

WLASNC Board of Directors FY 2023-24

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**CITY OF
LOS ANGELES**



West LA Municipal Building
1645 S. Corinth Ave.
West Los Angeles, CA
90025

Chair Walton Chiu
Walton@WestLASawtelle.org
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www.WestLASawtelle.org

WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL

Planning and Land Use Committee and Joint Board Meeting - AGENDA

Wednesday, Sept. 13, 2023 – 7:15 pm

**Stoner Park small gym (south of main building) – 1845 Stoner Ave.
West Los Angeles, Calif. 90025**

**Video (no public participation): <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/3sy9z33c>

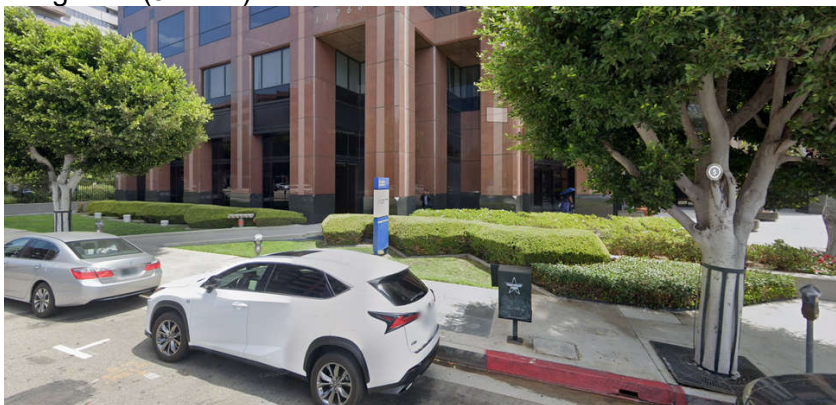
Submit public comments to Secretary: JayR@WestLASawtelle.org

- I. **CALL TO ORDER AND ROLL CALL:**
 - a. PLUM: 7 members (4 in person for quorum).
 - b. Board: 15 members (9 in person for quorum).
- II. **MINUTES:** Motion - Approval of Aug. 9 meeting.
- 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:** Matt Dzurec, Armbruster, Goldsmith & Delvac, representative, Exposition/Gateway apartments; Dana Sayles, 360, representative; Jeff Zbikowski, JZ Architects, representative.
- VI. **ADMINISTRATIVE**
 - a. Election of officers: Vice Chair, Secretary.
 - b. Cornerstone training: L.Hill, V.Peagler, C.Aranguri.
 - c. 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. 11430 W. Exposition Blvd., 11434 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 in Sept.
 - viii. Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac.
 - ix. Owner: Mark Spector, Onni Development.
 - b. 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 R3-1 zone, 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 11250" 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 in Sept.

- viii. Representative: Dana Sayles, 360.
- ix. Owner: Hiroataka Kobayashi, Thomas Kawakami, 11250 LaGrange LLC.
- c. West L.A. Community Plan update: Motion - Request the following revisions to the proposed Industrial zoning as part of the West L.A. Community Plan update, and authorize the Chair to submit a Community Impact Statement:
 - i. No buildings shall have unlimited heights.
 - ii. Building heights shall be staggered from tallest at major nodes/intersections near transit stations and commercial corridors, and step down to the border with Residential zones.
 - 1. Bundy/Olympic intersection, the area north of Olympic / south of Mississippi / east of Stoner, and area south of Olympic Blvd. can be taller (8-10 stories, with higher FARs), but step down to the north as it gets closer to R zones (with lower FARs).
 - iii. Buildings adjacent to R zones (east side of Carmelina, north sides of Nebraska, Missouri, La Grange and Mississippi) shall have a maximum height of 3 stories and 2.0 FAR (2.5 bonus) for the first 50 ft., and 4 stories and 2.25 FAR (2.75 bonus) for the next 40 ft. (bonuses for affordable housing as part of mixed-use use may increase height), including:
 - 1. Sub-area 52 (west side of Carmelina Ave.).
 - 2. Sub-areas 44, 51 55, 56, 57 (south sides of Nebraska, Missouri, La Grange and Mississippi Ave.).
 - iv. The Sub-Area 44 overlay shall be shrunk to eliminate the R zoning in the north portion.
- d. Landmark Apartments public park (11754 Wilshire Blvd.): Motion - Request that owner Douglas Emmett install signs on the exterior of that gate that read "Open to the Public – 8:00 am to 6:00 pm" (or similarly worded welcoming text that cites hours required to be open to the public, per the Conditions of Approval), and request that both portions of all gates be unlocked and fully open during all of those hours, in order to demonstrate that the park is a public amenity, and the public is welcome at all hours (see photos at end), as to enhance the Conditions of Approval for a quasi-public park.
 - i. Case #: CPC-2015-2662.

