



**WEST LOS ANGELES SAWTELLE
NEIGHBORHOOD COUNCIL**
Joint Planning and Land Use Management Committee and
Board of Directors Meeting -- Agenda
Tue., July 12, 2022 -- 7:15 PM (one week earlier)

Video Link: <https://us02web.zoom.us/j/88631839397>
Meeting ID 886 3183 9397 (and press #)

Phone: (669) 900-6833 or (833) 548 0282, (888) 475 4499, (877) 853 5257, (833) 548 0276

All stakeholders who wish to address the Neighborhood Council may dial (669) 900-6833, and enter 886 3183 9397 (and press #) to join the meeting.

Press *9 to raise your hand to speak. Press *6 to unmute your phone.

Email public comments to Chair at JayR@WestLASawtelle.org

No paper documents are associated with this meeting.

Agenda and files posted online: <https://tinyurl.com/WLASNC-PLUM>

<https://drive.google.com/drive/u/0/folders/1HhgzTUJQJkVDiPRBNEk1B1En7LbN3w>

Facebook: <https://www.facebook.com/WestLASawtelleNC>

Physical: WLASNC office - 1645 S. Corinth Ave., West LA (glass door, west side by the ramp).

AB 361 updates:

- Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required.
- If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned.
- If members of the public are unable to provide public comment or be heard due to issues within the N.C.'s control, the meeting must be recessed or adjourned.

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 you wish to attend by calling WLASNC Board Chair Jamie Keeton (ADA contact) at Jamie@WestLASawtelle.org.

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

1. Call to Order:
 - a. PLUM Committee is 7 members, 4 are required for quorum.
 - b. Board is 15 members, 9 are required for quorum.
2. Administrative:
 - a. This is a regular meeting, not a special meeting, because it is held at its regularly scheduled time (per DONE's virtual meeting requirements).
 - b. Review of Minutes from **June** meeting.
 - c. Planning 101 training (Cornerstone): Completed - J.Ross, T.Temme, A.Ghorbani, K.Wataghani, T.Sweeney, D.Swartz.
3. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
4. Government/Agency/Community Partner updates: Council District #11 (Planning Deputy - Jason Douglas):
 - a. Website for affordable units: <https://LAHousing.LACity.org/AAHR>
5. Ex parte communications: J.Ross:
 - a. Bundy/Expo/Amherst apartments: Will Cipes, Carmel Partners - PLUM scheduling.
 - b. 1814 S. Federal Ave. apartments: Matthew Hayden, Hayden Planning, representative - PLUM scheduling.
 - c. 2450 S. Barrington Ave. apartments: Matthew Hayden, Hayden Planning, representative - PLUM scheduling.
 - d. 11835 Tennessee Pl. houses: Jesi Harris, Brian Silveira, Brian Silveira & Assoc., representative - PLUM scheduling and clarification of motion.
6. 1814 S. Federal Ave. apartments: Previous NC resolution to revise design of façade with more muted colors. Developer is considering (May 11 correspondence with representative).
 - a. Representative: Matthew Hayden, Hayden Planning.
7. 2450 S. Barrington Ave. apartments: Demolition of 10 units and new construction of 6-story, 67-ft. tall building with 40 units (4 extremely low-income, 1 very low-income, 2 low-income, are 3 more replacement units required?). 61 parking spaces. TOC Tier 3 with incentives – height increase of 22 ft., open space reduction of 25%, side setbacks reduction of 30%. 10 trees removed. 10 replacement trees (all in planters, none in soil). 8,000 cy of soil export (200 truck trips). Lot coverage of 91% for building, 2% for pavement, 7% for landscaping (all planters, no grass/soil). Common open space of 2,910 sf (roof deck, courtyard at ground level). Landscape space 485 sf (all planters, no grass / soil).
 - a. Case #: DIR-2022-2882-TOC-HCA, ENV-2022-2883-EAF.
 - b. Application/plans: (click on "Barrington 2450" folder). <https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planner - David Woon (213) 978-1368 - David.Woon@LACity.org Submittal on Apr. 26.
 - e. Determine if project has filed for Ellis Act, and if tenants have received information about eviction dates and relocation payments.
 - f. NC status: First presentation for PLUM in June.
 - g. Representative: Matthew Hayden, Hayden Planning.
 - h. Owner: Richard Dreyfus.
8. 11835 Tennessee Place houses: Demolition of a 1-story house, and new construction of 4 houses of 2-3 stories in R4 zone. Request for Specific Plan Exception to reduce front setbacks from 15 ft. to 5 ft.

- a. Case #: AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA.
- b. Application/plans: (click on "Tennessee11825" folder).
<https://tinyurl.com/WLASNC-PLUM>
- c. Community status: TBD.
- d. City status: Planner - Connie Chauv. Submittal on Feb. 18.
- e. NC status: PLUM voted to oppose Specific Plan Exception that would allow encroachment into ROW for additional 10 ft. to provide a full front yard setback (15 ft. required, 5 ft. provided onsite, additional 10 ft. provided in ROW via R-Permit).
- f. Motion (J.Ross): The NC shall support the Specific Plan Exception (and R permit) to allow the project to be built into what is currently a setback, but would not be based on the narrower street. The following conditions shall be required:
 - i. No buildings shall be constructed in the 10-ft ROW, and it shall be permanently used for flat open space for recreation or landscaping (no TOC incentives for reduced setback).
 - ii. The city shall sell the ROW to the developer as a condition of building permit issuance, with the price determined by a neutral, 3rd party appraisal.
 - iii. The developer shall fund or build a public open space (benches, playground, grass play area, public art, shade structure) on the east adjacent triangle and on the triangle to the east of Granville Ave. One leg of Tennessee Ave. can be vacated to expand the park area. The City shall own and maintain it.
 - iv. A native plant permeable landscaping plan that allows for water capture (open to other suggestions on community asks) shall be installed.
 - v. The tall tree onsite shall be preserved, which means shrinking the footprint of 1 house.
 - vi. The sidewalk (8 ft) shall be built outside the 10-ft ROW, which requires the street asphalt pavement area to be narrowed.
- g. Motion (G.Pindell): The NC shall support the Specific Plan Exception (and R Permit) to allow the project to be built into what is currently a setback but would not be based on the narrower street.
 - i. No buildings shall be constructed in the 10-ft ROW, and it shall be permanently used for flat open space for recreation or landscaping (no TOC incentives for reduced setback).
 - ii. A native plant permeable landscaping plan that allows for water capture (open to other suggestions on community asks) shall be installed.
 - iii. The developer shall provide community benefits, such as to fund or build a public open space (benches, playground, grass play area, public art, shade structure) on the east adjacent triangle and on the triangle to the east of Granville Ave. The City shall own and maintain it.
 - 1. Justification: The R Permit works in conjunction with the City's plans to narrow the street, while securing commitment from the developers and future owners to beautify the land.
 - 2. This SPE and R-Permit are intended to allow the development to proceed, while creating a long-term permanent solution that ensure that the city will not revoke the R-Permit ROW area in the future.

- h. Motion (G.Pindell): The R Permits shall be made available to the current land owners along Tennessee Place under the same above terms with the exception of community benefit requirement.
 - i. Representative: Jesi Harris, Brian Silveira & Assoc.
 - j. Owner: Michael Librush, MDM Builders, Tennessee Place LLC.
9. Motion: Request that City revise the Westside Multifamily Q Conditions Ordinance #186249 to:
- a. Include APNs 0426-500-9175 and 0426-500-9176, which are currently exempted (11967-11973 Mayfield Ave., Brentwood).
 - i. Justification: These are the only 2 parcels that are exempted, and they are rectangular and flat and the same as every other parcel on the block and in the area.
 - b. Require that only 1 side of a corner lot be designated as a front setback, and the 2nd frontage be designated as a side setback.
 - i. Justification: Many parts of the LAMC consider the short side of a corner lot to be the front, and the long side to be the side setback.
 - c. Clarify that sidewalk width must comply with ADA (4 ft wide).
10. DWP-West L.A. facility:
- a. Proposed new office building: www.LADWP.com/WLADistrictYard.
 - i. No design changes were made from original proposal.
 - ii. PLUM will request for a second meeting with neighbors to discuss revisions to proposed plan for new office building (first meeting was in July 2020).
 - b. Persistent noise from generator fans that don't have enclosures. Rear 3rd generator does not have barriers.
 - i. 2 new generators will have enclosures.
 - c. New poles and high-power electric lines installed on north border of Nebraska Ave.
 - i. Request to calculate EMF in neighborhood at various distances.
 - d. Construction staging noise and visual blight at facility. Request to install plywood fence or sound blankets.
 - i. Request to access the site from the south and prohibit workers from parking in neighborhood.
11. West L.A. Commons: Info - <https://WestLACommons.com/>
- a. EIR: Comments due on Jun. 30:
 - b. Scoping meeting (Jun. 14):
 - i. Presentation: <https://youtu.be/fv0enzMvt8I>.
 - ii. Public testimony: https://youtu.be/zl2-E_stSuU
 - c. Info: <https://planning.lacounty.gov/case/view/prj2022-000303>
12. Lighted signs: More apartments have lighted signs (see exhibits).
- a. Ayres-Barrington apartment: Lighted sign.
 - b. Olympic-Butler mixed-use: Neon lights on walls that face houses on Purdue Ave.
 - c. Lumen office: Bright lights on roof pavilion that shine outward to the north neighborhood across Mississippi Ave. and to the front street Olympic Blvd.
13. West L.A. Community Plan update:
- a. Schedule:
 - i. EIR Notice of Preparation will be released in the summer.
 - ii. A Community Plan Advisory Board will be formed.
 - iii. Responses to conceptual land use suggestions will be in the Fall (based on last year's community meetings).
 - b. CD11 to lead supplemental tour.

