

<p><b>WLASNC Board of Directors FY 2022-23</b>  Walton Chiu - Chair/ North West Rep.  Ron Migdal - Vice Chair /At Large Rep.  Jay Ross - Secretary/ Organizational Rep.  Jay Handal - Treasurer/ Large Business Rep  David Sanchez - North East Rep.  Galen Pindell - South West Rep.  David Swartz - South East Rep.  Jamie Keeton - Organizational Rep.  Alexandra Polin - At Large Rep.  Monica Mejia-Lambert - At Large Rep.  Ehsan Zahedani - At Large Rep.  Teri Temme - At Large Rep.  Pierre Tecon - At Large Rep  Danilo Torro - Small Business Rep.  Adriane Ransom - Small Business Rep.</p>	<p style="text-align: center;"><b>CITY OF LOS ANGELES</b></p> 	 <p style="text-align: center;"><b>NEIGHBORHOOD COUNCILS</b></p> <p style="text-align: center;">West LA Municipal Building  1645 S. Corinth Ave.  West Los Angeles, CA  90025</p> <p style="text-align: center;">Chair Walton Chiu  <a href="mailto:Walton@WestLASawtelle.org">Walton@WestLASawtelle.org</a>  Website:  <a href="http://www.WestLASawtelle.org">www.WestLASawtelle.org</a></p>
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## WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL

### Regular Planning and Land Use Committee, Diversity Equity and Inclusion Committee, and Joint Board Meeting - AGENDA

**Tuesday, May 16, 2023 – 7:15 pm**

**Felicia Mahood Senior Center – 11338 Santa Monica Blvd.  
West Los Angeles, Calif. 90025**

**Join Online or By Telephone**

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

**Meeting ID: 818 1163 9087 (and press #)**

**Phone: (669) 900-6833, (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, al (310) 494-1115 o [JayR@WestLASawtelle.org](mailto: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, Minutes and documents: <https://tinyurl.com/WLASNC-Board>

Submit public comments to Secretary: [JayR@WestLASawtelle.org](mailto:JayR@WestLASawtelle.org)

**I. CALL TO ORDER AND ROLL CALL:**

- a. PLUM: 7 members (4 for quorum).
- b. DEI: 5 members (3 for quorum).
- c. Board: 15 members (9 for quorum).

**II. MINUTES: PLUM Apr. 18 meeting:** <https://tinyurl.com/WLASNC-PLUM>

**III. GOVERNMENT/ AGENCY PARTNER REPORTS:** CD11 - Jeff Khau, Planning Deputy.

**IV. GENERAL PUBLIC COMMENT:** Comments on non-agenda items within the Board's subject matter jurisdiction (minimum of 1 minute).

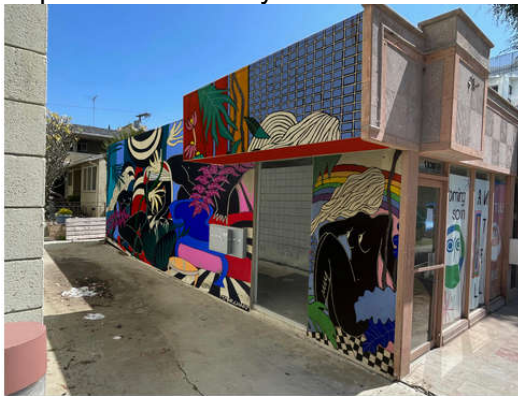
**V. EX PARTE COMMUNICATIONS:** J.Ross: Troy Nakamatsu, Sawtelle Sake; Matt Dzurec, Armbruster, Goldsmith & Delvac, representative, Exposition/Gateway apartments.

**VI. ADMINISTRATIVE**

- a. Appointments to United Neighbors planning advocacy group: Grass-roots group of neighbors that is questioning SCAG/RHNA numbers, the City's desire for upzoning, and areas that the City has suggested for upzoning.

**VII. NEW BUSINESS**

- a. **Sawtelle Sake (Sawtelle Blvd.):** Proposed mural (see exhibit at end).
  - i. Representative: Troy Nakamatsu.



- ii.
- b. **DEI Resolution:** As the tsunami of development comes crashing down on Sawtelle, DEI wants to ensure that it benefits the most vulnerable, our elders by

requesting that the City prioritize two Affordable Housing Overlays comprised of: (a) Incentives for Low-Income Senior housing and (b) an additional set of incentives for Low-Income Supportive Housing for the elderly and disabled.

