



<p>WLASNC Board of Directors FY 2023-24 Walton Chiu - Chair/ North West Rep. Monica Mejia-Lambert- Vice Chair/At Large Jay Ross - Secretary/ Organizational Rep. Jay Handal - Treasurer/ Large Business Rep Kent Kaisaki - North East Rep. Alexandra Polin - South West Rep. David Swartz - South East Rep. James Altuner - Organizational Rep. Alexandra Polin - At Large Rep. Ron Migdal - At Large Rep. Ron Ben-Yehuda - 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

Planning and Land Use Committee and Joint Board Meeting - AGENDA

Wednesday, Oct. 11, 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 Sept. 11 and Sept. 21 meetings.

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: Jeff Zbikowski, JZ Architects, representative. Ben Spector, Mark Spector, Onni Development.

VI. ADMINISTRATIVE

a. Procedures:

- i. Agenda items should be submitted as early as possible, but no later than 4 days prior to a meeting (Agenda must be posted 3 days prior to meeting).
 - 1. For complex Agenda items, a longer time for members and neighbors to review and distribute to other neighbors is helpful.
- ii. Agenda items may be clarified to better explain their intent to the neighbors and Board.
- iii. Multiple motions from different members may be posted for a single Agenda item. The committee will then vote on which one(s) it supports.
- iv. For complex Agenda items, more members in attendance produces a more diverse set of opinions and better decision-making. A minimum quorum of 4 may not be best for considering numerous, complex Agenda items.
- v. Agenda shall be posted to DONE and the NC website only by the Chair, or his/her designee as authorized by the Chair.
- vi. Agenda items shall be transmitted to the Board only by the Chair, or his/her designee as authorized by the Chair.

b. Election of officers: Vice Chair/Co-Chair, Secretary.

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: Board remanded to PLUM at its Sept. meeting.
 - 1. PLUM resolution (Sept.): Oppose the project as designed and request the following design changes:
 - a. Break the project into 2 separate buildings.
 - b. Provide public open space / access as a trade-off for vacating the two alleys:
 - i. Access to parklet at end of Butler Ave. (card access at gate entrance) for residents living 250 feet down Butler Ave.
 - ii. Access to the Fitness Center for two adjacent properties south of the building property on Butler Ave.
 - c. Plant 8 trees within the property with 6-7 feet planter depth visible along the building frontages and south side.
 - d. Add 3 moderate-income units.
 - e. Include 30 installed EV chargers.
 - f. Ensure that the metal standing seam panels are well-detailed without overlapping trim pieces.
 - g. Install open joint tiles at the base of the building.
 - h. Ensure the design and construction of the 2-story building height area adjacent to the southern Butler Ave. residences.
 - 2. Motion: Require a 10,000-sf open space “park” on the site that is open to public during daytime hours (project received alley vacation of 21,000 sf for free, and request for half of it as a public amenity).
 - a. The park may be placed in the front, middle or on the side, with no access from the rear. Neighbors are concerned about access in the rear of the project, and want only an emergency exit.
 - b. The park may be gated at night.
 - c. Project security may remove persons who are committing disruptive, threatening or illegal activity.
 - 3. Motion: Reduce windows in the rear, and remove balconies in the rear.
 - 4. Motion: Increase setbacks in the rear, which will reduce the height in the rear.
 - 5. Motion: Remove or relocate the vehicle entrance/exist on Colby Ave.
 - a. Traffic that backs up on northbound Gateway and Colby may block vehicle access.
 - b. Removal of the Colby Ave. entrance will leave only 1 entrance (via Exposition), which will require that all vehicle access from 1 entrance.
 - 6. Motion: No District #45 residential parking permits should be allowed for a TOC project that reduces parking, because residents will use public transit and have fewer cars.
 - 7. Motion: Do not vacate the alley that provides access to Pico Blvd. for the south neighborhood. This will require that the project return to 2 separate buildings, as was originally proposed.
 - a. Neighbors want to use that alley to access their rear yards. Some have parking in the rear connect to the alley, and some may build ADUs that will need access in the future.
- viii. Representative: Matt Dzurec, Armbruster, Goldsmith and Devlac.
- ix. Owner: Mark Spector, Ben Spector, Onni Development.