- c. Determine if City has calculated population projections - Replies from Kinikia Gardner, Westside Plan Update:
 - i. *This information is disclosed when the DEIR is published.*
 - ii. *In tandem with refining concepts based on all of last summer/fall feedback, the team is also working on understanding SCAG projections - and once the team is ready to share that information they will. Planning staff does not do projections - SCAG demographers do. After Scoping the staff will then again refine plan concepts and work on the Proposed Plan's reasonably anticipated development that may meet and/or exceed SCAG's projections.*
 - iii. *In order to get there - we need to wrap up refining concepts and collect more feedback during the Scoping process.*
 - iv. *In between Scoping and the DEIR publication there will be MORE outreach efforts to show progress and solicit feedback on the draft plan and zoning.*
 - d. Request for community to review a draft copy of the community plans to review, before the CEQA scoping starts and it's too late.
 - i. *Yes, a preliminary draft of the emerging goals and policies is shared. And an open house and/or outreach event is hosted to share the draft plan and draft zoning before the DEIR is published. It takes 8-12 months - there are various factors that can prolong this time - in between a Scoping Meeting and a DEIR publication for a comprehensive and long range community plan update.*
14. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy).
15. Track leasing of affordable units in new apartments:
- a. "&" apartment (Pico Blvd.) - opened in April.
 - b. YMCA site (Sawtelle Blvd.) - opened in April.
 - c. 1650 S. Sawtelle Blvd. – completion by Jan. 2021.
 - d. CIM Buerge site #2 (Santa Monica Blvd./Stoner) – completion by Feb. 2021.
 - e. Pico/Federal apartment – completion by Jan. 2021.
 - f. Dolores site (Santa Monica Blvd./Federal) – completion by Oct. 2021.
 - g. 1730 Colby Ave. apts. - not started.
 - h. Whole Foods/old Vons site (Santa Monica Blvd./Barrington) – not started.
 - i. Wertz parking lot (Santa Monica Blvd./Westgate) – not started.
 - j. Chevron station apartment (Santa Monica Blvd./Beloit) – not started.
 - k. 1656 S. Sawtelle Blvd. – not started.
 - l. 2444 S. Barry Ave. – not started.

Future projects:

- 1. Bundy/Exposition/Amherst/Tennessee apartments: Developer will present at August meeting, per design revisions requested in PLUM resolution in January.
 - a. Chair submitted request to developer for contracting information, including wage levels, apprentice programs, sub-contractors' complaint status regarding wages, and legal status of workers.
 - b. 2 apartments of 7-8 stories of 460 units (52 affordable), 429 parking spaces. Demolition of 16 houses. Removal of 54 trees:

- c. 2217-2227 S. Bundy Ave. & 2222-2244 S. Amherst Ave.: 1.3-acre site. Demolition of 9 1-story houses, and new construction of 8-story building (83 ft tall) with 265 units (30 extremely low-income). Total building area: 239,000 sf. Total open space (26,713 sf). Total green space: 2,985 sf. 2-level subterranean parking (239 spaces). 43,090 cy of excavation (3,792 truck trips). Removal of 39 trees. 101 new trees (___ in soil, ___ in pots, ___ in planters). TOC Tier 4. Zone RAS4-1VL.
- Case #: DIR-2021-10036-TOC-VHCA. ENV-2021-10037-EAF.
 - Link (see Initial Submittal tab on the right):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMTI50>
 - Incentives: Increase height from 50 ft to 83 ft (by 33 ft). Reduce open space by 15%. Increase lot coverage from 85% to 99% (17% increase). Increase density from 147 units to 265 units (by 80%). Increase FAR from 3.0 to 4.85 (increase of 45%).
- d. 2301-19 S. Bundy Ave. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 180,000 sf. Total open space (18,265 sf). Total green space: __,000 sf. 2-level subterranean parking (190 spaces). 37,661 cy of excavation (__,690 truck trips). Removal of 18 trees. 73 new trees (___ in soil, ___ in pots, ___ in planters). TOC Tier 4. Zone RAS4-1VL.
- Case #: DIR-2021-10047-TOC-VHCA. ENV-2021-10048-EAF.
 - Link (see Initial Submittal tab on the right – need EAF):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMTQw0>
 - Incentives: Increase height from 50 ft to 83 ft (by 33 ft). Reduce open space by 20%. Increase lot coverage from 85% to 100% (18% increase). Increase density from 80 units to 195 units (by 80%). Increase FAR from 3.0 to 4.85 (increase of 45%).
- e. Application/plans: (click on "Bundy/Expo/Amherst Apts" folder).
<https://tinyurl.com/WLASNC-PLUM>
- f. Community status: TBD.
<https://urbanize.city/la/post/carmel-partners-plans-455-apartments-near-expobundy-station>
- g. City status: Submittal on Dec. 9. Planner - Connie Chauv.
- h. NC status: PLUM resolution for design changes at Jan. meeting. Developer will respond to PLUM comments about design and contracting at July meeting.
- How does your company ensure that sub-contractor employees receive full pay?
 - Will / Does your company have an apprentice program for young adults (or others) looking to learn about and enter the construction industry?
 - How does your company ensure that sub-contractor employees are U.S. citizens?
 - Does your company have a local hire program?
- Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac.
 - Owner: Will Cipes, Carmel Partners, Bundy Expo LLC.
2. 2225 S. Amherst Ave. houses: New construction of 4 houses (3 stories). Demolition of 1 house of 1-story height.
- 2041 S. Barry Ave. houses: New construction of x houses (3 stories). Demolition of 1 house of 1-story height.
- Application/plans: (click on "Amherst 2225" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - Community status: TBD.

- c. City status: Permits issued.
 - d. NC status: First presentation for PLUM to be scheduled in TBD.
 - e. Representative: Cory Singer, Thomas James Homes.
 - f. Owner: Cory Singer, Thomas James Homes.
3. Stratford School (2000 S. Stoner Ave.): Conditional Usage for school with parking variance. Case is withdrawn - Planning Dept. determined that no entitlement is required.
- a. Case #: CPC-2021-10050-CU-SV. ENV-2021-10051-CE.
 - b. Application/plans: (click on "Stratford School" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planning Dept. will determine if new entitlement is necessary. Submittal on Dec. 7.
 - e. NC status: First presentation for PLUM to be scheduled in Feb.
 - f. Representative: Christopher Murray, Rosenheim & Associates.
 - g. Owner: .
4. 11879 Santa Monica Blvd. (Wertz Building): Proposal for renovation for public storage with retail on ground level (see Exhibit).
- a. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
 - b. Owner: Fred Cordova, Corion Capital Partners.
5. Urban design presentation: Martin Leitner, Perkins Will; John Kaliski, JK & Associates.
6. 11879 Santa Monica Blvd. (Wertz furniture building): CUP for new storage facility.
- a. ZA-2020-6766-CUP. ENV-2020-6767-EAF.
 - b. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 11879" folder).
 - c. Community status: TBD.
 - d. City status: Application withdrawn. Planner - Phillip Bazan. Submittal on Nov. 2.
 - e. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
 - f. Owner: Fred Cordova, Corion Capital Partners.
7. 11801 Olympic Blvd. retail/office building (Sports Chalet site): Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping.
- ZA-2018-7490. Class 32 Infill CEQA Exemption.
- a. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Olympic 11801" folder.
 - b. Community status: TBD.
 - c. City status: Project was withdrawn, requested developer to contact us in advance of future applications.
 - d. NC status: First presentation for PLUM in Apr. 2019.
 - e. Representative: Dana Sayles, Jason Friedman, 360.
 - f. Owner: Gillis Family Partnership.
8. Future project
- a. Case #: .
 - b. Application/plans: (click on "ADDRESS" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on .
 - e. NC status: First presentation for PLUM to be scheduled in.