The project, includes construction of an approximately 40,544 square-foot, privately maintained, publicly accessible open space area at the northeast corner of the project site fronting Wilshire Boulevard consisting of enhanced landscape and hardscape features, including seating areas, pedestrian pathways, raised planters, and shade trees.

 - iv) The applicant shall be required to landscape and maintain a minimum 40,544 square foot open space as shown in "Exhibit A." The open space area shall be open to the public from 6:00 A.M. until 10:00 P.M.
- e. Motion: Request the removal of tree cages and tree grates on street trees along 11760-11766 Wilshire Blvd. frontage, so trees can fully grow. They will be choked and die with the cages and grates (J.Ross).



i.

- f. Motion: Hold town hall on Sawtelle Japantown area, including Sawtelle Corridor Overlay Plan (2015 Board resolution), and proposal to widen the Sawtelle Blvd. sidewalk to improve the pedestrian environment between Olympic to La Grange (2023 PLUM resolution).
- g. Motion: Request that the City end its policy to give away ROW / alley dedications for free, and instead, sell the land when larger than 1,000 sf.
- h. Motion: Request that the City limit the number of “off-menu” incentives and “waivers of development” standards, and/or require additional affordable housing or deeper affordability for each additional off-menu incentive or waiver that is requested
- i. Cut-through traffic: Motion - Request the installation of deterrants.

- i. Info: <https://irishcycle.com/filtered/>



- ii.
- j. 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.
- k. 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. FUTURE PROJECTS

- a. 11418 Missouri Ave. apartments: Demolition of 2 1-story houses (2 units) and new construction of 4-story building with 44 units (100% affordable) on 8,756-sf lot in RD1.5-1XL zone. 2 parking spaces in front yard. Incentives: Increased height (3 more stories allowed), increased FAR by 20%, reduced rear setback by 63% (15 ft to 5.5 ft), 2 reduced side setbacks by 21% (8 ft to 5.5 ft). 10 waiver requests (is there a maximum number of waiver requests allowed?): Tree waiver (does this mean no trees?), no open space, no horizontal or vertical breaks, no parking (2 ADA spaces provided), allow front yard parking, no stepback on 4th level, no long-term bike parking, no screening of parking, allow 70% compact spaces, no front yard open space/setback.
 - i. Case #: PAR-2023-3811-AHRF.
 - ii. Application/plans: (click on "Missouri 11418" folder).
 - iii. <https://tinyurl.com/WLASNC-PLUM>
 - iv. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3ODAz0>
 - v. Community status: TBD.
 - vi. City status: Planner - Rina Lara Rina.Lara@LACity.org . Submittal on Jun. 6.
 - vii. NC status: First presentation for PLUM to be scheduled in Aug or Sept.
 - viii. Representative: Jeff Zbikowski, JZ Architects.

- ix. Owners: Kevin Zarabi, Steven Schieibe, Generation Real Estate Partners.
- b. Café Belen restaurant (11925 Santa Monica Blvd. - Eden Market/ Monte Alban plaza): Alcohol CUB for onsite service as part of 947-sf restaurant with 33 interior seats, from 7:00 am to 11:00 pm. ABC #41 license (onsite sales, beer and wine only), case #648155.
 - i. Case #: ADM-2023-3816-RBPA.
 - ii. Application/plans: (click on "Café Belen" folder).
 - iii. <https://tinyurl.com/WLASNC-PLUM>
 - iv. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3ODA40>
 - v. Community status: TBD.
 - vi. City status: Planner - Ricardo Martinez (counter) Rick.Martinez@LACity.org . Submittal on Jun. 6.
 - vii. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
 - viii. Representative: Kevin Hufford, ABC Liquor Consultants.
 - ix. Owner: Lillian Zelaya, Café Belen LLC.

IX. OLD BUSINESS

- a. 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. NC status: CalTrans presentation at June meeting, await results of survey and consider at July meeting.
 - iii. Survey: [online public survey](#)
 - iv. Public comment: D7CompleteStreets@dot.ca.gov
 - v. Caltrans representative: Benjamin Medina Benjamin.Medina@DOT.CA.gov
- b. West L.A. Community Plan update
 - i. WLA members: Isabelle Duvivier, Cesar Aranguri, J.Ross.
 - ii. Community Plan Advisory Board meeting in August (Industrial zoning).
 - iii. Jun. meeting: The City's response is to upzone commercial / transit corridors, which is similar to our NC's request to channel housing there instead of interior neighborhoods.
 - iv. 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.
 - v. Current zoning capacity, targeted population increase will be calculated as part of the EIR's proposed upzoning (instead of calculating this before proposing upzoning).

