traducción: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, June 10, 2025 @ 6:30 P.M.

**Chaminade College Preparatory – Condon Center 2nd Floor
2341 W. Cohasset Street, West Hills, CA 91304**

1. Call to Order at 6:38 P.M.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Faye Barta, Carolyn Greenwood, Kim Koerber, , Seif Mogri (AB2449), Penelope Newmark, Steve Randall (AB2449), Bill Rose and Charlene Rothstein. Glenn Jennings and Brenda Citrom were present and appointed to the Committee.

Committee Members Absent: Dan Brin, Chris Pike and Myrl Schreibman.

Other Board Members Present: Brad Vanderhoof.

3. Comments from the Co-Chair(s). Char spoke to Ryan Patterson, the attorney for the Woodlake Apartments project. He advised her that there are no current updates. Char advised him of the difficulty to access documents online and per the advise of the architect Allan Dietel asked for a 3-D rendering for the project.

Char also advised that a project on 8817 Chatlake Dr., Canoga Park will be coming before the Committee next month. The owner of the property, Amir Samani, was present and spoke about some of the roadblocks he has encountered in attempting to build on the site. There is a hearing on June 25th and he is going to ask for a continuance.

4. Minutes from May 13, 2025 were amended and approved.
5. Public Comment on Non-Agenda Items: A stakeholder commented that the weeds are dangerously high at Sherman Place and Westlake.

New Business:

6. Discussion and possible action to submit a letter to Mayor Karen Bass with a request for the City of Los Angeles to take a position in support of local control and against SB 79.

Char would like to have approval from the committee for a letter to Mayor Karen Bass requesting that the City take a position against SB 79 and to support such legislative action as bringing control to the cities, no more – one size fits all, the need to have public hearings and that the neighborhood councils have a seat at the table.

Motion passed unanimously.

7. Discussion and possible action on submitting a letter to Mayor Karen Bass, City Council and City Planning/Planners regarding suspending progress of the Southwest Valley Community Plans until the State of California has finalized addressing housing shortages.

Char spoke to City Planning Associate Lucy Martinez who stated finalization of the Community Plan is approximately a year out. Char would like to have approval from the committee for a letter to Mayor Karen Bass, City Council and City Planning/Planners requesting that finalization of the Southwest Valley Community Plan be suspended until Sacramento finalizes affordable housing policies and local control is re-established.

Motion passed unanimously.

Old Business:

8. Discussion and possible action regarding revisions to the City Charter including Article IX and Council File 25-0600-S7

Char stated that she tried to attend the meeting on this matter today but there was a problem with the audio. She feels that the Department of Neighborhood Empowerment (DONE) and the Board of Neighborhood Commissioners (BONC) has too much control over the neighborhood councils. She requested that all committee members review the documents and be prepared to provide input next month.

9. The meeting was adjourned by Char at 7:30 p.m.



Char Rothstein <charwhnc@gmail.com>

Re 8817 Chatlake Drive

Nello Manciatì <nello1599@gmail.com>
To: Char Rothstein <charwhnc@gmail.com>

Wed, Jun 25, 2025 at 1:13 PM

Good afternoon

We had a meeting about our ZAD case today 25th and the person in charge decided to wait until your input. My question to you is: Could you include us in your next meeting to discuss or present it? or it is not needed since you have all the information.

The street improvement we agreed on is to improve the 60 ft in front of the projected residence, leaving the rocky mountain untouched to preserve its beauty, and no trees will be affected. One tree was permitted to be replaced by 4 of the same kind, Forestry already permitted it. Please advice.

Nello Manciatì

On Tue, Jun 10, 2025 at 2:41 PM Char Rothstein <charwhnc@gmail.com> wrote:

[Quoted text hidden]

MOTION

The Los Angeles City Council adopted several key ordinances associated with the City's Housing Element Rezoning Program earlier this year. Initiated by the Department of City Planning, the Citywide Housing Incentive Program (CHIP) Ordinance, the Housing Element Sites and Minimum Density Ordinance (HESMDO), and Resident Protections Ordinance (RPO), in effect as of February 11, 2025, were designed to help address the tremendous need for new housing supply, housing affordability at all income levels, and tenant protections citywide.