- b. West L.A. Community Plan update: Request the following revisions to the proposed Industrial zoning
 - i. Conflicts of interest: Members who have a financial interest in properties in these areas, including ownership of property, shall recuse themselves from those items:

ii. Height/density/size:

1. Motion: Retain all existing height and density at the current base. Additional height, FAR and density shall be granted only as a bonus for the provision of public open space/amenities.
2. Motion: No buildings shall have unlimited heights.
3. Motion: 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.
 - a. 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).
4. Motion: 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:
 - a. Sub-area 52 (west side of Carmelina Ave.).
 - b. Sub-areas 44, 51 55, 56, 57 (south sides of Nebraska, Missouri, La Grange and Mississippi Ave.).
5. Justification:
 - a. Unlimited height may produce a 20-story skyscraper across the street from R1 houses and R2 duplexes.
 - b. Transitional height is a standard in the current zoning code between Commercial and Residential zones.
 - c. Residences have the right to be protected from excessively large buildings and noise/lights.

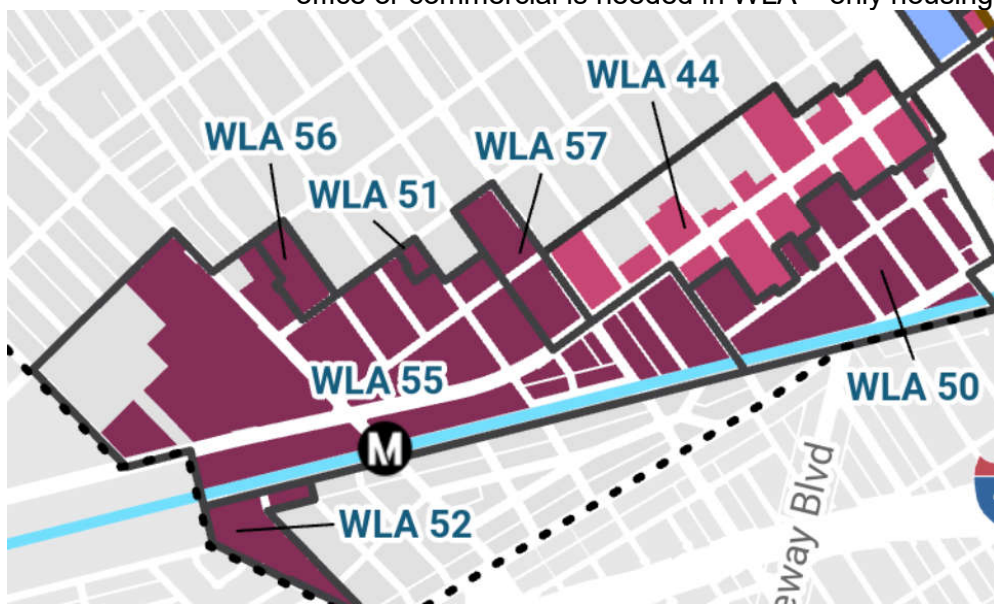
iii. Community benefits:

1. Motion: Add urgent and hospital care use to all Commercial, Mixed-Use and Industrial designations.
2. Motion: Eliminate public storage as a non-residential community benefit.
3. Justification:
 - a. This will place essential services near high-quality transit areas, where they will be more easily accessible to low-income persons who use transit, and greater population of persons who live or work nearby.
 - b. Community benefits improve health and welfare, such as parks, clinics and childcare. A private, commercial activity that stores furniture does not improve health or welfare.

iv. Motion: Open space: Public open space amenities shall be required for industrial zones on the parcels adjacent to R zones (east side of Carmelina, north sides of Nebraska, Missouri, La Grange and Mississippi) 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.).
3. Justification: The Sawtelle area bears a large amount of industrial zoning and a low amount of meaningful, green open space. Much of this Industrial land is underutilized, and it is not needed for hazardous uses.
 - a. The addition of open space with large trees would mitigate the mature trees cut down by the recent, ubiquitous high-density developments that provide no real trees. They would create a buffer to adjacent neighborhoods and schools.

- b. This zoning requirement would help bring Sawtelle and L.A. into compliance with per capita greenspace requirement and guidelines under SB 1000 and AB 686, i.e. Environmental Justice and Equity.
- v. Motion: Southwest corner of Bundy/Nebraska (1801 S. Bundy Dr., APN 4259-018-012): The parcel shall be designated as a separate sub-area because of its potential for open space (removed from sub-area WLA 55).
 - 1. Justification: The low-scale retail use (1-story building with parking lot) in a high-quality transit area may qualify it as underutilized, and an option is to convert it to meaningful, green/ open space for neighbors to the north and workers to the south and west.
- vi. Motion: Sub-Area WLA 44: The sub-area shall be shrunk to eliminate the R zoning (gray colored area) in the north portion.
 - 1. Justification: WLA is inundated with commuter traffic that gridlocks the neighborhood for 6 hours per day in the AM and PM. No additional office or commercial is needed in WLA – only housing is needed.



WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Community Center					
WLA: 44, 53, 54	4	Unlimited	Unlimited	3.5	5
Light Industrial					
WLA: 47,48	Not allowed	Unlimited	Unlimited	1.5	3
Hybrid Industrial					
WLA: 49, 50, 51, 52	4	Unlimited	Unlimited	3.5	5
Specific Plans: Exposition TNP					
Hybrid Industrial					
WLA 55, 56, 57, 59, 60, 63, 64	4	Unlimited	Unlimited	3.5	5

c. West L.A Community Plan update:

- i. Conflicts of interest: Members who have a financial interest in properties in these areas, including ownership of property, shall recuse themselves from those items:
- ii. Motion: Community benefits: Add and prioritize non-profit affordable urgent and hospital care uses and meaningful open green space, as Community Benefits.
 1. Justification: Sawtelle falls far below the Westside per capita average for accessible, affordable urgent-care as well as green, open space (*are all these statements confirmed, or is there simply a lack of healthcare and green space?*).
- iii. Motion: Stoner Park neighborhood: Preserve the current base density for every block adjacent to Stoner Park by reducing the zoning subareas of WLA 6, 7, 8, and 9. (*reduce to what? or keep current zoning?*)
 1. Justification: Sawtelle's only major green space should not be surrounded by tall, dense buildings that are imposing and block the sun, breezes and shade.
- iv. Zoning blocks: Zone on a whole block basis.
 1. Justification: This will eliminate intra-block inconsistencies (*explain how this is bad...*).
- v. Green corridors: Preserve Westgate, Granville, and Stoner Avenues, between Missouri and Mississippi Ave., as well as Idaho Ave. between Centinela and Amherst Ave. in WLA 4 and WLA 7, as Green Corridors by retaining their current density, height, and FAR bases.
 1. Justification: These blocks contain unusually tall and mature trees that would require two generations to replace. Given the inequitable canopy coverage in Sawtelle relative to adjacent affluent areas, their protection would help the city comply with its L.A. Green New Deal.
- vi. Setbacks: Update the Frontage portions of zoning code to increase (*or establish minimum*) setbacks sufficient to allow for rooted trees in exchange for additional height, *with a minimum front setback of 10 ft. (that cannot be shortened by incentives)*.
 1. Justification: The current code allows incentives that prevent trees from being planted in soil, especially TOC projects. This incentive is used on almost all projects, so almost all new TOC apartments have no trees planted in real soil (they are planted only in planters, which stunt their growth).
- vii. WLA 8 neighborhood (west of Sawtelle): Subdivide sub-area WLA 8 by bisecting it across Colby Avenue.
 1. Justification: This will allow for more precise zoning considerations and feedback regarding the historic Japanese community institutions including WLA United Methodist, Japanese Institute of Sawtelle, and the WLA Buddhist Temple.
- viii. Motion: Bundy Dr.: Designate Bundy Drive as a Commercial Corridor with mixed-use zoning, coupled with no upzoning or rezoning (with overlays) to any R1 or R2 zoned parcels in the district:
 1. Between Pico and Exposition:
 2. Between Exposition-Olympic-Nebraska:
 3. Between Nebraska and Iowa (WLA 3 sub-area):
 4. Between Iowa and Idaho:
 5. Between Idaho and Santa Monica:
 6. Options for density, height, and FAR:
 - a. Option #1: 15-story buildings: Bases of FA density, 13 stories height, and 8.5 FAR.
 - b. Option #2: 3-4-story buildings (the NC approved this for WLA 3).

7. WLA 2, 3, 5, 6 & 8: City proposes current zoning of R2 with 3 stories to be upzoned to Medium Residential with 3-5 stories and 1.5-2.5 FAR (12,500 sf for high-density apartments - 10-20 units on 1 parcel).
8. NC proposes lesser Low Medium Residential zoning with 3-4 stories and 0.45 to 1.00 FAR.
- 9.