X. BOARD ACTION ON PREVIOUS PROJECTS

- a. Sawtelle Sake (Sawtelle Blvd.): Proposed mural (see exhibit at end) - July meeting.
 - i. NC status: Board supported PLUM resolution at Aug. 23 meeting.
- b. West L.A. Community Plan update: Revisions to proposed zoning on Commercial Corridors (see exhibit at end of agenda).
 - i. NC status: Board supported PLUM resolution at Aug. 2 meeting.
- c. Barrington Plaza: Oppose the evictions of all tenants of Barrington Plaza because of landlord/owner Douglas Emmett's likely bad faith use of the Ellis Act, and request the City enact the following policies for all tenants at Barrington Plaza and future similar evictions:
 - 1. Tenant hotline for relocation info: (424) 228-8577.
- d. 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. NC status: Board revised Resolution to allow all residential on ground floor (no commercial/retail) at Aug. 2 meeting.
- e. West L.A. Community Plan update: Request revisions to West L.A. Community Plan update draft Vision Statement:
 - i. NC status: Board supported PLUM resolution at Aug. 2 meeting.
- f. West L.A. Community Plan update: Request revisions to West L.A. Community Plan update draft Guiding Principles:
 - i. NC status: Board supported PLUM resolution at Aug. 2 meeting.
- g. West L.A. Community Plan update: Oppose the Planning Dept.'s draft General Plan Residential 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.
 - 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.
 - 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.
 - v. NC status: Board supported PLUM resolution at July meeting.
- h. Housing Element: 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).
 - v. NC status: Board supported PLUM resolution at June meeting.
- i. 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. NC status: Board supported PLUM resolution in Mar.
- j. 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.
- k. 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.

- i. 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.
- m. 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.
- n. 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

XI. ANNOUNCEMENTS

XII. GENERAL PUBLIC COMMENT

XIII. ADJOURNMENT

PLUM members:

Jay Ross, Chair JayR@WestLASawtelle.org
 David Swartz, Boardmember DavidS@WestLASawtelle.org
 Alexandra Polin, Boardmember Alexandra@WestLASawtelle.org
 Ron Ben-Yehuda, Boardmember RonB@WestLASawtelle.org
 Vince Peagler, Neighbor member
 Lynn Novella Hill, Neighbor member
 Cesar Aranguri, Neighbor member

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 \(ENS\)](#)

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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

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.

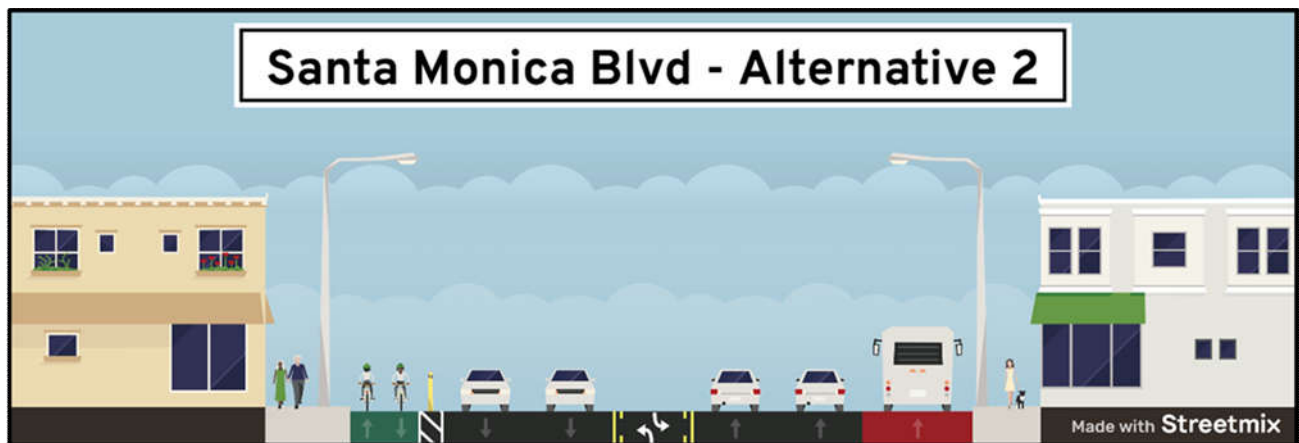
The alternatives below are being considered for the project.

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.