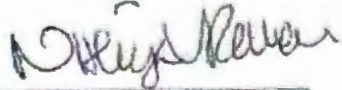
Early implementation of these ordinances has already shown some success. However, as is often the case with new legislation, there is room for improvement. While the Planning Department has been soliciting feedback on these ordinances, and will be initiating a targeted code amendment ordinance in the coming months to clean up and improve the CHIP Ordinance, some changes are immediately needed to enable greater housing production, and to meet the requirements of new state legislation.

I THEREFORE MOVE that the Council direct the Los Angeles Department of City Planning to report back within 60 days on providing a clear ministerial entitlement process for the following types of eligible mixed income and 100% affordable housing and mixed use projects that are currently subject to discretionary review processes provided the projects provide the requisite percentage of affordable housing to qualify for (1) enhanced development rights under the CHIP and (2) an exemption to the Project Review Ordinance:

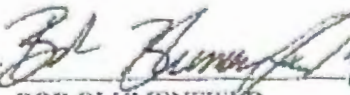
- Projects located in overlay zones (e.g., Community Design Overlays, Community Plan Implementation Overlays) and Specific Plan areas;
- Projects that require CHIP or State Density Bonus Law waivers of development standards, in addition to on or off-menu incentives/concessions; and
- Ministerial projects otherwise made subject to discretionary review due to non-planning related approvals in urbanized areas, including but not limited to (i) haul routes for projects located in Bureau of Engineering Special Grading Areas that require the import/export of more than 1000 cubic yards of dirt and (ii) street tree removal permit approvals required by the Board of Public Works; and
- Projects that meet the goals of the CHIP in good faith but face unique challenges that constrain project feasibility and unduly incur discretionary review or preclude them from using CHIP entirely.

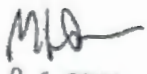
I FURTHER MOVE that the Los Angeles Department of City Planning Department, with the support of other relevant departments, report back with a detailed plan and specific recommendations regarding implementation of very recent amendments to the State Permit Streamlining Act as part of the 2025-2026 State Housing Budget Trailer Bills (Assembly Bill 130 and Senate Bill 130). These amendments, among other things, require ministerial entitlements for housing projects to be approved no later than 60 days from the date of a deemed complete application otherwise the project is deemed approved as a matter of law.

PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:


BOB BLUMENFELD
Councilmember, 3rd District


JUL 01 2025

ORIGINAL

MOTION

The Los Angeles City Council adopted several key ordinances associated with the City's Housing Element Rezoning Program earlier this year. Initiated by the Department of City Planning, the Citywide Housing Incentive Program (CHIP) Ordinance, the Housing Element Sites and Minimum Density Ordinance (HESMDO), and Resident Protections Ordinance (RPO), in effect as of February 11, 2025, were designed to help address the tremendous need for new housing supply, housing affordability at all income levels, and tenant protections citywide.

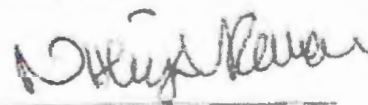
Early implementation of these ordinances has already shown some success. However, as is often the case with new legislation, there is room for improvement. While the Planning Department has been soliciting feedback on these ordinances, and will be initiating a targeted code amendment ordinance in the coming months to clean up and improve the CHIP Ordinance, some changes are immediately needed to enable greater housing production, and to meet the requirements of new state legislation.

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- Projects that require CHIP or State Density Bonus Law waivers of development standards, in addition to on or off-menu incentives/concessions; and
- Ministerial projects otherwise made subject to discretionary review due to non-planning related approvals in urbanized areas, including but not limited to (i) haul routes for projects located in Bureau of Engineering Special Grading Areas that require the import/export of more than 1000 cubic yards of dirt and (ii) street tree removal permit approvals required by the Board of Public Works; and
- Projects that meet the goals of the CHIP in good faith but face unique challenges that constrain project feasibility and unduly incur discretionary review or preclude them from using CHIP entirely.

I FURTHER MOVE that the Los Angeles Department of City Planning Department, with the support of other relevant departments, report back with a detailed plan and specific recommendations regarding implementation of very recent amendments to the State Permit Streamlining Act as part of the 2025-2026 State Housing Budget Trailer Bills (Assembly Bill 130 and Senate Bill 130). These amendments, among other things, require ministerial entitlements for housing projects to be approved no later than 60 days from the date of a deemed complete application otherwise the project is deemed approved as a matter of law.

