

<p>WLASNC Board of Directors FY 2022-23 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;">CITY OF LOS ANGELES</p> 	 <p style="text-align: center;">NEIGHBORHOOD COUNCILS</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 Walton@WestLASawtelle.org Website: www.WestLASawtelle.org</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, Jun. 20, 2023 – 7:15 pm

**Stoner Park small gym (south of main building) – 1845 Stoner Ave.
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 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

I. CALL TO ORDER AND ROLL CALL:

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

II. MINUTES: PLUM Apr. 18, May 18 (no quorum) 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: J.Ross.

VII. NEW BUSINESS

- a. Barrington Plaza: Tenant evictions under Ellis Act notice as part of renovation to install fire sprinklers.
 - i. Motion: The NC shall support Councilmember Park's motion (May 9, Jun. 7 amendments) in the Housing and Homeless Cmte. to monitor the Ellis Act evictions of the 577 household tenants in Barrington Plaza with monthly reports to the City Council, and the City/LAHD shall ensure that evicted tenants receive full relocation assistance per the Ellis Act. The City shall explore ways to prevent the evictions. The DBS shall explore if work can be phased by building so many tenants can remain in residence during renovations.
 1. Background: Douglas Emmett can rent within 2 years but pay substantial penalties. Can rent within 5 years, and tenants get right to return at current rent (and continue as RSO units). After 5 years, can rent at market-rate (and subject to RSO).
 2. Tenant Habitability Plan is for tenants living in place during renovations of units, and moving tenants around units as they are renovated (not for full-scale renovations of vacant buildings).
 - ii. Tenant hotline for relocation info: (424) 228-8577.
 - iii. Motion: https://clkrep.lacity.org/onlinedocs/2023/23-0479_misc_5-09-2023.pdf
 - iv. Info: <https://www.latimes.com/california/story/2023-05-08/fire-plagued-apartment-complex-to-remove-tenants-for-sprinkler-retrofit>
 - v. Info: <https://westsidetoday.com/2023/05/16/traci-park-introduces-motion-to-monitor-progress-on-barrington-plaza-relocations/>
 - vi. Owner: Douglas Emmett Co.
- b. Santa Monica Blvd. bicycle lane: Connection between Ohio on north side and Ohio on south side, along Santa Monica Blvd. (State Route 2) near Bundy Ave. See exhibits at end of agenda.
 - i. Project: <https://dot.ca.gov/caltrans-near-me/district-7/district-7-projects/d7-sm-bike>
 - ii. Survey: [online public survey](#)

- iii. Public comment: D7CompleteStreets@dot.ca.gov
- iv. Caltrans representative: Benjamin Medina Benjamin.Medina@DOT.CA.gov
- c. West L.A. Community Plan update: Motion - Revisions to proposed zoning on Commercial Corridors (see exhibit at end of agenda).
- d. Motion: Developers who illegally cut down protected trees (street trees or trees on private property) shall have their project construction halted by the DBS, until city-approved replacement trees are planted.
- e. Sawtelle Sake (Sawtelle Blvd.): Proposed mural (see exhibit at end) - July meeting.
 - i. Representative: Troy Nakamatsu.



- f. 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.
 - i. Case #: DIR-2023-3072-TOC-VHCA, VTT-83873, ENV-2023-3073-EAF.
 - ii. Application/plans: (click on "Exposition 11430" folder)
 - iii. <https://tinyurl.com/WLASNC-PLUM>
 - iv. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3MDI00>
 - v. Community status: TBD.
 - vi. City status: Planner - Esther Serrato Esther.Serrato@LACity.org , submittal on May 3.
 - vii. NC status: First presentation for PLUM to be scheduled in July.
 - viii. Representative: Matt Dzurec, Armbruster, Goldsmith and Devlac.
 - ix. Owner: Mark Spector, Onni Development.
- g. 11250 La Grange Ave. apartments: Demolition of 4 1-story houses (6 units) and new construction of 5-story building with 38 units (5 very low income - 15%) in R3-1zone, 64,000 sf building area, and 100 parking spaces. Tier 3 TOC incentives for 35% density bonus, increase height (11 ft, from 4 to 5 stories), shorter side yard (8 to 6-4 ft) and FAR increase (3.0 to 4.05).
 - i. Case #: ADM-2023-3728-DB-HCA.
 - ii. Application/plans: (click on "LaGrange 11230" folder).
 - iii. <https://tinyurl.com/WLASNC-PLUM>
 - iv. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3NzEy0>
 - v. Community status: TBD.
 - vi. City status: Planner - Ruben Vasquez (213) 482-0441 Ruben.C.Vasquez@LACity.org . Submittal on Jun. 1.
 - vii. NC status: First presentation for PLUM to be scheduled in July.
 - viii. Representative: Dana Sayles, 360.
 - ix. Owner: Hirotaka Kobayashi, Thomas Kawakami, 11250 LaGrange LLC.
- h. Future project:

