

WLASNC Board of Directors FY 2023-24

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James Altuner - Organizational Rep.

**CITY OF
LOS ANGELES**



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

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

**WEST LOS ANGELES SAWTELLE
NEIGHBORHOOD COUNCIL**

**Board of Directors – Agenda (Special)
Wednesday, Sept. 27, 2023 – 7:05 pm**

**Stoner Park Small Gym (south of main rec center) - 1835 Stoner Ave.
West Los Angeles, Calif. 90025**

**Online viewing (no public participation): <https://us02web.zoom.us/j/82474769234>
Meeting ID: 824 7476 9234 (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, 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 **824 7476 9234** 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, Motions and Documents: Online - <https://tinyurl.com/WLASNC-Board> (old)

New: <https://drive.google.com/drive/folders/1jdrDB740owkDpFzAq9VL0kUW44wWSwH>

- Binder available at security guard desk at WLA Muni Building (1645 Corinth Ave.)
- Submit public comments to past Secretary: JayR@WestLASawtelle.org

I. CALL TO ORDER AND ROLL CALL: 15 members (9 in-person for quorum).

II. **GENERAL PUBLIC COMMENT:** Comments on non-agenda items (minimum 1 minute).

III. **ADMINISTRATIVE**

- a. **Motion:** Request to purchase for as much as \$5,600, install and operate an air quality sensor equipment to measure dust, emissions, etc. of construction at the Bundy/Exposition apartment site.

Clarity Movement Co.
808 Gilman Street
Berkeley, CA 94710



Quote

QUOTE # 2180
DATE 04/14/2023
EXPIRATION DATE 07/13/2023

ACTIVITY	QTY	RATE	AMOUNT
Clarity Node-S Non-inventory Hardware: PM2.5, Temperature, and Relative Humidity Monitor; includes Solar Panel + Battery and Cellular Communication	2	0.00	0.00
Clarity Data License 1-Year Data Service Subscription License: including hardware, application software, and expert support service	2	1,200.00	2,400.00T
Wind Module Integration 1-Year Data Service Subscription License: including hardware, application software, and expert support service	2	1,100.00	2,200.00T

- Written acceptance or submitted purchase order of this quote incorporates by reference, acceptance of the Clarity's Terms of Use and Service agreement.	SUBTOTAL	4,600.00
- For new orders, unless otherwise stated, per the Terms of Use and Service, subscription starts 45 days after the hardware delivery.	TAX	437.00
- For new orders, unless otherwise stated, prepayment is required to initiate shipment and hardware is shipped from Taiwan.	SHIPPING	510.00
- Shipping is an estimate only and subject to change.	TOTAL	USD 5,547.00
- Certain U.S. customers are subject to Sales Tax based on the shipping/billing address. Some may be required to remit Sales / Local Tax even if Clarity does not collect it.		
- All inquiries including POs, please email orders@clarity.io .		

- b. **Location:** <https://click.clarity.io/knowledge/siting-guide>

Deploy your Clarity devices	▼
Prepare for deployment	
Deploy your devices	
Manage your Clarity devices	>
Viewing and understanding your air quality data	>
Collocating your devices and calibrating your network	
Frequently Asked Questions (FAQs)	>
Troubleshooting Your Device	>

Clarity Node-S Siting Guide: Where should I install my devices?

This guide is meant to help you find the right location for your Clarity devices.

- Finding the right site for your devices is often a balance of scientific or technical considerations with the practical on the ground realities.
- There is no one checklist that will work perfectly for every deployment, but we've outlined some key guidelines in this article.
- If you have questions about identifying the best sites for your project, please reach out to us at support@clarity.io and we're happy to help.