- f. Representative: .
- g. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):

- 9. Administrative:
 - a. What does “we need housing” mean?
 - i. Is it an excuse for developers to build as big as possible?
 - ii. Does every project “need” to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
 - b. Role of PLUM:
 - i. Rubber-stamp for Planning Dept. and approve all project as long as they “comply” with zoning in our opinion (though only the Planning Dept. can determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?
 - 1. See Exhibit: Letter from Gloria Campbell.
 - ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?
 - c. NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood?
 - i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
 - d. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
 - e. What does it mean when developers say “The Council Office supports it”?
 - i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
 - f. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
 - i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
 - g. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
 - i. Facts vs. speculation (i.e. hearsay).
 - ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
 - iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
 - h. Items of consideration:
 - i. Condominiums vs. apartments.
 - ii. Sales prices and rents.
 - iii. Types of retail.
- 10. Old/new/future business:
 - a. Motion: Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).

- b. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
 - c. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
 - d. Motion: Planning Dept. staff reports shall list all meetings between the developer and Planning Dept., Planning Commissioners and Council District, and shall list all campaign contributions from developer employees and their spouses/ domestic partners to elected officials.
 - e. Motion: PLUM shall recommend that the NC require commercial uses within 200 ft. of residences to reduce nighttime noise after 10:00 pm to 35 decibels and/or prevent noise from leaving the site (per DBS code).
 - f. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause to forms required for demolition, giving the city the ability to punish developers who mislead planners about the project’s compliance with the [rent stabilization ordinance](#). Prohibit condominium conversions unless neighborhood vacancy rate is 5% or more (see exhibit).
 - g. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
 - h. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
 - i. Parking ratios: Discussion of ratios for suburban, urban, and transit-oriented locations, leadership by government versus desires of drivers, increase in traffic caused by free parking, increase in global warming from car pollution (see exhibit).
 - j. Link: Mobility vs. place-making - <http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/>
11. Board action on previous PLUM motions:
- a. Motion: Request that City revise the Exposition Station Transit Neighborhood Plan as follows: Building breaks shall be clarified and defined per the same standards of the Westside Multifamily Q Conditions (below) – buildings that exceed 150 ft. in length (reduced from 250 ft.) shall have a break that is at least 20 ft wide and landscaped as an amenity, continuous from the ground floor to the sky, and must extend back the entire building. Garage entrances shall not count as breaks.
 - 2. MASSING *b. Any building that has more than 150 feet of frontage along a public street shall provide at least one vertical break beginning at the ground floor. This break shall be a minimum of 40 feet deep and 20 feet wide and shall be open to the sky.*
 - i. NC status: Board to consider at Apr. 27 meeting.
 - b. Motion: Request that Planning Dept. provide zoning capacity of the city, in order to review proposals for upzoning.
 - i. NC status: Board to consider at Apr. 27 meeting.
 - c. 11800 Wilshire Blvd.: Support renovation and add greenery to front stair area.
 - i. Case #: DIR-2022-1258-CDO.
 - ii. Application/plans: (click on "Wilshire11800" folder). <https://tinyurl.com/WLASNC-PLUM>
 - iii. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.

- d. West L.A. Civic Center redevelopment: Discussion of resolution with suggested design revisions. The Board will consider PLUM's resolution at its Mar. 23 meeting.
 - i. Application/plans: (click on "West LA Civic Center" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - ii. Community status: Town Hall on Apr. 15.
 - iii. City status: Submittal in March 2022 (CEQA only).
 - iv. NC status: Town Hall design charrette on May 11.
- e. Motion: Request for new street lamps in Centinela / Nebraska / Amherst / Idaho neighborhood, per BOE standards.
 - i. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- f. Tuk Tuk Thai (1638 Sawtelle Blvd): Conditional Use Permit for beer and wine onsite consumption for existing restaurant with 36 seats in C2 zone (hours 8:00 am to 11:00 pm).
 - i. Case #: ZA-2021-9981-CUB. ENV-2021-9982-CE.
 - ii. NC status: Board approved PLUM resolution to support at Feb. meeting.
- g. Landmark Apartments (11750 Wilshire Blvd. - old Pavillions): 1 monument sign and 2 wall signs as part of new apartment tower.
 - i. Case #: DIR-2021-10102-CDO. ENV-2021-10103-CE
 - ii. NC status: Board approved PLUM resolution to support at Feb. 23 meeting.
- h. 1624 Amherst Ave. house: Previous demolition of 2 1-story houses and new construction of a 2-story house in R1-1 zone (2,986 sf, 4-bedroom, 2-bathrooms, 2-half-bathrooms). Request for Zoning Adjustment for increased height for portion of the roof that encroach into 45-degree stepback for encroachment plane on both sides and in front (~680 sf of area is flat instead of sloped downward 45 degrees):
 - i. Case #: ZA-2021-10614-CE.
 - ii. NC status: Board voted to oppose the Zoning Adjustment request at Feb. 23 meeting.
- i. 1713-1717 S. Beloit Ave: Demolition of 5 apartments, and new construction of 7-story, 80-ft apartment with 63 units (7 extremely low-income) in R4-1 zone. Removal of 6 trees, and plant 16 new trees (0 in soil, 16 in planters and in pots). Excavation of 14,000 cy (1,000 truck trips). Lot coverage of 90%, open space of 10% (no flat recreational space at ground level or on podium, roof deck provides open space). TOC Tier 4 incentives for 8 incentives: Density increase of 70%. FAR increase from 3.0 to 4.5. Parking reduction to 0.5 spaces (63 spaces provided). Front yard setback reduced from 15 ft to 7-10 ft. Back yard setback reduced by 30% from 19 ft to 13 ft. North side yard setback reduced from 10 ft. to 7 ft. South side yard setback reduced from 10 ft. to 7 ft. Height increase of 11 ft.
 - i. Case #: DIR-2022-357- TOC-HCA. ENV-2022-358-EAF.
 - ii. NC status: Board voted to oppose project as designed and suggested design revisions at Feb. 23 meeting.
- j. Chili Bowl (12444 W. Pico Blvd.): Request that owner not demolish the Chili Bowl building (demolition permit was issued on Feb. 4), and ask owner to collaborate with CD11 to find a new site to preserve the building.
 - i. NC status: Board approved PLUM resolution at Feb. 23 meeting.
- k. 1920-1924 Barry Ave houses: Demolition of 3 1-story houses, and new construction of 4 3-story houses (on 2 parcels) in R2-1 zone. Houses are 3,006-3,022 sf each. Lot Line Adjustment.

- i. Case #: AA-20219576-PMLA. ENV-2021-9577-CE.
- ii. Application/plans: (click on "Barry 1920" folder).
- iii. <https://drive.google.com/drive/u/0/folders/1HhgzTUIOJkVDtPRBNFLktB1En7LbN3wr>
- iv. NC status: NC status: Board to consider at Jan. meeting.
- v. City status: Submittal on Nov. 19. Planner - Michelle Carter.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNjU30>
- I. 814 S. Federal Ave. apartment: Appeal - Demolition of 1-story house and new construction of 5-story apartment with 11 units (1 very low income), per TOC. Reduced setbacks.
 - i. ADM-2021-3739-DB-HCA-1A.
 - ii. Application/plans: (click on "Federal 814" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status (appeal): Planner - Dylan Sittig. Submittal on Aug. 16.
 - v. NC status: Board to consider at Jan. meeting.
 - vi. Appellant: Keiko Ota, neighbor at 1810 Federal Ave.
 - vii. Owner: Matthew Hayden, Hayden Planning, representative of developer.
- m. Motion: Request for Planning Dept. inspections during construction.
 - i. NC status: Board approved at Nov. 17 meeting.
- n. 2456 Purdue Ave. apartment: Demolition of 2 houses and new construction of 6-story apartment with 27 units (6 affordable), per TOC Tier 3. Setbacks, open space, parking.
 - i. DIR-2021-5596-TOC-HCA. ENV-2021-5597-EAF.
 - ii. Application/plans: (click on "Purdue 2456" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status: Planner - Dylan Sittig. Submittal on Jun. 30.
 - v. NC status: Board opposed at Nov. 17 meeting.
- o. Motion: Revision to AB 330: The NC requests that when RSO units are demolished and replaced, any density bonus units (per SB 1818) are additive to those replacement units (instead of inclusive). In addition, all replacement units shall have the same number of bedrooms and the at least the same square footage.
 - i. NC status: Board approved at Nov. 17 meeting.
- p. Motion: The NC opposes the City's use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods – WRAC.
 - i. NC status: Board approved at June meeting.
- q. Motion: Policies and Procedures Ordinance: The NC requests that the Council postpone consideration of the Policies and Procedures Amendment (CF #12-0460-S4) for six months in order to enable further community presentations and feedback, and to have independent, outside counsel review the revisions to ensure that the City Council does not transfer its land use authority to the Planning Dept. – WRAC.
 - i. NC status: Board approved at June meeting.
- r. Motion: "Ghost"/commercial kitchens for numerous restaurants: The NC requests that the City establish of a specific land use or zoning classification, and review properly of the impacts, such as increased power usage and higher traffic generation/ parking demand – WRAC.
 - i. NC status: Board approved at June meeting.