- i. Case #: .
- ii. Application/plans: (click on "ADDRESS" folder).
- iii. <https://tinyurl.com/WLASNC-PLUM>
- iv. Community status: TBD.
- v. City status: Planner - . Submittal on .
- vi. NC status: First presentation for PLUM to be scheduled in .
- vii. Representative: .
- viii. Owner: .

VIII. OLD BUSINESS

- a. 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 2nd presentation in Mar. PLUM voted to oppose current design and requested revisions in Oct. Board tabled at May meeting, and will consider at June meeting.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
 - 1. Amendment: Requests that the City calculate / disclose the zoning capacity prior to publishing the EIR. The City should not propose upzoning our neighborhood until it demonstrates that the current zoning capacity is insufficient.
 - 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).
- f. 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 supported PLUM resolution 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 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.
 - 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 - (213) 320-8205. Westside info/events: <https://sites.google.com/lacity.org/westarea/>
- b. Council District #11: Traci Park - Traci.Park@LACity.org WLA Field Deputy - Michael Amster Michael.Amster@LACity.org Gabriela Medina Gabriela.Medina@LACity.org .
- c. Transportation-Claire Eberle: Slow Streets Claire.Eberle@LACity.org .
- d. Supervisor District #3-Lindsay Horvath: ThirdDistrict@bos.lacounty.gov Field Deputy - Zachary Gaidzik 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 .
- g. State Assembly District #54-Isaac Bryan: Field Representative - Michelle Persoff, Michelle.Persoff@ASM.CA.gov
- h. U.S. House of Representatives-Ted Lieu: Representative - Karen Calderon Karen.Calderon@Mail.House.gov
- i. Police Dept.: Senior Lead Officer James Lavenson - 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
- l. Stoner Park: Adria Deliberto, Director rap.stonerrc@lacity.org .
- m. DWP: Deborah Hong - Deborah.Hong@LADWP.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-Board>
- Receive agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

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

Public Access of Records - In compliance with Government Code 54957.5, non-exempt writings that are distributed to a majority of the board in advance of a meeting may be viewed at the NC Office at 1645

Corinth Ave., at website: www.WestLASawtelle.org , online at <https://tinyurl.com/WLASNC-Board>, or at the meeting. If you want a copy of any record 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

7a: Sawtelle Sake (Sawtelle Blvd.): Proposed mural.



7b: Barrington Plaza: Motion (Housing and Homeless Cmte – May 9)

MOTION

On January 29, 2020, a fire broke out at the Barrington Plaza Apartments, resulting in one death and multiple life threatening injuries. This followed a similar fire in 2013, which led to the displacement of up to 150 residents.

Comprising three towers and 712 housing units, of which 577 are currently occupied and subject to the City's Rent Stabilization Ordinance, Barrington Plaza is one of 55 residential buildings across Los Angeles that lack fire sprinkler systems. The City has made multiple attempts to close this lethal gap in our building code.

Following the January 2020 fire, the Department of Building and Safety issued an order to comply requiring the property owner to install a fire sprinkler system, in addition to deeming multiple floors uninhabitable. On May 8, 2023, an Ellis Act notice of intent to withdraw Barrington Plaza Apartments from the housing market was filed with the Housing Department in order for the property owner to complete a substantial remodel required to carry out this installation and address the aforementioned life safety issues.

Although the Ellis Act is a State law, the City has adopted regulations implementing Ellis Act provisions into its Rent Stabilization Ordinance (RSO). This includes regulations related to unit withdrawal, the re-renting of withdrawn accommodations and a requirement that the owners of RSO units who invoke the Ellis Act must also work with the Housing Department to ensure that all of the City's procedures and tenant protections are adhered to properly.