- c. Installation: <https://click.clarity.io/knowledge/deployment-node-s-cellular>

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Deploying your Clarity Node-S (cellular) devices

Reminders:

- Please use this guide to set up your Clarity Node-S first before setting up any add-on modules. If you have already set up your Node-S device, please proceed to deployment instructions for the wind module ("[Deploying your Clarity Wind Module](#)").
- Your Clarity device comes with a SIM card pre-installed.
- Depending on your hardware version, your Clarity device comes with 1) a power adapter with adapters for US, EU, UK, and Australia sockets or 2) a US power adapter with EU socket adapter. Other types of sockets will require additional adapters that will need to be sourced separately.
- If you have any questions about deployment, please contact support@clarity.io.

- d. Contact: Krag Petterson, 971-421-4884, Clarity Movement Co., kragpetterson@clarity.io

IV. EX PARTE COMMUNICATIONS

V. WRAC (Westside Regional Alliance of Councils): <https://westsidecouncils.com/>

- a. Land Use and Planning Committee (J.Ross, representative):
- i. Motion: The ____ NC/CC requests that the City revises the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances to standardize setbacks, landscaping, open and recreational space, setbacks, massing and zoning, in accordance with the specific preferences communicated to the City by the relevant NC/CC for each area.
 - ii. Link: <https://westsidecouncils.com/motion/request-to-revise-the-lamc-zoning/>

Development standards/zoning:

1. Setbacks/ yards:
 - a. Front yard: Must be 50% flat and usable open space.
 - i. Front yard must comply with underlying zone in all cases. No shortened 5-ft. building line for apartments along large streets (as Expo Plan allows).
 - b. Parking is prohibited in all setbacks, only driveways that provide direct access to garage and right-of-way are allowed.
 - c. Rear setback shall be measured from rear property line for all parcels (including alleys).
 - i. Justification:
 1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.
 - a. <https://news.usc.edu/120872/mass-produced-dwellings-home-expansion-reduce-l-a-areas-residential-green-cover/>
 2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.
2. Street/ right-of-way:
 - a. 1 tree every 20 linear ft. of frontage.
 - b. Landscaped parkway of 4 ft. minimum size.
 - i. Justification:

1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.
2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.

3. Landscaping:

- a. 4 trees must be planted onsite for each 5,000 sf of land (or 1 tree / 2,000 sf for larger sites). They must be planted in a 7 x 7 x 7 ft area of soil so roots can grow, and the canopy can grow sufficiently to provide real shade. The canopy must have a 15 x 15 x 15 ft area to grow.
 - i. The trees cannot be planted on top of parking garages, because the roots cannot grow down.
 - ii. The trees cannot be planted in planters with stormwater filtering aggregate (not soil, but charcoal and other materials that are not organic and do not nourish root growth).
 - iii. If setbacks must increase to allow this, so be it. Transformers, stormwater filtering planters, and other equipment must be built around them, and shown on site plans at the first stage of Planning or DBS review.
- b. Removal of trees with 6-8-inch caliper or larger shall be replaced at 2 to 1 ratio to encourage developers to preserve mature trees (especially fruit trees, which often die when transplanted).
 - i. Dept. of Urban Forestry shall publicize fruit trees that are proposed for removal, so neighbors can transplant them.
- c. Trees must be planted in the ground and have :
 - i. 8 cubic yards of soil (7 x 7 x 7 ft.) for root growth.
 - ii. 10 x 10 ft. open to the sky for canopy growth.
 1. Justification: Most new apartments have 80-90% lot coverage with little or no usable, flat open space for recreation, as the Community Plan requires. The yards are either tall planters, in which trees cannot grow because of the poor and shallow soil (for stormwater retention) or small concrete areas with limited greenery. Trees can barely grow in planters, and must have realistically have 10 x 10 ft. surface areas and 7 ft. soil depth to grow a decent canopy and height.