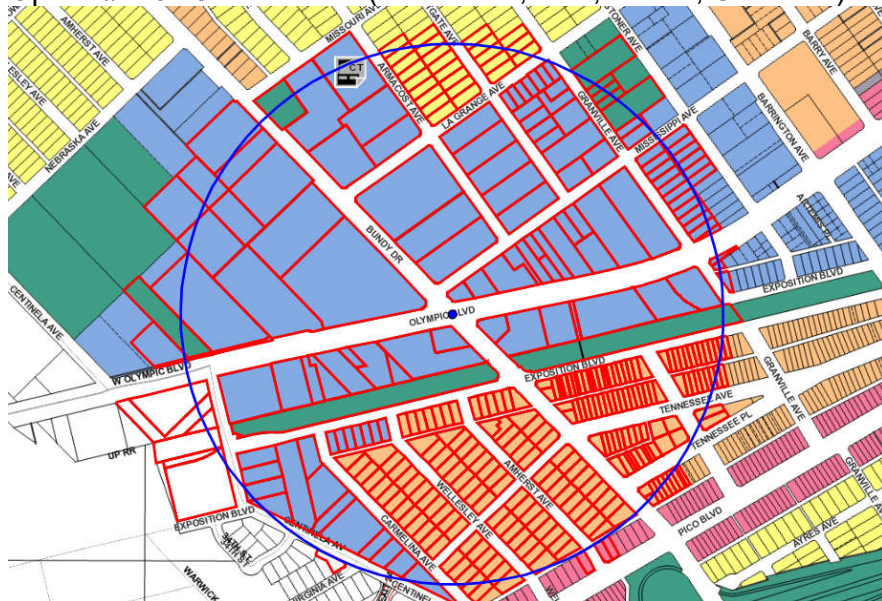
Use District Options:

USE	Neighborhood Commercial	Community Commercial	Regional Center	Highway Commercial
Primary use	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Commercial Services (Shops & Services)
Ground floor tenant size	10,000 sf (max)	50,000 sf (max)	none	none
Supporting uses	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Regional entertainment venues Community facilities	Light Automobile Services Production workshops Large Format Retail Multi-family housing

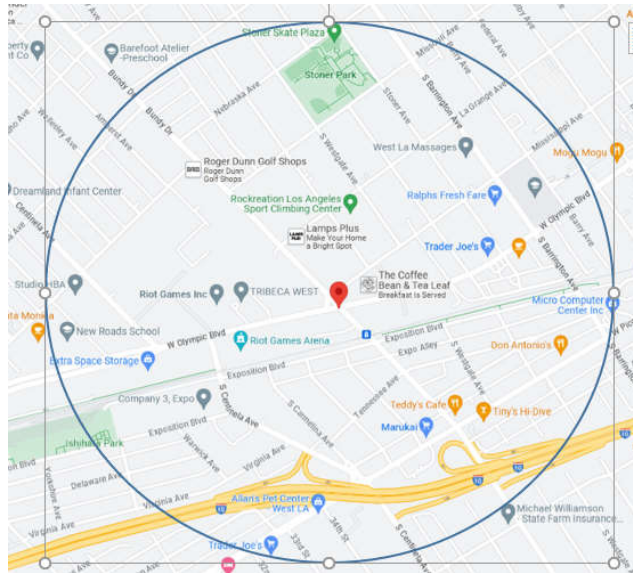
DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Bonus FAR	Avg. Unit Size
8	1.5	635 sf	3.0	847 sf
4	3.5	758 sf	5.0	768 sf
3 or FA	4.5	732 sf	6.0	729 sf
2 or FA	6.0	732 sf	8.5	730 sf
FA	8.5	923 sf	10.0	854 sf

- 10.
 11. Justification: Bundy Drive from Olympic to Nebraska has transitioned over the past several years as a result of (i) the recent high-density residential, commercial, and industrial development, (ii) the Metro light rail, (iii) pedestrian access to multi-modal, city-wide public transportation, and (iv) its job center designation. In addition, many commercial uses and amenities are located here (Gelson's market, Ace Hardware, Staples, gyms).
- ix. Motion: Bundy/Olympic area: Designate the portions of Bundy Dr. and Olympic Blvd., measured from their intersection, as a Community Center. This is coupled with no upzoning or rezoning (including overlays) to any R1 or R2 zoned parcels in the district.