- s. Chili Bowl historic / cultural designation (12244 W. Pico Blvd.): Proposal to preserve onsite as preferred action with Conditions if relocate former Chili Bowl building to Bundy Triangle Park.
 - i. City status: Council voted on Jun. 29 to oppose designation, and CD11 opposed designation. Owner filed lawsuit and submitted a second historic analysis that opposed Historic-Cultural Monument designation.
 - ii. NC status: Board to consider at July meeting.
- t. 1906 S. Colby Ave: Demolition of 2 1-story houses, and new construction of 2 3-story houses (condominiums). AA-2021-3125-CC-HCA-PMLA. ENV-2021-3126-CE.
 - i. City status: Planner - Dylan Sittig. Submittal on Apr. 15.
 - ii. NC status: Board to consider at July meeting.
- u. The Block renovation (old Olympic Collection) - 11301 Olympic Blvd.: Renovation of existing 3-story commercial conference center/ retail/ offices. New facades, no new construction or change in building envelope.
 - i. City status: Renovation in process.
 - ii. NC status: Board to consider at July meeting.
- v. Motion: Maintain inexpensive fees for residents for appeals, not the \$16,000 that is proposed, per cost recovery policy (WRAC LUPC motion).
 - i. NC status: Board approved at May meeting.
- w. Motion: Request that City Council and City Attorney clarify if Planning Dept. and Planning Commissions may use developers' financial interest as criteria to determine entitlements and discretionary approvals (WRAC LUPC motion). See Exhibit.
 - i. NC status: Board approved at May meeting.
- x. Barrington Plaza apartments (11700 Wilshire Blvd.): Proposal for renovations to exterior façade. DIR-2021-2141-CDO. ENV-2021-2142-CE.
 - i. City status: Submittal on Mar. 16. Planner - Dylan Sittig.
 - ii. NC status: Board to consider at May meeting.
- y. Auto Concierge delivery truck parking on Nebraska Ave.: Neighbor complaints about delivery truck parking on Nebraska Ave.
 - i. CD11 Transportation Deputy Alek Bartsorouf conferred with owner about parking violations and future enforcement.
- z. Motion: Support for Senate Constitutional Amendment 2 (Allen and Wiener), which would eliminate the State of California's Article 34 (approved by WRAC LUPC).
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- aa. West L.A. Civic Center redevelopment: Design ideas.
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- bb. Bundy Triangle Park: Review 2018 PLUM Resolution to support removal of one lane of traffic and expansion of the park.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- cc. Motion: West L.A. Community Plan update: Determine specific zones for specific areas/neighborhoods/nodes/corridors.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- dd. Motion: The City shall create a floating, voting seat on the APC/CPC/PLUM that is allotted for the NC in which the project is located. This seat would only be filled by a certified NC member, elected by its NC, and will advocate for NC position.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- ee. Bike lane extension: Ohio Ave. between Santa Monica and 405.

- i. NC status: Board approved PLUM resolution to support with condition in Dec.
- ff. Lone Wolf Cigar Lounge (11950 Wilshire Blvd.): CUB for sale and dispensing of a full line of alcoholic beverages for onsite consumption in an existing 1,630 sf private members cigar lounge.
 - i. ZA-2020-3144-CUB.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Wilshire 11950" folder).
 - iii. City status: Submittal on Apr. 13. Planner: Oliver Netburn (213) 978-1382 Oliver.Netburn@LACity.org.
 - iv. NC status: Board approved PLUM resolution to support with condition in Oct.
- gg. 11759 Iowa Ave. duplex condominiums: Demolition of 1 1-story house. Parcel map for new construction of 2 3-story condominium units.
 - i. AA-2020-5417-PMLA-CN, ENV-2020-5418-CE.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Iowa 11759" folder)..
 - iii. City status: Submittal on Sept 15. Planner: Maxfield Vermey
 - iv. NC status: Board approved PLUM resolution to support in Oct.
- hh. 2444-2456 S. Barry Ave. apartment: Demolition of 3 apartments of 1-2 levels (8 units). New construction of 6-story apartment with 32 supportive housing units, 28 low-income units, and 12 parking spaces. TOC and PSH incentives include: Reduction of rear setback from 15 ft to 12 ft. Increase in FAR from 3.0 to 3.57. Reduction in open space from 7,425 sf to 6,238 sf.
 - i. DIR-2020-2956-DB-PSH-SIP-HCA-PHP. Exempt from CEQA per Prop. HHH funding.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2444" folder).
 - iii. City status: Submittal on May 5. Planner: Eric Claros.
 - iv. NC status: BOD tabled at Oct. meeting.
- ii. 2033 Butler Ave.: Motion - Request that developer explain why they cut down all the tall, mature trees on the site, when they promised at our NC hearing to preserve them.
 - i. NC status: Board tabled at Oct. meeting.
- jj. Motion: Support for CF 20-0189, which proposes that the term of affordability shall be extended to 55 years for Transit-Oriented Communities projects.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- kk. Motion: Support for CF 20-0498, which proposes to study incentives to give businesses to encourage telecommuting after the Covid 19 emergency ends.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- ll. Motion: Support for Streets for All proposal for the City's ADAPT program of expedited street re-paving and striping, which would mandate re-striping to accommodate bus and bicycle lanes in the City's approved Mobility Plan.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- mm. Motion: Request that City develop long-term "Slow Streets" program, which includes increased safety for pedestrians (such as K-rails and concrete barriers).
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- nn. Sushi Tsujita (2006 S. Sawtelle Blvd.): CUB for full line of alcohol service in existing 1,244 sf restaurant with 30 seats and 400 sf patio with 12 seats. Zoning

- variance for 44 off-street parking spaces in lieu of the required 51 spaces. ZA-2020-3501-CUB-ZC. ENV-2020-3502-CE. ZA-2008-3900-CUB-ZV.
- i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle 2006 Tsujita" folder).
 - ii. City status: Submittal on Jun. 4. Planner: Dylan Sittig.
 - iii. NC status: Board approved PLUM resolution of support at Oct. meeting.
- oo. West L.A. Community Plan: Support for concepts and request for additional concepts to be included.
- i. NC status: BOD approved PLUM resolution at Oct. meeting.
- pp. 11628 Santa Monica Blvd. mixed-use apartments and retail (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft.
- i. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "SantaMonica 11628" folder).
 - iii. City status: Submittal on May 31, 2018. Planner: Chuanzhe "More" Song. Hearing date TBD.
 - iv. NC status: Board approved PLUM resolution of support with conditions at Oct. meeting.
- qq. 1656 S. Sawtelle Blvd. apartments: Demolition of 2 1-story and 2-story houses house on 7,100 sf lot. New construction of 67-ft. (6 stories), 33-unit apartment with 23 car spaces in C2-1VL zone (4 extremely-low income units). On-menu incentives for shorter setbacks/yards per RAS3 zoning (5 ft. front, 5 ft. back, 0 ft. sides), increased height (2 stories, 22 ft.), and reduced open space by 25%. 5,000 cy yards of dirt to be exported (500 truck trips). X trees to be removed. ENV-2020-2121-EAF.
- i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle_1656" folder).
 - ii. City status: Submittal on Mar. 26. Planner: Chuanzhe Song (213) 978-1319 More.Song@LACity.org.
 - iii. NC status: Board revised PLUM motion to oppose project and suggest revisions at July meeting.
- rr. DWP facilities renovation (11761-12300 W. Nebraska Ave.): New construction of 3-story (50-60 ft. tall) office/ storage/ vehicle service/ customer service building of 92,000 sf (___ cy of soil export > XX trucks) with 356 parking spaces in PF-1XL (Public Facilities) Zone. 191 staff at opening to increase to 373 staff by 2030.
- i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> - go to "DWP - Nebraska 11761" folder.
 - ii. NC status: Board approved PLUM motion to oppose project and suggest revisions at July meeting.
- ss. Dan's Modern Chinese (2049-2051 Sawtelle Blvd.): Alcohol CUB for beer and wine onsite consumption for 2,160-sf restaurant with 54 seats. Case #ZA-2020-1941-CUB.
- i. Application/plans: https://www.dropbox.com/sh/57wtr9rxj0pzrn0/AAAhK1AYYNv_kb4jsyOQcjm9a?dl=0.

