

CITY OF LOS ANGELES

WLASNC Board of Directors FY 2022-23

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West LA Municipal Building



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West Los Angeles, CA 90025

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**WEST LOS ANGELES
SAWTELLE
NEIGHBORHOOD
COUNCIL**

**Regular Planning and Land Use Committee and Joint Board Meeting
AGENDA**

Felicia Mahood Senior Center – 11338 Santa Monica Blvd.

West Los Angeles, Calif. 90025

Tuesday, April 18, 2023 – 7:15 pm

Join Online or By Telephone

Video: <https://us02web.zoom.us/j/81811639087>

Meeting ID: 818 1163 9087 (and press #)

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

Si requiere servicios de traducción, avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Contacte [J.Ross, Secretaria](mailto:J.Ross), al (310) 494-1115 o JayR@WestLASawtelle.org para avisar al Concejo Vecinal.

Persons wishing to address the Board must dial **(833) 548 0282**, enter **818 1163 9087** and press # to join the meeting. When prompted by the presiding officer, dial *9 or **use the Raise Hand option**, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not 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 a minimum of 1 minute and maximum of 5 minutes per speaker, unless adjusted by the presiding officer of the Board.

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.

Agenda and documents: <https://tinyurl.com/WLASNC-PLUM>

- I. **CALL TO ORDER AND BOARD ROLL CALL:**
 - a. **PLUM: 7 members (4 for quorum).**
 - b. **Board: 15 members (9 for quorum).**
- II. **Approval of the Minutes of Mar. 21 meeting:** <https://tinyurl.com/WLASNC-PLUM>
- III. **GOVERNMENT REPORTS:** CD11 - Jeff Khau, Planning Deputy.
- IV. **GENERAL PUBLIC COMMENT** - Comments from the public on non-agenda items within the Board's subject matter jurisdiction (minimum of 1 minute).
- V. **ADMINISTRATIVE**
 - a. Resignation of Galen Pindell, boardmember.
 - b. Nomination of candidates for Boardmember seats (Board will consider at Apr. 26 meeting).
 - c. Planning 101 training (Cornerstone): Completed - J.Ross, T.Temme, K.Wataghani, T.Sweeney, D.Swartz, V.Pacheco.
- VI. **EX PARTE COMMUNICATIONS:** J.Ross: none.
- VII. **NEW BUSINESS**
 - a. Motion: Oppose the Planning Dept.'s draft General Plan Land Use revisions for West L.A. Community Plan update in our WLASNC district.
 - The plan proposes to eliminate all R1 and R2 zoning, after already eliminating R1 zoning near the Bundy Station in the Expo Station Transit Neighborhood Plan.
 - R1 (neighborhoods west of Centinela and south of Stoner Park) will be replaced by small apartments with no yards.
 - R2 (neighborhoods west of Sawtelle) will be replaced by 4-story apartments with no open space or greenery.
 - Our NC unanimously proposed to channel new housing to the commercial corridors and nodes, and these proposals are the exact opposite of that.
 - The City consistently ignores our compromise resolutions from our NC that we pass unanimously and reflect the community.
 - The City ignored our NC's unanimous compromise suggestions for a mix of balanced zoning for the Expo TNP.
 - The City ignored our NC's unanimous compromise suggestions for more affordable housing, public open space and more trees for the Carmel Partners' Bundy/Expo apartments.
 - The City has not demonstrated that upzoning has required, and refuses to provide the existing zoning capacity despite us requesting it for 3 years, which may show that no upzoning is required.
 - The City cherry-picks comments from developer front groups like Abundant Housing, California YIMBY and the Pacific Urban Foundation to falsely claim that the community supports upzoning its traditional neighborhoods and eliminating R1 and R2 zones with houses.
 - b. Motion: Revisions to West L.A. Community Plan update draft Vision Statement:
 - Proposed: West L.A. is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings. The Community Plan envisions creative opportunities for improved open space, increasing walkability, contextual housing options, and historic and cultural preservation; and re-imagines industrial and mixed-use commercial areas to ensure housing equity and access to quality jobs. WLA is envisioned as a significant contributor to economic vitality, social equity, healthy mobility,

and ecological sustainability and resiliency for current and future generations.