In addition to these regulations, the City is actively working with the property owner to secure additional protections and relocation services for seniors, long-term residents, individuals with disabilities and families.

As Los Angeles grapples with a housing crisis of unprecedented magnitude, it is important that the City take an active role to monitor the relocation process and track the long-term outcomes of relocation. Communication and coordination are key to developing a strategic approach that provides equitable relocation services to its residents and tracks these RSO units.

I THEREFORE MOVE that the Housing Department, with the assistance of other departments as necessary, be instructed to report every 30 days on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard, the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

7c: Santa Monica Blvd. bicycle lane

Multiple alternatives are currently being studied to determine the best multimodal improvement. Known as the 'Ohio to Ohio' project, the intent is to close an existing bicycle route gap that is bisected by SR-2.

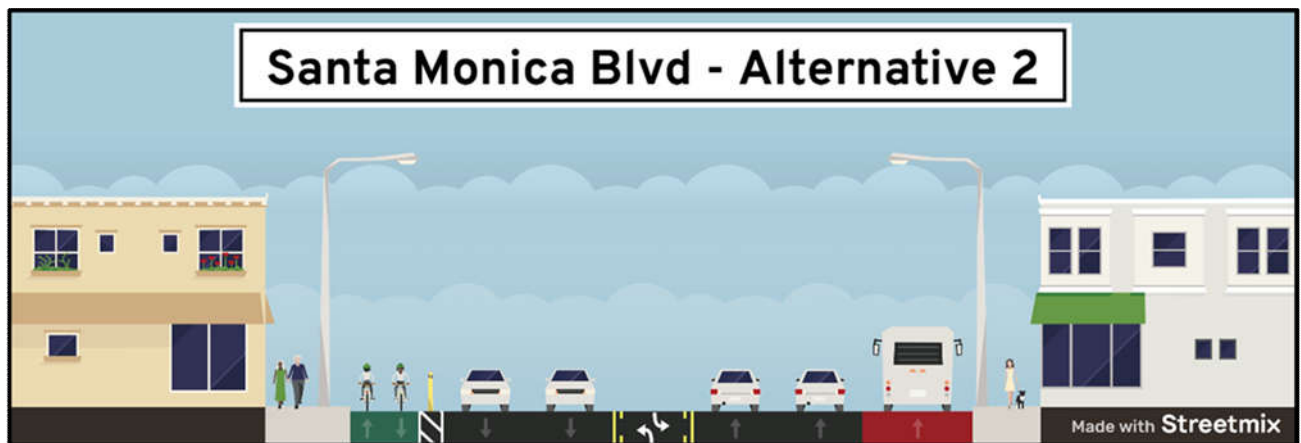
The alternatives below are being considered for the project.

Note: 'peak hour' is commonly referred to as rush hour, wherein the outermost travel lane would become a dedicated lane for buses only during certain parts of the day.

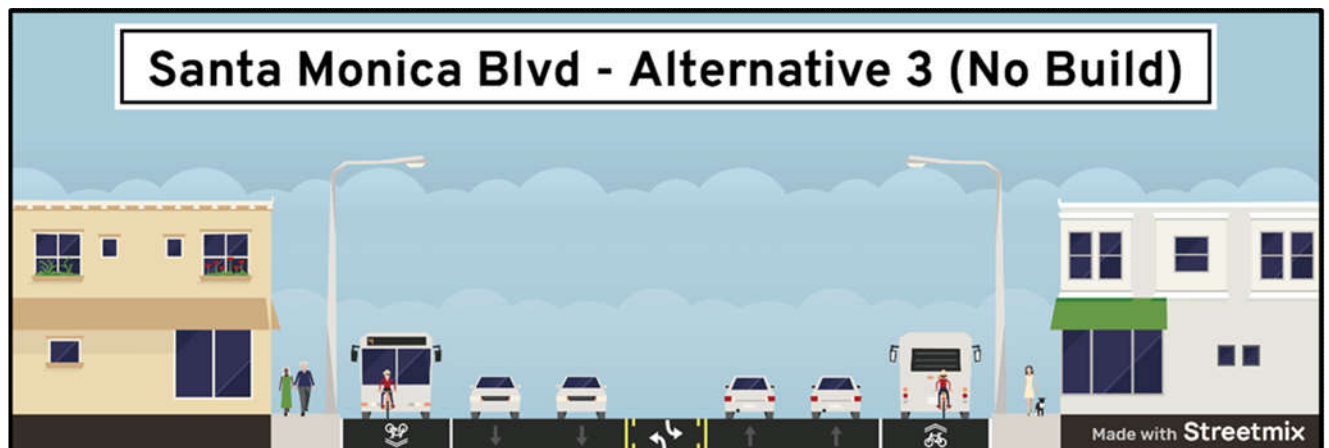
Alternative 1: This alternative would widen the existing roadway to accommodate both a bike lane and a 'peak hour' bus lane. Parking would not be removed.