4. Open space:

- a. Minimum of 75% of open space must be flat and usable for recreation, and maximum of 25% space may be for planters (15% may be landscape planters with maximum wall height of 2.5 ft.).
 - i. Stormwater planters (which have walls of 4 ft.) cannot fill up open space and make it un-usable. Only shorter landscape planters can count as open space.
 - ii. Justification:
 1. Maximum landscape planter height of 2.5 ft. will allow seating.
 2. Drywells and cisterns can be used for stormwater collection.
- b. Open space in R3 zones and higher shall be at ground level or podium level.
 - i. Rooftop decks are allowed, but may not substitute for ground level or podium level open space.
 1. Justification: Roof decks are poor substitutes, because children cannot be supervised, and elderly or handicapped persons have difficulty in climbing up to the roof, when yards can be placed at ground-level or podium-level.

5. Stepbacks:
 - a. Stepbacks of 15 ft. shall be required for the 3rd level and above [from Westside Multifamily Q Conditions].
6. Massing:
 - a. For buildings with 150 ft. length along the frontage, 1 courtyard/break open to the front and open the sky is required of 20 ft. width and 40 ft. depth (starting at ground or 1st level) [from Westside Multifamily Q Conditions].
 - b. Active land uses on the ground-level frontage with direct connection to sidewalks (instead of parking garages that create dead space).
 - i. Justification: Active uses, especially apartments with direct access via front doors and a real yard, are integral elements of “defensive design” and “natural surveillance” that deter crime (per LAPD Design Out Crime Manual).
7. Zoning:
 - a. C2 development standards may not blend into adjacent R2 parcels (repeal section of LAMC).
 - i. Justification: When C2 projects and their high density encroach into R2 zones, 5-story apartments can be built next to 2-3-story duplexes, which ruins the character of the neighborhood.
 - b. FAR and Height Districts shall be on a sliding scale (whichever is lower) and be in relation to each other (i.e. taller height has more FAR, and lower height has less FAR – currently high FARs are allowed for both short and tall heights). Dnd developers can add affordable housing to increase:
 - i. RD 1.5 = 1.75.
 - ii. R3, RAS3 [new density 8]= 2.0.
 - iii. R4, RAS4 [new density 4] = 2.2.
 - iv. HD-1: 6.0, no height limit.
 - v. HD-1L: 3.0, 6 levels for commercial, 75 ft.
 - vi. HD-1VL: 2.25, 3 levels for commercial, 45 ft.
 - vii. HD-1XL: 2.0, 2 levels for commercial, 30 ft.
 - viii. Justification: 3.0 FAR allows for a 6-8-story to be built and results in no open space at ground- or podium-level. A 4-5-story building needs only 2.2-2.4 FAR. A 4- or 5-story building with 3.0 FAR increases to 3.35 FAR and results in a stucco cube with no open space

Summary of issue: The City’s zoning code allows tall, fat, cubic buildings, and has no requirements for nice, pretty, attractive facades. The results are stucco cubes and aesthetics that clash with existing, older, pretty architecture.

The City has no gray area or flexibility that allow its departments to mandate nicer designs. All design decisions must be codified with specific numbers (i.e. distances, heights).

Justification: The City has poor to mediocre design requirements, and as a result, most apartments are stucco cubes with no articulation and poor design.

Few communities in Los Angeles have Design Review Boards, and their authority is limited to mandate revisions that create nicer designs.

In Pasadena, for example, all projects must be vetted by the Design Review Board, which has the authority to mandate design changes.

VI. ADJOURNMENT

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, make your request at least 3 business days (72 hours) prior to the meeting by contacting the Dept of Neighborhood Empowerment at (213) 978-1551 or NCsupport@lacity.org

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

- NC office: WLA Municipal Building - 1645 Corinth Ave.
- Stoner Park - 1845 Stoner 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.

Public Records Act Requests: Requests shall be forwarded to DONE and the City Attorney for guidance in determining compliance with the request. The Board will respond to the person or agency requesting the records in writing, within 10 days of receipt of the request, informing them that their request has been received and forwarded to DONE and the City Attorney to determine compliance.

Link: <https://recordsrequest.lacity.org/>

DONE link: <https://empowerla.org/public-records-requests/>

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

#2-D. Monthly profile (Sept. 5): Status of Boardmember trainings (next page)