- **Revised:** West L.A. is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings. **New development shall be done in context of and respect the original inhabitants, including the Gabrieleno/Tongva community, and later-arriving ethnic communities, including Hispanic-Americans and Japanese-Americans.** The Community Plan envisions creative opportunities for improved open space, **increased open space as part of private developments and more public parks**, increasing walkability and **safer streets, more greenery and trees as part of private developments and in public**, contextual housing options, and historic and cultural preservation, **including our traditional neighborhoods**; and re-imagines industrial and mixed-use commercial areas to ensure housing equity and access to quality jobs. **Industrial and commercial land that provides jobs and services shall be preserved also, especially small businesses.** WLA is envisioned as a significant contributor to economic vitality, social equity, healthy mobility, and ecological sustainability and resiliency for current and future generations, **but this is possible only if sufficient infrastructure is repaired and expanded. Job centers shall be expanded to other less developed areas of Los Angeles, so that those communities can share the benefits of good jobs and services, rather than concentrate them on the Westside.**
- c. **Motion:** Revisions to West L.A. Community Plan update draft Guiding Principles:
 - Design and compatibility:
 - Ensure real transitional height between high-density and low-density, so houses do not face 6-story sheer facades only 5 ft. from their property line.
 - Ensure flat, usable recreation space at ground level for apartments' child, disabled and elderly tenants, with ample trees and greenery.
 - Open Space: Increase public parks and sports fields by acquiring land.
 - Industrial/Commercial: Preserve land for neighborhood services (e.g. auto repair, dog boarding, hardware stores).
 - Climate resiliency: Ensure that real trees are planted at ground level in soil in high-density and commercial projects.
- d. **Santa Monica Blvd. Overlay Plan:** Discussion and possible motion - Report - Kevin Barrow (USC School of Public Policy).
 - Consider mandatory commercial/retail at ground level.
- e. **11701-11707 Wilshire Blvd. (Brentwood CC district):** Demolition of 2-story commercial mall. New construction of 24-story mixed-use building with 152 units (16 extremely low-income), 66,902 sf of office, 7,082 sf of retail. TOC incentives.
 - Case #: DIR-2022-7013-TOC-CDO-SPR-VHCA.
 - Application/plans: (click on "Wilshire 11701" folder).
 - <https://tinyurl.com/WLASNC-PLUM>
 - Community status: TBD.
 - Link: <https://la.urbanize.city/post/23-story-mixed-use-tower-proposed-11701-wilshire-boulevard-brentwood>
 - City status: Submittal on Sept. 28. Planner - Milena Zasadzien.
 - NC status: Brentwood CC to notify when it will consider. First presentation for PLUM to be scheduled in TBD.
 - Representative: Matt Dzurec, Armbruster Goldsmith & Delvac law firm.
 - Owner: Tom Yeh, Century Investment LLC.
- f. **Motion:** Request revisions to LAMC zoning to allow more greenery and open space, and reduce the impact of large TOC buildings on neighbors (bigger setbacks, more transitional height, lower FAR, more open space at ground level) (WRAC LUPC motion).

- g. West L.A. Commons: Info - <https://WestLACommons.com/>
 - Scoping meeting (Jun. 14):
 - Presentation: <https://youtu.be/fv0enzMvt8I>.
 - Public testimony: https://youtu.be/zl2-E_stSuU
 - Info: <https://planning.lacounty.gov/case/view/prj2022-000303>
- h. DWP-West L.A. facility:
 - Proposed new office building: www.LADWP.com/WLADistrictYard.
 - No design changes were made from original proposal.
 - 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).
 - Persistent noise from generator fans that don't have enclosures. Rear 3rd generator does not have barriers.
 - 2 new generators will have enclosures.
 - New poles and high-power electric lines installed on north border of Nebraska Ave. - Request to calculate EMF in neighborhood at various distances.
 - Construction staging noise and visual blight at facility. Request to install plywood fence or sound blankets.
 - Request to access the site from the south and prohibit workers from parking in neighborhood.
- i. West L.A. Community Plan update:
 - Schedule:
 - Community Plan Advisory Board meeting on Apr. 3 (J.Ross, Isabelle Duvivier, Cesar Aranguri).
 - Responses to conceptual land use suggestions will be in the Fall/Winter (based on last year's community meetings).
 - CD11 to lead supplemental tour.
 - Determine if City has calculated population projections - Replies from Kinikia Gardner, Westside Plan Update:
 - *This information is disclosed when the DEIR is published.*
 - *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.*
 - *In order to get there - we need to wrap up refining concepts and collect more feedback during the Scoping process.*
 - *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.*
 - Request for community to review a draft copy of the community plans to review, before the CEQA scoping starts and it's too late.
 - *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.*
 - Track leasing of affordable units in new apartments:
 - Dolores site (Santa Monica Blvd./Federal) – completion in 2022.
 - 1730 Colby Ave. apts. - not started.

- Whole Foods/old Vons site (Santa Monica Blvd./Barrington) – not started.
 - Wertz parking lot (Santa Monica Blvd./Westgate) – not started.
 - Chevron station apartment (Santa Monica Blvd./Beloit) – not started.
 - 1656 S. Sawtelle Blvd. – not started.
 - 2444 S. Barry Ave. – not started.
 - 11540 Santa Monica Blvd. (Kosher Market) – not started.
- j. Future project
- Case #: .
 - Application/plans: (click on "ADDRESS" folder).
 - <https://tinyurl.com/WLASNC-PLUM>
 - Community status: TBD.
 - City status: Submittal on .
 - NC status: First presentation for PLUM to be scheduled in.
 - Representative: .
 - Owner: .