- i. Amendment: The NC requests that the City create two Affordable Housing Overlays in these locations (\_\_\_, \_\_\_) that will provide \_\_\_ units, which will include (a) Incentives for low-income senior housing, and (b) Additional incentives for low-income supportive housing for seniors and the disabled.
  - ii. Justification: The extensive new development in our neighborhood is displacing “naturally-occurring” affordable housing for vulnerable seniors with expensive / luxury housing that they cannot afford
- c. DEI Resolution: The NC shall start a petition campaign to raise awareness and demonstrate stakeholder support of expediting and prioritizing affordable housing incentives for low-income senior, culturally-effective, supportive housing.
- d. DEI Resolution: Housing Element, WLA Community Plan Update, Draft-GPLU Rezoning Motion: With regards to the Community Plan Update’s draft GPLU that will fulfill the Housing Element by eliminating virtually all single-family home (SFH) zoning in Sawtelle, the DEI Committee motions the NC to propose, in addition to the PLUM Committee’s recommended resolution, a back-up request to the City to preserve R1/R2 areas that have retained their SFH-character by redirecting that density to R1/R2 areas whose single-family- home character/use has already been harmed as a result of the negative impacts of rezoning and/or development (e.g. 2300 Wellesley PLUM decision, 2019).
- i. Amendment: The NC requests that the City preserve R1/R2 neighborhoods that have retained their single-family / low-density character by re-directing that density to R1/R2 areas whose character has been harmed by recent re-zoning and development, specifically the 2300 block of Wellesley Ave. (and other areas \_\_\_?), as part of the Housing Element and WLA Community Plan update draft GPLU re-zoning proposal.
  - ii. Justification: This approach:
    1. Allows the City to preserve as many SFH properties as possible, while still helping properties already harmed by rezoning.
    2. Instructs the City to engage in more efficient rezoning by first identifying and correcting inconsistencies, including in areas adjacent to the delineated CPU sub-areas, as a means of fulfilling the Housing Element’s Fair Share, as opposed to thoughtless over-zoning that would result in piecemeal development, which would impact all SFHs;
    3. Complies with “no-net loss” principles that enables the City to respond to the community’s desire to maintain SFH housing in Sawtelle without requiring a redistribution of the area’s Housing Element Fair.
    4. Shares to other parts of the City that would be equally resistant to such a change;
    5. Accounts for the City’s ill-disposition to foregoing higher potential tax revenue from commercially zoned sites;
    6. Acknowledges that the legal complexities the City would encounter in rezoning commercial properties for residential use, would reduce the likelihood of development so as to make no significant contribution to realistic zoning capacity, per AB 1397;
    7. Provides the economies of scale necessary for incentivizing costlier community needs such as low-income, supportive housing for the elderly and disabled;
    8. Facilitates the viability of greater percentages of affordable housing per development thereby reducing the number of developments necessary to meet the City’s Fair Share;