- ii. City status: Submittal on Jun. 2020. Planner: Courtney Shum (213) 978-1916 Courtney.Shum@LACity.org.
- iii. NC status: Board approved PLUM resolution to support project with LAPD Conditions at Jul. meeting.
- tt. 12229 W. Pico Blvd. - Kiff Kafe: Alcohol CUB for beer and wine as part of 1,164-sf restaurant with 17 indoor seats and 344-sf patio. ZA-2020-1213-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Pico 12229 CUB" folder).
 - ii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 25.
 - iii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- uu. 2110 S. Barry Ave. houses: Request for adjustment to reduce 2 side setbacks from 6-2 ft. to 5-2 ft. ZA-2020-1441-ZA.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2110 houses " folder).
 - ii. City status: Jun. 25 hearing postponed, new date TBD. Planner: Dylan Sittig.
 - iii. NC status: BOD approved PLUM resolution to oppose project at May 28 meeting.
- vv. 1730 Colby Ave.: Condominium conversion of apartment with 20 units and 40 parking spaces. TT-82687. ENV-2019-6995-CE.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Colby1730" folder.
 - ii. City status: Submittal on Nov. 2019.
 - iii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- ww. 12311 W. Santa Monica Blvd. - hotel restaurant: Alcohol CUB 9Type 47 (ABC license) for full line as part of 32,594-sf hotel with 1,303-sf restaurant with XX seats. Change hours of operation from 7:00 am to 11:00 pm as required in Commercial Corner Ordinance, to 6:00 am to 2:00 am all 7 days of the week. ZA-2020-1156-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 12311 CUB" folder).
 - ii. Community status: TBD.
 - iii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 21.
 - iv. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- xx. 2451 Purdue Ave.: Legalization of existing loft/mezzanine, which was expanded by 460 sf without proper permits by converting it to a 3rd story and obtaining Adjustments for decrease yard setback from 6 ft. to 5 ft., and decrease in passageway separations between buildings from 11 ft. to 10 ft./5 ft. in R3 zone.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Purdue 2451 apts " folder).
 - ii. Community status: TBD.
 - iii. City status: Submittal in Jan. 2020.
 - iv. NC status: BOD approved PLUM resolution to support project with Conditions at May 28 meeting.
- yy. Alley vacation (between Stoner Ave. and Barrington Ave. - south of Santa Monica Blvd.): VAC-E 1401378.

- i. City status: Bureau of Engineering report to Council on Feb. 20 to begin analysis.
 - ii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- zz. Kura Revolving Sushi (2130 Sawtelle Blvd.): CUB for alcohol service from 10:00 am to 12:00 am (midnight) every day of the week. Restaurant is 1,947 sf, and has 44 seats. ZA-2020-660-CUB, ZA-2013-1109-CUB.
 - i. City status: Submittal in Jan. 30. Planner - Phillip Bazan.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- aaa. 2033 S. Butler Ave. condominiums: Demolition of 1 house, and new construction of 2 condominiums of 3 stories on 5,300-sf parcel in R2-1 zone. Lot is substandard 40 ft. wide. 2 ft. road dedication. Minimum setbacks provided: 18 ft. in front, 4.8 ft. on sides (12 ft. for driveway for half of the site), 15 ft. in rear. 5 parking spaces. Truck trips: X. Trees removed: x (all with 12-inch trucks or larger). Request for adjustment (variance-type entitlement) to reduce 6-ft. setback to 4.8 ft., and to reduce distance between the 2 buildings from 12 ft. to 10 ft., and to reduce front setback from the prevailing block's setback of 21 ft. to 18 ft. AA-2019-3917-PMLA. ENV-2019-3922-CE.
 - i. City status: Planner: Jeanalee Obergfell.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- bbb. 12248 W. Pico Blvd.: Proposed historic/cultural monument designation. CHC-2019-6975-HCM. ENV-2019-6976-CE.
 - i. City status: Submittal on Nov. 2019.
 - 1. Staff report: <https://planning.lacity.org/odocument/392ac16c-ea4c-4231-88ad-5289db71d4c7/CHC-2019-6975-HCM.pdf>
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- ccc. Motion: Support for Consolidated Rental Car Facility / Air Pollution Reduction / Electric Vehicle Availability (CF 19-1586). Proposes to increase to 80% of car rentals are electric, and add charging stations in the city (museums, malls, destinations). Only 200 chargers are proposed for the facility, which may be insufficient for demand.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- ddd. Motion: Opposition to SB 50 (State mandates for increased density near transit and job centers).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- eee. Motion: Co-living residential projects – Implementation of zoning regulations for specialized land use:
 - i. Parking: 0.5 spaces per bedroom.
 - ii. Bedroom: 150 sf minimum size.
 - iii. Kitchen: 1 per 6 bedrooms (stove, refrigerator, sink).
 - iv. Bathroom: 1 per 6 bedrooms (shower, toilet, sink).
 - v. No density bonuses.
 - vi. Zones: C, high-density Residential (R, RAS).
 - vii. Onsite manager for 12+ bedrooms.
 - viii. Open space: 100 sf per bedroom.
 - ix. Tenancy: 30-day minimum (not a hostel or vacation rental).

- x. NC status: NC status: BOD approved PLUM resolution to support project at May meeting.
- fff. Motion: Design guidelines - Open space in apartments (roof decks).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- ggg. Motion: Design guidelines - Landscaping in high-density apartments (trees in stormwater planters).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- hhh. Motion: New crosswalk: Pico Blvd. and Wellesley Ave. intersection.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- iii. Motion: Public Storage (11625 Olympic Blvd.): The City shall cite the owner and Public Storage for failure to comply with the original Conditions of Approval that mandate that the building look like an office building, and provide lush, mature and tall landscaping on the frontage that prevents graffiti.
 - i. NC status: Board approved PLUM resolution in Dec.
- jjj. 1452-1456 S. Butler Ave. small lot houses/subdivision: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of 4 stories on 5,900-sf parcel in R3-1 zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear (5 ft. where building overhangs). 10 parking spaces. Truck trips: X (X cy of earthwork). Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
 - i. City status: Approved on Dec. 6 (Planner: Quana Williams).
 - ii. NC status: PLUM voted to oppose project, per failure to receive notification. PLUM voted to request city action address property nuisance issues and report on inspections.
- kkk. Motion: The city shall prohibit the staging of heavy trucks during construction (tractor trailers) in neighborhoods.
 - i. NC status: Board approved PLUM resolution in Dec.
- lll. Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service: CUB for 56-sf market with 8 lobby seats with 24-hour sales of sealed containers of alcohol for personal use. Part of a 78-room hotel with 1,168-sf food area with 32 seats and 731-sf covered rooftop deck with 20 seats (no alcohol sales/ service). ZA-2019-4685-CUB, ENV-2019-4686-CE.
 - i. City status: Hearing date TBD. Submittal on Aug. 7. Planner: Jojo Pewsawang.
 - ii. NC status: Board approved PLUM resolution to support in Oct.
- mmm. 2130 Sawtelle Blvd. karaoke studio: CUB for new alcohol service (beer and wine) for onsite consumption until 2:00 am for an existing karaoke studio in a strip mall, and to extend the hours until 4:00 am for all days of the week. Zone Variance to bring the existing land use into compliance from karaoke retail to karaoke studio, and to reduce the additional parking requirement from 15 more spaces to 0 more spaces. ZA-2019-3824-CUB-ZV, ENV-2019-3825-CE.
 - i. City status: Hearing on Oct. 28 (this month). Submittal on Aug. 9. Planner: Courtney Shum.
 - ii. NC status: Board approved PLUM resolution to support with conditions in Oct.
- nnn. 1729 S. Barrington Ave. condominiums: Demolition of a 1-story house and new construction of four condominiums that are 3 stories tall and subterranean parking (___ cy of soil export > XX trucks) with Parcel Map.

- AA-2019-1980-PMLA-CN, ENV-2019-1981-EAF.
 - i. City status: Hearing date TBD. Submittal on Apr. 3. Planner: Julia Duncan.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Oct.
- ooo. West L.A. Courthouse project: Resolution to request the County to include substantial amounts of affordable- and moderate-income housing, commercial/ institutional that is viable to be leased in the long term, and public open space.
 - i. NC Status: Board agenda for Nov.
- ppp. 12121-12133 Pico Blvd. (Marukai Market): Resolution to request:
 - i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
 - ii. Plant more trees on north border with neighbors, per NC approval.
 - iii. NC Status: Board agenda for Nov.
- qqq. TOC Ordinance: Resolution for revisions to regulations.
 - i. NC Status: Board agenda for Nov.
- rrr. 2415-2419 S. Barrington Ave. apartments: Demolition of 2 1-story houses and new construction of a 7-story, 86-ft. tall building with 38 apartments (including 4 extremely low-income units). Request for TOC Tier 3 incentives for 30% reduction in side yards, 30% reduction in rear, and 25% reduction in open space. DIR-2019-2171-TOC, ENV-2019-2173-EAF.
 - i. City status: Submittal on Apr. 11. Planner: Latanya Roux.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- sss. 1721 S. Colby Ave. apartment: Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./ 1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
 - i. City status: Appeal filed on Jan. 17, 2020.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- ttt. 11600-11618 Santa Monica Blvd. (car wash site): Demolition of car wash and restaurant and new construction of 5-story building with 100 apartments (9 affordable). On-menu density bonus incentives (for FAR of 3.5:1 and 11-foot height increase). Class 32 CEQA exemption. 29,000 cy of dirt (2,700 trucks). 2 trees to be removed. DIR-2019-2757-DB-SPR. ENV-2019-2758-CE.
 - i. City status: Submittal on TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- uuu. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Westgate Ave. to encroach 6-18 inches onto their property, as part of verbal contract for entitlement support of their project.
 - i. NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.