VIII. BOARD ACTION ON PREVIOUS PROJECTS

- a. Resolution: Amend Oct. 2022 motion to add #iii and #iv and request that the City:
- Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
 - Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
 - Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
 - Channel new housing to 600 parcels and commercial corridors and some high-density residential streets (can fit 5,000 units and 12,000 residents).
- b. Gelson's grocery market (12101 Olympic Blvd. - WestEdge development, old Martin Cadillac site): CUP for 33,000-sf market for full line of alcohol sales, alcohol tastings, and onsite consumption in café from 7:00 am to 11:00 pm.
- Case #: ZA 2023-1077 MPA (project case # CPC-2013-2567-GPA-VZC-HD-CUMCUP-CUX-ZV-SPR).
 - NC status: Board to consider PLUM resolution to support in Mar.
- c. Santa Monica Kosher Market building (11540 Santa Monica Blvd.): Demolition of 2-story commercial building and new construction of 5-story apartment (56 ft height) with 46 units (7 very low-income). Incentives to increase FAR from 1.5 to 3.0, increase height from 45 ft. to 56 ft.
- Case #: ADM-2022-6423-DB.
 - NC status: No PLUM resolution at 2nd presentation in Mar. PLUM voted to oppose current design and requested revisions in Oct.
- d. Japanese Institute of Sawtelle (2110 S. Corinth Ave.): Renovations to existing institutional facility's classrooms, play area, landscaping (community center, school, gymnasium). Zoning Adjustments for area, increase in height, decrease in yards/ setbacks.
- Case #: DIR-2023-0669-ZAA, ZA-2023-0668-ZAA.
 - NC status: Board to consider PLUM resolution to support in Mar.
- e. Sawtelle Blvd. sidewalks: Widen sidewalks and create safer and nicer pedestrian experience, eliminate 1 or 2 parking lanes on the Olympic-Mississippi block and/or the Mississippi-La Grange block (includes pull-outs for delivery trucks).
- Application/plans: (click on "Sawtelle Blvd" folder).
- <https://tinyurl.com/WLASNC-PLUM>

- Link: <https://www.latimes.com/opinion/story/2022-08-27/streets-readers-want-closed-to-cars>
 - Article: <https://www.bbc.com/travel/article/20220912-four-health-conscious-cities-putting-pedestrians-first>
 - NC status: The Board approved PLUM resolution to support the proposal in Feb.
- f. 1828 Butler Ave. apartments: Demolition of 2-story apartment with 8 units, and new construction of 4-story apartment with 11 units (48 ft to roof surface, 49.5 ft to parapet height). Zoning variance adjust to increase height of elevator shaft by 2.5 ft. (10 ft to 12.5 ft.). Each level of the building is 10.5 ft. tall (9.5 ft to ceiling).
- Case #: ZA-2022-9401-ZV-HCA. ENV-2022-9402-EAF.
 - Application/plans: (click on "Butler 1828" folder).
<https://tinyurl.com/WLASNC-PLUM>
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYzNzU40>
 - City status: Submittal on Dec. 28. Planner - Connie Chauv, Anacany Hurtado.
 - NC status: The Board approved PLUM resolution to support the variance in Feb.
- g. 2456 S. Purdue Ave. apartments: Appeal of Nov. 29 Determination of Planning Dept.
- Case #: ENV-20215597-CE-1A.
 - Application/plans: (click on "Purdue 2456" folder)
<https://tinyurl.com/WLASNC-PLUM>
 - NC status: The Board voted to support the PLUM resolution to support the appeal. The Board opposed the project as designed in Nov. 2021.
- h. Bundy/Exposition/Amherst/Tennessee apartments: Appeal of south building.
- Case #: DIR-2021-10047-TOC-VHCA-1A.
 - Link (see Initial Submittal tab on the right):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMTI50>
 - Application/plans: (click on "Bundy/Expo/Amherst" folder):
<https://tinyurl.com/WLASNC-PLUM>
 - NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.

IX. ADJOURNMENT

Members: Jay Ross, Chair, Boardmember (310) 979-9255 JayR@WestLASawtelle.org
 Teri Temme, Boardmember, Secretary Teri@WestLASawtelle.org
 David Swartz, Boardmember representative DavidS@WestLASawtelle.org
 VACANT, Boardmember
 Timothy Sweeney SweeneyTimothy@Gmail.com
 Karim Wataghani Karim@WestLASawtelle.org
 Vic Pacheco VicPacheco@AOL.com

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Public Posting of Agendas – Agenda are posted for public review as follows:

- NC office: WLA Municipal Building - 1645 Corinth Ave.
- Website: www.WestLASawtelle.org
- Online: <https://tinyurl.com/WLASNC-PLUM>

- Receive agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

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Public Access of Records - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the NC Office at 1645 Corinth Ave., at our website: www.WestLASawtelle.org, online at <https://tinyurl.com/WLASNC-PLUM>, or at the meeting. In addition, if you want a copy of any record of an item on the agenda, contact J.Ross, Secretary, at (310) 494-1115 or email at: JayR@WestLASawtelle.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.WestLASawtelle.org