PRESENTED BY:



NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:



BOB BLUMENFELD
Councilmember, 3rd District

ORIGINAL

MIS
JUL 01 2025

MOTION

Los Angeles faces an urgent housing shortage, made worse by a permitting process that is often duplicative, unpredictable, and misaligned with the City's stated housing goals. Applicants must navigate siloed departments, unclear requirements, and sequential reviews that create costly delays—even for ministerial projects.

Under the current structure, applicants begin at the Department of Building and Safety (LADBS) for Plan Check. While a Plan Check Engineer is assigned, that role does not currently coordinate cross-departmental input. Applicants must then seek separate clearances from City Planning, Water and Power, Housing, Fire, and the Bureaus of Engineering, Sanitation, and Street Services, among others—each with its own processes, interpretations, and often conflicting requirements. New demands are routinely introduced late in the process, driving further cost, delay, and frustration. This fragmented review structure significantly increases budget and schedule risk, and has been identified as a major contributor to the higher cost of multifamily development in Los Angeles compared to other jurisdictions. It is one of the factors cited in some lenders' and investors' decisions not to place capital in Los Angeles versus other jurisdictions perceived as offering more predictable processes.

Even during construction, applicants face fragmented oversight: separate inspectors for building systems, plumbing, electrical, and HVAC—without a mechanism to ensure consistency or coordination. While new interventions like BuildLA and the Development Services Bureau hold promise, their potential will not be realized without other process reforms.

Cities as diverse as San Diego, Long Beach, and Chicago have made excellent headway on this issue by offering applicants the option of a coordinated intake meeting early in the process. At these meetings, applicants engage all relevant departments at once. Requirements are identified, conflicts and issues are surfaced—and often resolved—and binding determinations are issued. These meetings reduce the likelihood of late-stage surprises and allow interdepartmental conflicts to be handled collaboratively rather than contentiously.

To facilitate the construction of more housing, including desperately needed affordable housing, we need to create a system that has clear, consolidated, dependable, and accountable processes, that undergird a culture of saying "yes" to new housing in Los Angeles.

I THEREFORE MOVE that the Los Angeles City Council instruct the Department of Building and Safety and City Planning, with support from relevant departments as needed, to create a single, comprehensive review process for projects that includes the following:

- A summary of the most successful examples of coordinated input processes from other jurisdictions that can serve as models for LA
- One coordinated plan check that incorporates all required department input;
- A clear and complete list of requirements provided at the outset;
- A process for collaboratively resolving conflicts arising from layered City requirements along with the applicant,
- Binding approvals and permit issuances valid for a reasonable timeframe, such that applicants are not subject to varying interpretations (i.e., "late hits").

I FURTHER MOVE that Department of Building and Safety and City Planning report back within 60 days with a framework for offering optional coordinated intake meetings, modeled on successful efforts in peer cities, that would allow applicants to meet with all relevant departments early in the process on a voluntary basis to receive consolidated requirements and determinations, and surface interdepartmental issues before plan submittal.

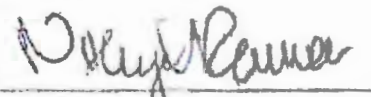



I FURTHER MOVE that the Department of Building and Safety report back within 60 days on establishing a "single inspector" model for projects—designating one lead inspector from pre-construction through final occupancy—to improve accountability and reduce contradictory directives.

I FURTHER MOVE that the Los Angeles City Council instruct the Department of Building and Safety, with support from relevant departments as needed, to report back within 60 days on recommendations on how to significantly reduce and consolidate the number of separate plan check clearances and condition types, which exceed 175.

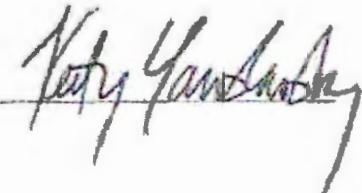
I FURTHER MOVE that the Bureau of Engineering and the Department of Building and Safety, in coordination with any other relevant departments, report within 60 days on the current and potential capabilities of BuildLA to facilitate simultaneous reviews, consolidate departmental input, resolve conflicts early, including feedback from system users, and to provide transparency on departmental timelines and any delays.

PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District


BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY:



ORIGINAL

JUL 01 2025

MOTION

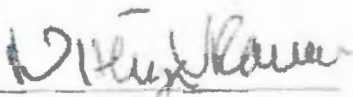
On October 11, 2023, Assembly Bill 1033 (Ting, Chapter 752, Statutes of 2023) was chaptered into law, authorizing municipalities to adopt a local ordinance to allow accessory dwelling units (ADUs) to be sold or conveyed from the primary residence as condominiums.

Prior to AB 1033, State law provided that a local agency can allow an ADU to be sold or conveyed separately from the primary residence to qualified buyers, defined as persons and families of low or moderate income, only if specified conditions are met, including that the property was built or developed by a qualified nonprofit corporation; the property contains affordability restrictions on the sale and conveyance of the ADU or primary dwelling that ensure the ADU and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer; the buyer must use the ADU as their principal residence; and the buyer of the ADU is subject to a repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the ADU or primary dwelling if the buyer desires to sell or convey the property.


With the passage of AB 1033 and upon adoption of a local ordinance, local agencies can also allow the separate conveyance of the primary dwelling unit and ADU(s) as condominiums. Per AB 1033, the local ordinance must require that the process to establish the condominiums complies with both the Davis-Stirling Common Interest Development Act, which governs homeowners associations (HOAs), and the Subdivision Map Act, which governs the subdivision of property, as well as all objective requirements of a local subdivision ordinance. AB 1033 also requires written and recorded evidence that each lienholder consents to the establishment of the condominiums. AB 1033 mandates local agencies to provide notice to applicants for ADUs of these requirements.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance to implement AB 1033 (Ting, Chapter 752, Statutes of 2023), which authorizes local agencies to adopt a local ordinance to allow accessory dwelling units (ADUs) to be sold separately or conveyed from the primary residence as condominiums.


PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:


BOB BLUMENFELD
Councilmember, 4th District

ORIGINAL


JUL 01 2025

MOTION

PLANNING & LAND USE MANAGEMENT

State and local laws have made the construction of Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and Movable Tiny Houses (MTHs) much more permissive and streamlined in recent years. Structures must comply with all applicable zoning, building, and residential codes. Eased development standards allow for many of these building types in any zone that allows for residential use by-right and where there is a proposed or existing dwelling unit on the lot. Additionally, parking is not required for new ADUs if they are located within a half-mile of public transit.

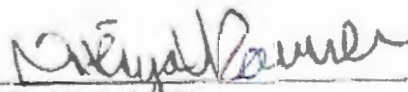
The Los Angeles Department of Building and Safety (LADBS) implemented the Standard Plan Program to provide interested parties a simplified permitting process for the design and construction of ADUs. The use of standard plans reduces the time required for plan check resulting in faster permit issuance. Under the Standard Plan Program, plans are designed by private licensed architects and engineers to accommodate various site conditions. Plans are then reviewed and pre-approved by LADBS for compliance with building, residential, and green codes.

Some of these approved plans include HCD-approved housing under state law, which is factory built housing that is pre-approved by state agencies for building code compliance and stamped prior to submission to LADBS. LADBS, in turn, is responsible for review of local scope—such as foundations, zoning, and site plan review. These homes are constructed in a factory, then transported to a site for assembly, and can offer substantial benefits, including lower construction costs, shorter development timelines, and overall efficiency, all while increasing the supply of housing. A smaller construction footprint also means a smaller carbon footprint, made all the more impactful through the use of energy-efficient and greener materials that provide a better life-cycle performance for these projects.

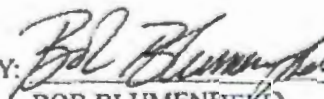
Unfortunately, there have been multiple examples of delays in the City's review and approval processes of HCD-approved plans. During an acute housing affordability and scarcity crisis, the City should do everything in its power to produce more housing to keep families, workers, seniors on a fixed-income, students, and others in Los Angeles.