Alternative 2: This alternative would create a bi-directional bike lane on one side of Santa Monica Blvd, which would require the removal of both the 'peak hour' bus lane and parking for segment.



Alternative 3: This alternative is also considered the 'no build' alternative, where the existing roadway layout would remain. Please note that a current Caltrans project involves converting the parking lane into a shared bus/bike lane during peak hour through this segment of the Santa Monica Blvd corridor.



7-d: WLA Community Plan update – request for revisions to proposed Commercial zoning

Motion: The PLUM voted, X-X-X to recommend that the Board request the following revisions to the West LA Community Plan Update's proposed Commercial Zoning Standards, and authorize the Chair to submit a Community Impact Statement:

1. The base zoning height is too large, and developers can avoid providing affordable housing.
 - a. For example, Santa Monica Blvd. would allow 6-story buildings with no affordable housing. Developers will simply build that by-right with Type V wood construction (the cheapest type). Increasing to 8 stories requires 3 stories of concrete, which is expensive, and the bonuses that require affordable housing may not make that additional cost feasible.
 - b. In the current code, 6-story buildings are allowed only with affordable units, so 11-15% affordable units are provided. The new code would eliminate this requirement, and 6-story buildings would not be required to provide any affordable units.
2. The incentives are massive. They should be reduced per below, or the required affordable housing must be very high -- much more than today's required 11-15%. An incentive to increase height from 3 stories to 8 stories is a 160% increase.
 - a. For these massive incentives, the minimal affordable housing requirement should be 25% (very low-income units, sliding scale).
 - b. Or, the incentives should be reduced, per below.
3. The FARs are massive, and will prevent trees from being planted on the site and prevent public plazas or open space at ground level.
 - a. A 5-story building with a 3.0 FAR can expand to 5-ft setbacks on all sides, which prevents any trees from being planted onsite, and no plazas, parklets or open space onsite.
 - b. Lot coverage maximums should be proposed (~70%) to ensure that trees can be planted and open space can be provided at ground level.
4. The building breaks should be widened. A 15-ft break with 5-8-story walls on each side is imposing and thin.
 - a. 15-ft breaks should be widened to 25 ft.
 - b. 30-ft breaks should be widened to 45 ft.
5. The length of building that requires a break should be reduced.
 - a. 140-ft buildings should be reduced to 120-ft. length.
 - b. 160-ft buildings should be reduced to 130-ft. length.
 - c. 210-ft buildings should be reduced to 175-ft. length.
6. Rear setbacks of 10 ft. should be required, especially along alleys with residential across the alley.
 - a. All concrete and pavement creates noise and pollution. Trees soften the impact, clean the air, and provide beauty.
7. Rear setbacks should be required – 10 ft. for every story about the 2nd story, 50% on top 2 stories.
8. Frontages should mandate:
 - a. Corner plazas (30 x 30 ft so seating, trees and fountains can be installed).
 - b. Notches (10x10 ft) for trees to be planted onsite.
 - i. Street trees alone are insufficient for a green Los Angeles.
9. Open space and public parklets should be provided in side or rear yards.
10. Residential can be designed like brownstones/townhouses with stoops and direct access to the sidewalk, which provides good natural surveillance and reduces crime.
11. Eldercare and senior center facilities should be provided in all land uses.
12. The cultural heritage of the Sawtelle commercial district shall be preserved and enhanced.