1. Option #1: 0.25 mile radius (to Missouri, Pico, Stoner, Centinela).



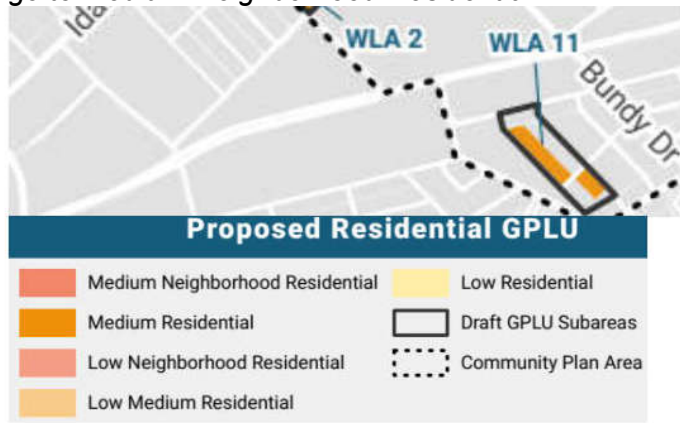
- 2.
3. Option #2: 0.5 miles radius (to Iowa, Pearl in Santa Monica, Sawtelle, past Centinela into Santa Monica).



4.
5. Which Comm Center designation?

Community Center						
WLA: 41	42	4	6	8	3.5	5.0
WLA: 43	44, 45	4	Unlimited	Unlimited	3.5	5.0

6.
7. The NC Board voted in June to decrease zoning/development standards for Community Center to this:
8. Community Center: Olympic Blvd. (#44)
 a. Base zoning: Unlimited height, 3.5 FAR.
 b. With bonuses: Unlimited height, 5.0 FAR.
 c. Reduce to: 12 stories with 50% stepback on 8th-12th floors. 3.5 FAR. 70% lot coverage.
 9. Community Center: Santa Monica Blvd. (#41)
 a. Base zoning: 6 stories, 3.5 FAR.
 b. With bonuses: 8 stories, 5.0 FAR.
 c. Reduce to: 7 stories with 50% stepback on 6th & 7th floors. 3.25 FAR. 70% lot coverage.
 d. Justification: The intersection is close to job centers and the Bundy rail station.
 x. Motion: Designate WLA 11 (interior streets of Carmelina and Wellesley, which are currently residential, from Exposition south to Pico) and WLA 40 (all of Pico Blvd) as a Community Center.
 1. WLA 11 is currently zoned as all residential, and currently proposed to change to Medium Neighborhood Residential.



- 2.

Use District Options:

USE	Neighborhood Commercial	Community Commercial	Regional Center	Highway Commercial
Primary use	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Commercial Services (Shops & Services)
Ground floor tenant size	10,000 sf (max)	50,000 sf (max)	none	none
Supporting uses	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Regional entertainment venues Community facilities	Light Automobile Services Production workshops Large Format Retail Multi-family housing

3.

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Bonus FAR	Avg. Unit Size
8	1.5	635 sf	3.0	847 sf
4	3.5	758 sf	5.0	768 sf
3 or FA	4.5	732 sf	6.0	729 sf
2 or FA	6.0	732 sf	8.5	730 sf
FA	8.5	923 sf	10.0	854 sf

4.

5. The Board voted in June to revise WLA 40 (Pico) as follows: Villages: Pico Blvd. (#40)

- a. Base zoning: 3 stories, 1.5 FAR.
- b. With bonuses: 8 stories, 3.0 FAR.
- c. Reduce to: 6 stories with 50% setback on 5th & 6th floors. 3.0 FAR. 70% lot coverage.

6. Justification: This will place essential services near high-quality transit areas, where they will be more easily accessible to low-income persons who use transit, and greater population of persons who live or work nearby.

- d. Motion: The LAMC shall be revised because the current zoning code creates tall, fat buildings, and has few codified requirements or zoning standards that produce nice, pretty, attractive facades.
 - i. Justifications: The city's mediocre and vague design requirements create buildings that are stucco cubes and aesthetics that clash with existing, older, pretty architecture.
 - ii. 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). Design Guideliness and policies that encourage nice design have no legal standing, and the city cannot enforce them, per a state law signed by Gov Gray Davis.
 - iii. Few neighborhoods in Los Angeles have Design Review Boards to ensure nice design, and their authority is limited – they cannot mandate revisions that create only nicer aesthetic designs (ie they cannot change zoning standards, only things like awnings, window types and paint colors).
 1. In Pasadena, all projects must be vetted by the Design Review Board, which has the authority to mandate design changes and change zoning standards.