9. Protects our community from the complete loss of single-family zoning by serving as a "back-up" plan if the City rejects of the NC's primary recommendation;
  10. Ensures the stability of State and Federal funding for the City of Los Angeles by providing a recommendation that does not jeopardize the State's certification of the Housing Element.
- iii. DEI Resolution: West LA Community Plan Update - Sites of Japanese Cultural Significance: To identify sites of cultural significance to Japanese American history in Sawtelle, including Sawtelle Blvd. and adjacent areas, by consulting with families and organizations of the Japanese-American Sawtelle community and take into consideration the impact the Update proposed draft would have on these sites.
    1. Amendment: The NC requests that the city identify sites of cultural significance to Japanese-American history in Sawtelle, including Sawtelle Blvd. and adjacent areas, by consulting with families and organizations of the Japanese-American Sawtelle community, and analyze how the WLA Community Plan Update will impact these sites.
  - iv. Resolution: The NC approve \$5,500 to provide, either independently or via an NPG, for a micro-network of EPA-approved air quality sensors to be placed at the perimeter of the seniors at-risk of construction-related health hazards and injuries resulting from the Carmel Partners / Exposition developments.
  - v. DEI Resolution: The NC requests that the City create an Open Space Program that provides for density incentives in exchange for community / public parks with a conjunctive option that would incentivize adjacent private? sites to combine open spaces across lot lines resulting in larger, more useful common space.
  - vi. DEI Resolution: The NC requests that the City create a Green Roots Program that would incentivize the preservation and planting of canopy providing street trees and trees on private property.
  - vii. 11430 W. Exposition Blvd., 1434 W. Pico Blvd., 11460-11488 Gateway Ave. apartments: Demolition of old restaurant and car repair/mall. New construction of 6-story apartment with 278 units (28 extremely-low income) of 279,000 sf. Open space: 26,000 sf. TOC Tier 3 incentives for 70% density bonus from 163 to 278 units, 50% Floor Area increase from 117,000 sf to 279,000 sf, height increase of 22 ft (2 stories from 4 stories to 6 stories), open space reduction of 25%, and averaging density across the site's C2 (R4) and R3 zones.
    1. Case #: DIR-2023-3072-TOC-VHCA, VTT-83873, ENV-2023-3073-EAF.
    2. Application/plans: (click on "Exposition 11430" folder)
    3. <https://tinyurl.com/WLASNC-PLUM>
    4. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3MDI00>
    5. Community status: TBD.
    6. City status: Planner - Esther Serrato [Esther.Serrato@LACity.org](mailto:Esther.Serrato@LACity.org) , submittal on May 3.
    7. NC status: First presentation for PLUM to be scheduled in July.
    8. Representative: Matt Dzurec, Armbruster, Goldsmith and Devlac.
    9. Owner: Mark Spector, Onni Development.
  - viii. Future project:
    1. Case #: .
    2. Application/plans: (click on "ADDRESS" folder).
    3. <https://tinyurl.com/WLASNC-PLUM>
    4. Community status: TBD.
    5. City status: Planner - . Submittal on .
    6. NC status: First presentation for PLUM to be scheduled in .
    7. Representative: .

8. Owner: .

## VIII. OLD BUSINESS

- a. PLUM Resolution: Apr. 2023 - Request revisions to West L.A. Community Plan update draft Vision Statement:
  - i. 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.
  - ii. **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, with some office conversions to retail. **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, including transportation.
- b. PLUM Resolution: Apr. 2023 - Request revisions to West L.A. Community Plan update draft Guiding Principles:
  - i. Housing: Expand areas where housing is permitted (including conversion of office space).
  - ii. Design and compatibility:
    1. Ensure longer/deeper transitional height between high-density residential/ commercial and low-density residential, so the entire block have adequate space for sunlight and breezes.
    2. Ensure flat, usable recreation space at ground level for apartments' children, disabled and elderly tenants, with ample trees and greenery.
  - iii. Open Space: Increase public parks and sports fields by acquiring land.
  - iv. Industrial/Commercial: Preserve land for neighborhood services (e.g. auto repair, dog boarding, hardware stores).
  - v. Climate resiliency: Ensure that real trees are planted at ground level in soil in high-density and commercial projects.
- c. PLUM Resolution: Apr. 2023 - Oppose the Planning Dept.'s draft General Plan Land Use revisions for West L.A. Community Plan update in our WLASNC district.
  - i. The plan proposes to effectively eliminate all R1 and R2 zoning, after already eliminating all R1 zoning near the Bundy Station in the Expo Station Transit Neighborhood Plan.
    1. R1 (neighborhoods west of Centinela and south of Stoner Park) will be replaced by small apartments with no yards.

- 2. R2 (neighborhoods west of Sawtelle) will be replaced by 4-story apartments with no open space or greenery.
- ii. Our NC unanimously proposed to channel new housing to the commercial corridors and nodes, and these proposals are the exact opposite of that.
- iii. The City consistently ignores our compromise resolutions from our NC that we pass unanimously and reflect the community.
  - 1. The City ignored our NC's unanimous compromise suggestions for a mix of balanced zoning for the Expo TNP.
  - 2. 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.
- iv. 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.
  - 1. The City cherry-picks comments from developer front groups and high-density development advocate groups to falsely claim that the community supports upzoning its traditional neighborhoods and eliminating R1 and R2 zones with houses.
- d. PLUM Resolution: Oct. 2022 - Amended Resolution to add #3 and #4 and request that the City
  - i. Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
  - ii. 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.
  - iii. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
  - iv. Channel new housing to 600 parcels and commercial corridors and some high-density residential streets (can fit 5,000 units and 12,000-14,000 persons).
- e. West L.A. Community Plan update
  - i. WLA members: Isabelle Duvivier, Cesar Aranguri, J.Ross.
  - ii. Community Plan Advisory Board meeting on Jun. 5 (commercial corridors, neighborhood amenities, transit areas).
  - iii. Apr. 3 meeting: The City's response to conceptual land use suggestions last year are to upzone R1 and R2 areas. New housing is not channeled to commercial corridors, as our NC requested.
  - iv. Current zoning capacity, targeted population increase will be calculated as part of the EIR's proposed upzoning (instead of calculating this before proposing upzoning).