I THEREFORE MOVE that the City Council instruct the Los Angeles Department of Building and Safety, in consultation with the Department of City Planning, Bureau of Engineering, and the Los Angeles Fire Department, and with requested input from HCD-listed firms that are part of the Standard Plan Program, to report back within 30 days on current departmental reviews, approvals, and permitting procedures for HCD-approved single family and ADU plans—including a proposal for an expedited process for projects utilizing HCD-approved building plans—and identification of barriers slowing down staff reviews and plan check approvals. This analysis should also include recommendations on enhancing and incentivizing HCD-approved construction for small-scale projects in the City of Los Angeles, including through expedited clearance processes to streamline permitting and the feasibility of establishing a separate, expedited process for HCD-approved and other state-certified plans upon application completeness.

PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:


BOB BLUMENFELD
Councilmember, 3rd District


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As the City of Los Angeles works to address a severe housing shortage and struggles in the small business community, the timely and efficient approval of new development is critical. As part of the building entitlement, permitting, and inspection process, utility-related processes—particularly those managed by the Los Angeles Department of Water and Power (LADWP)—can create delays and uncertainty that hinder housing production and exhaust small business resources.

Stakeholders have shared challenges related to LADWP's plan check, permitting, and inspection processes, including lengthy and unpredictable timelines, communication challenges, and site design requirements that significantly reduce developable area

Specifically, applicants have cited the following challenges:

- No matter the size of a project, LADWP assigns an Electric Service Representative (ESR) who serves as the coordinating liaison between developers and internal LADWP teams. This structure virtually precludes direct communication between applicants and LADWP teams regarding specific issues and can inhibit timely problem solving;
- LADWP processes are often the longest City timelines in the development process, sometimes spanning multiple years;
- LADWP sometimes makes mid-process changes regarding the infrastructure expectations of developers, which leads to wasted time and resources;
- Permanent power is not scheduled for installation and energization until buildings are completely finished, which sometimes adds six to nine months to the building timeline and has ripple effects to other building system testing and inspection timelines for features such as elevators and fire pumps;
- When there is insufficient power capacity in a given area, applicants are saddled with paying for and building the infrastructure that benefits the entire area, a disproportionate burden; and
- Rules relating to overhead power lines, transformer staging areas that require large alleyways, and transformer right-of-way, which are not typical in other large cities, decrease developable area and result in poor urban design

LADWP recently launched efforts intended to improve its development related processes and policies. Two programs of note include Project Powerhouse and the Fair Share program. Project Powerhouse streamlines access to electrical services for 100% affordable and permanent supportive housing developments in line with Mayor Karen Bass Executive Directive No. 1. The Fair Share program shares the cost of underground distribution line extensions in the public right-of-way among all customers who benefit, rather than saddling individual developers with disproportionate costs.

While these programs are excellent initiatives, it is necessary to take additional steps to support housing production. As LADWP plays a key role in enabling housing construction, a review of its development-related procedures is necessary to identify improvements that would support the City's housing goals while maintaining reliability, safety, and sustainability.

I THEREFORE MOVE that the Council direct the Los Angeles Department of Water and Power (LADWP), with assistance from relevant departments, to report back within 60 days on:

1. Existing approval, permitting, plan check, and inspection processes administered by LADWP for new developments;
 2. Average and range of processing timelines, staffing levels, and coordination protocols for housing and small business utility work;
 3. LADWP's use of technology in development processes, including digital submittals and application tracking, and ways to use these tools for greater transparency and accountability for developers and other City partners;
 4. Identification of other jurisdictions whose process efficiency and urban design standards – particularly as it relates to transformer staging, location, and overhead power lines – are considered exemplary in the power industry, and ways to incorporate these standards into LADWP's work;
 5. Opportunities to streamline LADWP's development-related processes to reduce delays and improve efficiency, including potentially expanding Project Powerhouse to all housing developments;
 6. Strategies to improve interdepartmental coordination, timeline transparency, and communication with applicants; and
- A mapping analysis of LADWP power capacity throughout the city overlaid with the areas of the city planned for the greatest density increases, and recommendations to fund infrastructure improvements in areas where there are power deficiencies relative to future potential growth.

ORIGINAL

PRESENTED BY:

NITHYA RAMAN

Councilmember, 4th District

JUL 11 2025

SECONDED BY:

BOB BLUMENFELD
Councilmember, 3rd District