- vvv. 11857 Santa Monica Blvd. (empty lot next to Wertz): New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- www. Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site): The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
 - i. NC status: Board approved PLUM resolution in August.

12. Status of previous decisions:

- a. 1851-1855 S. Barry Ave. small lot subdivision: Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution to oppose project as designed.
- b. 11916 Pico Blvd.: CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
 - i. City status: Submittal on May 29.
 - ii. NC status: Board approved PLUM resolution of support with condition in July.
- c. 2218 Sawtelle Blvd. (restaurant) alcohol CUB: Full line of alcohol for an existing restaurant of 1,050 sf with 30 seats. ZA-2019-2150-CUB, ENV-2019-2151-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support CUB.
- d. 11434 Pico Blvd. (Fantasy Island site) apartment: Demolition of 1-story commercial building. New construction of apartment.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support revised design.
- e. Zone change (2146 S. Colby Ave.): Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support with conditions to maintain R setbacks.
- f. 2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building: Demolition of 2 1-story commercial buildings of 52,000 sf and new construction of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf) on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.

- i. DIR-2018-7625-SPR. ENV-2018-7626-EAF.
 - ii. City status: Hearing date TBD (SPR).
 - iii. NC status: Board resolution to support with traffic study and cap.
- g. 1730 Armacost Ave. small lot subdivision: New construction of small lot subdivision with 3 houses of 4 stories on 6,000-sf vacant lot in RD1.5 zone. AA-____-2018. ENV-2018-____-CE.
 - i. City status: Submittal in 2018. Hearing date TBD. Planner: Connie Chauv.
 - ii. NC status: Board resolution to support.
- h. Zoning on 2300 block of Wellesley Ave.
 - i. NC status: Board resolution to support similar zone to area, only if upzoned.
- i. Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.
 - i. City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
 - ii. NC status: Board approved at Feb. meeting.
- j. 2110 S. Barry Ave.: Demolition of 1 house. New construction of 2 houses of 3 stories with minimum setbacks and maximum height. Variance for reduced lot width. Parcel map. Variance for reduced lot width. AA-2018-4026-PMLA-CN. ENV- AA-2018-4027-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board opposed PLUM resolution (to support project) in Feb.
- k. 2465 S. Purdue Ave.: Demolition of 1-story apartments (4 units). New construction of 5-story, 17-unit apartment (1 very low-income, 2 extremely-low income) with 4.5 FAR. TOC Tier 3 incentives include 70% density bonus, reduced parking to 0.5 spaces per unit, and FAR increase of 50%. On-menu incentives include decrease in open space by 25%, decrease in both side setbacks by 30%, and increase in height of 1 story. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
 - i. City status: Submittal in Apr. 2018.
 - ii. NC status: Board opposed PLUM resolution (to support project with conditions).
- l. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store. New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
 - i. City status: Submittal on Aug. 22, 2018.
 - ii. NC status: Board supported PLUM resolution (to support project with conditions).
- m. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable). 135 car parking spaces. 94 bicycle parking spaces. Transit-Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.
 - i. City status: Submittal on May 24, 2018. Planner: Steve Kim.
 - ii. NC status: Board supported PLUM resolution (to support project).

- n. New Target store (11800 Santa Monica Blvd.): Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
 - i. City status: Hearing on Oct. 22.
 - ii. NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.
- o. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
 - i. NC status: Board supported PLUM resolution (support with design revisions).
- p. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
 - i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.
 - ii. New 1,261-sf restaurant, 60 indoor seats and 12 patio seats. ZA-2018-4862-CUB. ENV-2018-4863-CE.
 - iii. New 2,022-sf restaurant, 104 indoor seats and 92 patio seats. ZA-2018-4866-CUB. ENV-2018-4867-CE.
 - iv. City status: Submittal on Aug. 22. TBD hearing.
 - v. NC status: Board supported PLUM resolution (to support CUB).
- q. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
 - i. City status: No hearing - Director's administrative determination.
 - ii. NC status: Board supported PLUM resolution (to oppose project).
- r. Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.): CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909-sf restaurant with 25 seats and 8 exterior seats. Expiration in May 2019. ZA-2012-0382-CUB.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- s. 11347 W. Mississippi Ave.: Demolition of 1-story house. New construction 2-unit condominiums (3 stories, 4 bedrooms) with minimum setbacks and maximum heights. Variance for reduced lot width. ENV-2018-3578-CE. AA-2018-3577-PMLA.
 - i. City status: Hearing date TBD. Submittal on Jun. 19, 2018.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- t. 1702 S. Granville Ave.: Re-design - demolition of 1-story house and new construction of 4 small-lot houses of 4 stories (Small Lot Subdivision). AA-2017-3856-PMLA-SL, ENV-2017-3857-CE (see exhibit).
 - i. City status: Approved in Aug. 2018. Re-submittal in 2018. Submittal 9/26/2017. Planner: Connie Chauv.
 - ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for

PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.

13. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
14. Member announcements.
15. Adjournment.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION: IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE WLASNC MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

NOTICE: Out of an abundance of caution, this committee meeting is noticed as a joint board meeting, and will be making recommendations for the NC Board of Directors to take action at a later meeting.

THE AMERICAN WITH DISABILITIES ACT: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and 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 you wish to attend by contacting Jay Ross, Board Member, at (310) 979-9255 or email Jamie@WestLASawtelle.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.WestLASawtelle.org, or at the scheduled meeting. If you want any record for an item on the agenda, contact Chair Jamie Keeton at Jamie@WestLASawtelle.org.

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 LAMC 18.01 et seq. More information is available at www.Ethics.LACity.org/Lobbying. For assistance, contact the Ethics Commission at (213) 978-1960 or Ethics.Commission@LACity.org.

PUBLIC INPUT AT N.C. MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that 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, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Any messaging or virtual background is in the control of the individual Boardmember in their personal capacity, and does not reflect any formal position of the N.C. or the City.

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the WLASNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Bylaws. The Bylaws are available at our Board meetings and website www.WestLASawtelle.org

RECORDING MEETINGS: Meetings may be sound or video recorded.

PUBLIC POSTING OF AGENDAS: Agenda are posted for public review as follows:

- Website: www.WestLASawtelle.org (see Committees tab).
- Google drive: <https://tinyurl.com/WLASNC-PLUM>
- Dropbox (see PLUM 2021 folder): [https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
- Planning Dept. Early Notification System: <https://www.lacity.org/subscriptions>

RECORDING MEETINGS: Meetings may be sound or video recorded.

LOCATION: For questions, contact Zel Limenih (310) 479-4119 or Zel.Limenih@LACity.org.

SERVICIOS DE TRADUCCION: Si require servicios de traduccion, avisar al Concejo Vecinal 3 dias de trabajo (72) horas) antes del evento. Por favor contacte a Jay Ross a JayR@WestLASawtelle.org para avisar al Concejo Vecinal.

Members: Jay Ross, Chair, Boardmember representative (310) 979-9255 JayR@WestLASawtelle.org
Teri Temme, Boardmember representative, Secretary Teri@WestLASawtelle.org
Arman Ghorbani, Boardmember representative Arman@WestLASawtelle.org
Galen Pindell, Boardmember Galen@WestLASawtelle.org
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Exhibit #6: 1814 S. Federal Ave.