Revisions to development standards/zoning as follows:

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 for 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 on 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.e. no increase to RD1.5 density on R2 parcels.
 - 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. [new density district is “15”]
 - ii. R3, RAS3 = 2.0. [new density district is “8”]
 - iii. R4, RAS4 = 2.2. [new density district is “4”]
 - 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
 - e. 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.
 - f. 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
 - g. 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.
 - h. Cut-through traffic: Motion - Request the installation of deterrants.
 - i. Info: <https://irishcycle.com/filtered/>



ii.

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. 1463 S. Wellesley Ave. apartments: Demolition of duplex and house (3 units) on R2-1 lots, and new construction of 3-story apartment with 17 units (3 very low income) on an 0.35-acre site (29,000 sf). Removal of all onsite trees and all street trees. CUP is required for increased density bonus in excess of the allowable 35%. Incentives for front setback (reduced by 20%), increase in height by 11 ft (1 story). Waiver for apartments to be more than 65 ft from the property line of the adjacent C2 zone. Lot coverage of 80%, landscaping of 10%.
 - i. On R2 lots that are adjacent to C zones, the density can be upzoned from the typical 2 units per parcel (or 21,000 sf/du) to RD1.5 density (1,500 sf/du, 29 units per acre).
 - ii. Case #: CPC-2023-6287-CU-DB-HCA, ENV-2023-6288-EAF.
 - iii. Application/plans: (click on "ADDRESS" folder).
 - iv. <https://tinyurl.com/WLASNC-PLUM>
 - v. Community status: TBD.
 - vi. City status: Planner – Ashley Rodarte (Ashley.Rodarte@LACity.org , 818/ 374-5049. Submittal on Sept. 18.
 - vii. NC status: First presentation for PLUM to be scheduled in Oct. or Nov.
 - viii. Representative: Eric Lieberman, QES.
 - ix. Owner: Bo Zarnegin, Wellesley Avenue Holdings, LLC.
- c. 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.
- d. 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: .
 - ix.

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. 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. NC status: Board to consider at Sept. meeting.
- 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. NC status: Board to consider at Sept. meeting.
- c. Sawtelle Sake (Sawtelle Blvd.): Proposed mural (see exhibit at end) - July meeting.
 - i. NC status: Board supported PLUM resolution at Aug. 23 meeting.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. 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-Clare 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

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.

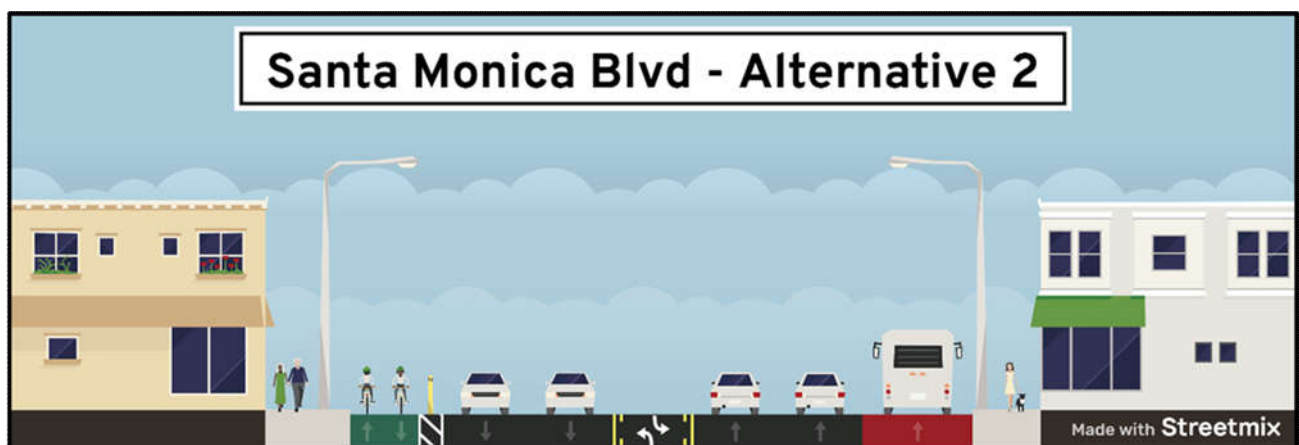
The alternatives below are being considered for the project.

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.

Santa Monica Blvd - Alternative 3 (No Build)