## **IX. BOARD ACTION ON PREVIOUS PROJECTS**

- a. Resolution: Amend Oct. 2022 motion to add #iii and #iv and request that the City:
  - i. Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
  - ii. 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.
  - iii. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
  - iv. 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.
  - i. Case #: ZA 2023-1077 MPA (project case # CPC-2013-2567-GPA-VZC-HD-CUMCUP-CUX-ZV-SPR).
  - ii. 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.
  - i. Case #: ADM-2022-6423-DB.
  - ii. NC status: No PLUM resolution at 2<sup>nd</sup> 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.
  - i. Case #: DIR-2023-0669-ZAA, ZA-2023-0668-ZAA.
  - ii. 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).
  - i. 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).
  - i. Case #: ZA-2022-9401-ZV-HCA. ENV-2022-9402-EAF.
  - ii. City status: Submittal on Dec. 28. Planner - Connie Chauv, Anacany Hurtado.
  - iii. 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.
  - i. Case #: ENV-20215597-CE-1A.
  - ii. 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.
  - i. Case #: DIR-2021-10047-TOC-VHCA-1A.
  - ii. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting

## X. ANNOUNCEMENTS

## XI. GENERAL PUBLIC COMMENT

## XII. ADJOURNMENT

### Government/agency partners:

- a. Mayor Bass: West field deputy - Lisa Payne [Lisa.Payne@LACity.org](mailto:Lisa.Payne@LACity.org) - (213) 320-8205. Westside info/events: <https://sites.google.com/lacity.org/westarea/>
- b. Council District #11: Traci Park - [Traci.Park@LACity.org](mailto:Traci.Park@LACity.org) WLA Field Deputy - Michael Amster [Michael.Amster@LACity.org](mailto:Michael.Amster@LACity.org) Gabriela Medina [Gabriela.Medina@LACity.org](mailto:Gabriela.Medina@LACity.org) .
- c. Transportation-Claire Eberle: Slow Streets [Claire.Eberle@LACity.org](mailto:Claire.Eberle@LACity.org) .
- d. Supervisor District #3-Lindsay Horvath: [ThirdDistrict@bos.lacounty.gov](mailto:ThirdDistrict@bos.lacounty.gov) Field Deputy - Zachary Gaidzik [ZGaidzik@LACounty.gov](mailto:ZGaidzik@LACounty.gov)
- e. State Assembly District #30-Sydney Kamlager: Field Representative – TBD.

- f. State Assembly District #51-Rick Chavez Zbur: Field Representative – Sherwin Shamoeil [Sherwin.Shamoeil@ASM.CA.gov](mailto:Sherwin.Shamoeil@ASM.CA.gov) .
- g. State Assembly District #54-Isaac Bryan: Field Representative - Michelle Persoff, [Michelle.Persoff@ASM.CA.gov](mailto:Michelle.Persoff@ASM.CA.gov)
- h. U.S. House of Representatives-Ted Lieu: Representative - Karen Calderon [Karen.Calderon@Mail.House.gov](mailto:Karen.Calderon@Mail.House.gov)
- i. Police Dept.: Senior Lead Officer James Lavenson - [30627@lapd.online](mailto:30627@lapd.online)
- j. Citizens Forestry Advisory Council (Urban Forestry): CD11 representative- Isabelle Duvivier.
- k. Dept. of Neighborhood Empowerment: John Darnell [John.Darnell@LACity.org](mailto:John.Darnell@LACity.org)
- l. Stoner Park: Adria Deliberto, Director [rap.stonerrc@lacity.org](mailto:rap.stonerrc@lacity.org) .
- m. DWP: Deborah Hong - [Deborah.Hong@LADWP.com](mailto:Deborah.Hong@LADWP.com) .

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- Website: [www.WestLASawtelle.org](http://www.WestLASawtelle.org)
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