Exhibit #8: 11335 Tennessee Place houses

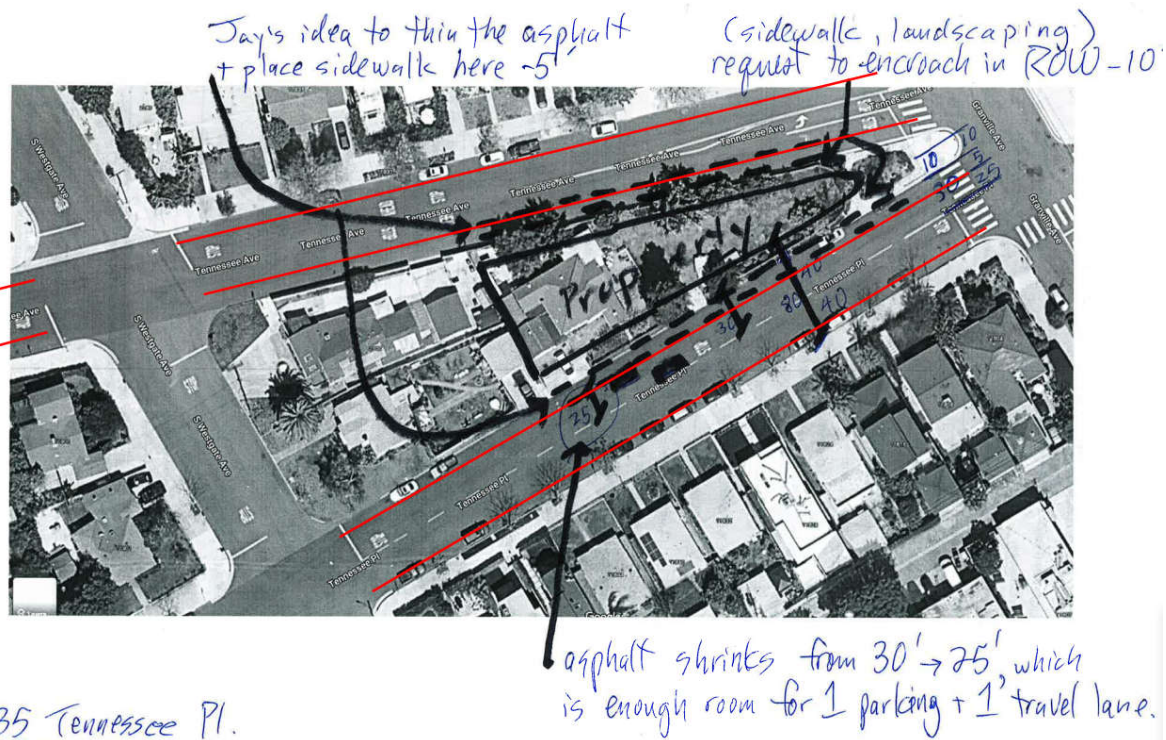


Exhibit #8: 11335 Tennessee Place houses

Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J.Ross, Chair
Date: Mar. 15, 2022
**Re: Resolution - 11835 Tennessee Pl. houses - opposition to Specific Plan Exception
AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA**

Resolution: The PLUM voted, 4-0-0, to recommend that the Board oppose the Specific Plan Exception to the Exposition Station Transit Neighborhood Plan, and authorize the Chair to submit Community Impact Statements in the future.

Facts and background:

1. The 2 proposed front yards (on both the north and south sides of the triangle parcel) are 5 ft. long, which is 10 ft. shorter than the required 15 ft. yards for R3 zone.
2. The developer requests a Revocable Permit to use 10 ft. of the public right-of-way to install a front yard with greenery.
 - a. This 10-ft. area is already used by the owners for landscaping and yard areas.
 - b. A new 5-ft. sidewalk with street trees would be installed outside the 10-ft. permit boundary, where the existing roadway asphalt is.
3. The two streets that abut the property, Tennessee Ave. and Tennessee Pl., are wider (80 ft.) than the current Local Street standard width of 60 ft.
4. A large redwood tree is on the south portion of the site.

Findings and justifications:

1. Public land should not be given to private owners without market-rate compensation.
2. Density is not the penultimate zoning standard. Compliance must be with all standards (FAR, height, setbacks, open space).
 - a. A smaller building can be constructed on the site within the required density and setbacks.
3. Neighbors like the wide street widths of Tennessee Ave. and Tennessee Pl., and do not wish to give up parts of them to private use.
4. Variances may be granted if a community benefit is provided in return.
5. A Revocable Permit cannot guarantee that the 10-ft. front yard will remain in perpetuity. If the permit is revoked, the property will have only a shorter 5-ft. front yard, which is insufficient for recreation use by families.

Exhibit #8 & 9: Tennessee Ave. width

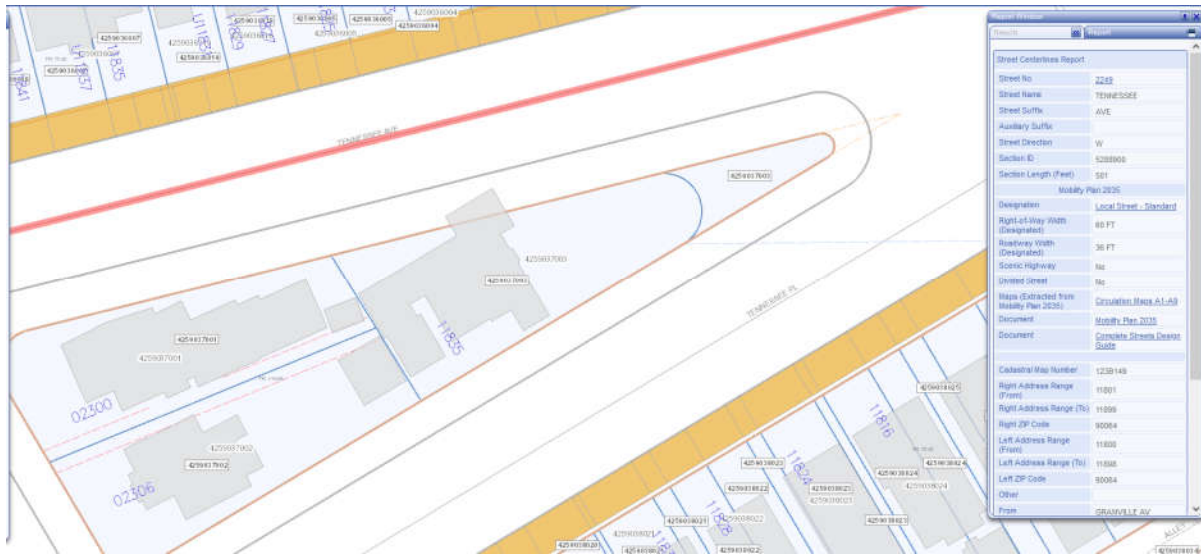
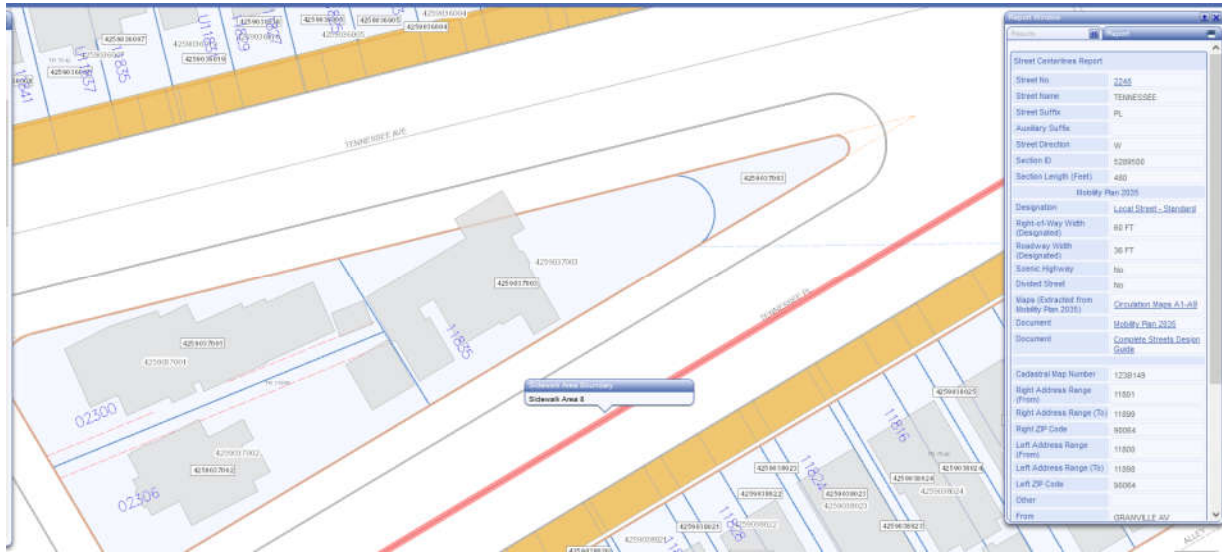


Exhibit #8 & 9: Tennessee Place. width



Bundy/Amherst/Tennessee apartments (Carmel Partners)

Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J.Ross, Chair
Date: Jan. 18, 2022
Re: Resolution: Request for design revisions – Bundy/Exposition/Amherst/Tennessee Apartments
2217-2227 S. Bundy Ave. & 2222-2244 S. Amherst Ave.
2301-19 S. Bundy Ave. & 2302-2312 S. Amherst Ave.
DIR-2021-10036-TOC-VHCA. ENV-2021-10037-EAF
DIR-2021-10047-TOC-VHCA. ENV-2021-10048-EAF

Resolution: The PLUM voted, 4-0-1, to recommend that the Board request the following design changes to the Bundy-Exposition-Amherst-Tennessee apartments, and authorize the Chair to submit Community Impact Statements in the future:

1. Add 10 moderate income units to existing affordable units.
2. Revise the affordability of existing for more diversity, i.e. instead of all extremely low income, replace with some low- and very low-income units.
3. Sidewalk width of 13 ft. on Bundy Ave. frontage, and 15 ft. along Amherst and Tennessee Ave. (measured from curb to property line, does not include front setback area).
4. Preserve all existing street trees along Amherst Ave. (currently proposed to be cut down).
 - a. Developer shall protect them during construction, ensure sufficient soil for root growth and health, and maintain them in the future.
5. Plant all onsite trees along the full perimeter of the site (all frontages) in soil that allows sufficient root growth and health (not in planters or pots).
6. Plant a line of trees along the entire south frontages of both buildings adjacent to existing houses.
 - a. Trees shall be planted in soil that allows sufficient root growth and health (not in planters or pots)
7. No light shall trespass from balcony ceiling lights onto neighbors' properties. Hoods shall be installed, and light shall be aimed toward the building, not the neighbors.
 - a. The 2465 Purdue Ave. apartments installed balcony ceiling lights that shine directly into rear neighbors' yards all night.
8. The project shall provide outdoor public use facilities at ground level, adjacent to a public sidewalk, and note the specific size and space location on the plans (possibly the fitness green area on the north frontage).
 - a. No Los Angeles public park is nearby, and the City failed to include public parks or open space in the Expo NTP Plan, despite upzoning large areas with thousands of future residents. Each new project in the area shall also contribution similar public use areas.
9. The City shall not issue on-street parking permits for residents or guests of this project.

- a. As a TOC project that receives incentives for reduced parking because residents and guests are expected to use transit, the residents and guests do not need street parking (plus they can use the garage).
10. Truck staging shall be prohibited at all times in the residential neighborhood, i.e. Amherst, Tennessee, Wellesley, Carmelina, south side of Exposition.
 - a. The contractor shall stage trucks away from the neighborhood and radio them in.
11. Concrete trucks (or any trucks) shall not idle and line up waiting on residential streets under any circumstances, i.e. Amherst, Tennessee, Wellesley, Carmelina, south side of Exposition.
 - a. The contractor shall stage trucks away from the neighborhood and radio them in.
 - b. The Olympic/Butler project lined up concrete trucks, blocked traffic, and harmed the neighbors' homes with loud noise and air pollution for hours, and the City did not cite them for violating the law.
12. The City and LAPD, in concert with CD11, shall not issue any variances for noise permits for any work prior to 7:00 am under any circumstances (including concrete pours).
 - a. The City and LAPD, in concert with CD11, approved noise variances for the Martin Cadillac (West Edge) project, which inundated the nearby residences with pile-driver/pump noise as early as 5:45 am several times.

Carmel Partners plans 455 apartments near Expo/Bundy Station

Replacing single-family housing in the Expo TNP area

December 10, 2021, 8:30AM Steven Sharp [32 Comments](#)



Developer [Carmel Partners](#) is back with plans for another big multifamily residential development near a Westside stop on Metro's E Line.

Earlier today, the Los Angeles Department of City Planning published an application from the San Francisco-based firm to redevelop 16 single-family homes just south of Expo/Bundy Station with two large apartment buildings. The project, if fully realized, would include 455 residential units - more than 50 of which would be earmarked for rent by lower-income households.



View of 2217 and 2301 S Bundy Drive from Amherst

The first site, [which spans approximately 1.3 acres at 2217-2227 S. Bundy Drive and 2222-2244 S. Amherst Drive](#), is slated for the construction of an eight-story, 239,370-square-foot building containing 265 apartments above 239 parking stalls located at grade and in a two-level subterranean garage.

Carmel is pursuing entitlements through the [Transit Oriented Communities incentives](#), permitting relief from zoning regulations relative to building height, floor area, density, parking, open space, and lot coverage. As a trade-off, the developer will be required to set aside 30 of the proposed one-, two-, and three-bedroom apartments for rent as affordable housing at the [extremely low-income level](#).

The companion project, slated for a one-acre site across Tennessee Avenue at [2301-2319 S. Bundy Drive and 2302-2312 S. Amherst Avenue](#), would be a second eight-story structure featuring 195 one-, two-, and three-bedroom apartments atop semi-subterranean parking for 190 vehicles.



View of 2301 Bundy looking southwest

Like the larger building across the street, proposed entitlements include Transit Oriented Communities incentives to achieve a larger building than otherwise permitted by zoning rules. In exchange, 22 of the apartments will be reserved as extremely low-income affordable housing.

Both projects are being designed by [Carrier Johnson + Culture](#), and are portrayed as contemporary podium-type buildings clad in plaster, concrete, and glass. Architectural plans show that each would include central courtyards, small roof decks, and common amenity rooms at street level.

While Bundy Drive apartments are hardly the first development to sprout near an E Line Station, they are the first large projects to be developed within the confines of the [Exposition Corridor Transit Neighborhood Plan](#), which established new base zoning for communities near stops in the Sawtelle, Rancho Park, and Palms communities. The blocks to the south of Expo/Bundy Station, developed in 1930s with single-family homes, were one of several areas "upzoned" to permit higher-density construction.



View of 2301 S Bundy Drive from Amherst Avenue looking eastCarrier Johnson + Culture

Expo/Bundy Station has also spawned the West Edge, a larger mixed-use project now under construction at the former site of Martin Cadillac that will include 600 apartments, a Gelson's supermarket, [and a 200,000-square-foot office building leased by Riot Games](#). However, approval of that project predates the adoption of the Expo Neighborhood Plan in 2019.

Carmel is one of the developers responsible for transforming neighborhoods around several E Line stops. In 2020, the company completed work on [Linea](#), a 595-unit apartment complex with retail next to Expo/Sepulveda Station. The developer is also in the midst of construction on [the Cumulus District](#), a sprawling complex next to La Cienega/Jefferson Station that will ultimately feature more than 1,200 apartments.

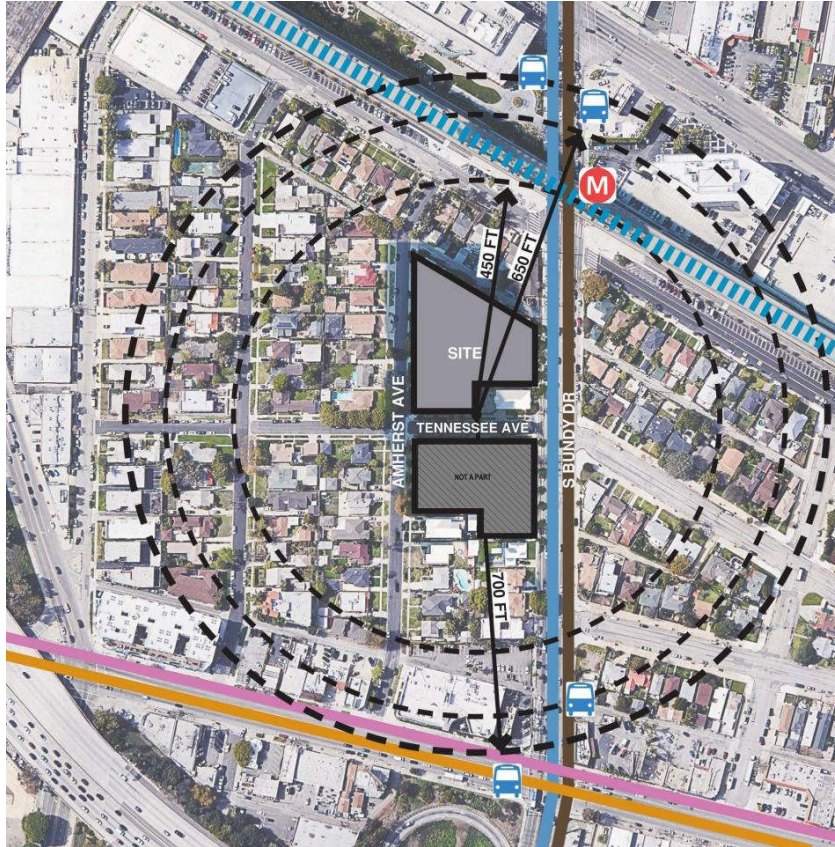


Exhibit #12: Lighted signs on buildings (Ayers Ave.)

