

<p><b>WLASNC Board of Directors FY 2023-24</b>  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><b>CITY OF LOS ANGELES</b></p> 	 <p><b>NEIGHBORHOOD COUNCILS</b></p> <p>West LA Municipal Building  1645 S. Corinth Ave.  West Los Angeles, CA  90025</p> <p>Chair Walton Chiu  <a href="mailto:Walton@WestLASawtelle.org">Walton@WestLASawtelle.org</a>  Website:  <a href="http://www.WestLASawtelle.org">www.WestLASawtelle.org</a></p>
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## WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL

### Planning and Land Use Committee and Joint Board Special Meeting - AGENDA

**Thursday, Nov. 16, 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](mailto:JayR@WestLASawtelle.org) para avisar al Concejo Vecinal.

Persons wishing to address the Board must dial **(833) 548-0282**, enter **818 1163 9087** and press # to join the meeting. When prompted by the presiding officer, dial \*9 or use the Raise Hand option, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is a minimum of 1 minute and maximum of 5 minutes per speaker, unless adjusted by the presiding officer of the Board.

**All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.**

**Agenda, Minutes and documents: <https://tinyurl.com/3sy9z33c>**

Submit public comments to: [JayR@WestLASawtelle.org](mailto: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, Sept. 21 and Oct. 11 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. Shahab Ghods, Plus Architects, representative. Gary Benjamin, Alchemy, representative.

**VI. NEW BUSINESS**

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 4<sup>th</sup> 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](mailto: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 "Wellesley 1463" folder).
- iv. <https://tinyurl.com/WLASNC-PLUM>
- v. Community status: TBD.
- vi. City status: Planner - Ashley Rodarte ([Ashley.Rodarte@LACity.org](mailto: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: Shahab Ghods, Plus Architects; Eric Lieberman, QES.

ix. Owner: Bo Zarnegin, Wellesley Avenue Holdings, LLC.

- c. Lumen buildings (11355 W. Olympic Blvd.): Motion - Request that owner/developer correct neighbor complaints regarding glare from glass façade, bright lights that shine into northern neighborhood at night, and noise from rooftop events that sounds into northern neighborhood on weekends. Request that DBS Code Enforcement investigate these issues:

- i. Glare from glass façade that shines into north neighborhood homes during the

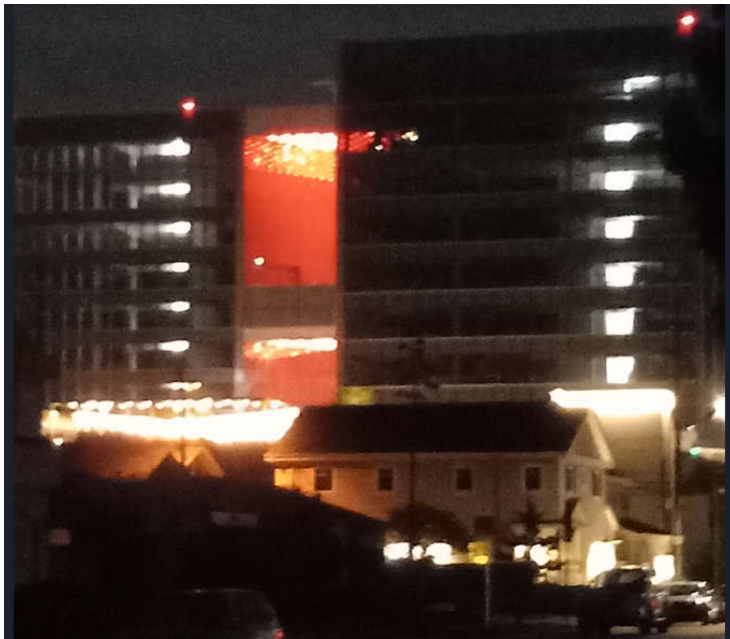


day.

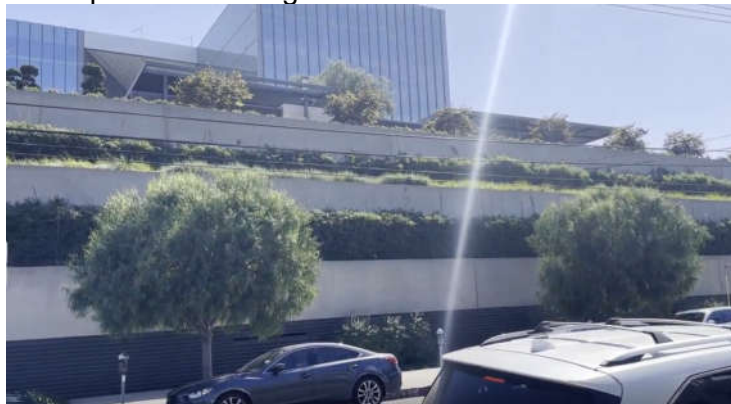
- ii. Bright lights from rooftop pavilion that shine into north neighborhood homes at



night.



- iii.
- iv. Non-business occupant event outside of work hours: Party on roof on Sat., Oct. 14, with loud noise that projected into north neighborhood.
  - 1. City approval does not indicate that events for the public (i.e. private party) are allowed on the site.
  - 2. Video posted on Google drive:



- 3.
  - 4. Email response from Edward Cook of McCarthy Cook is at end of Agenda, which cites his vision for the project, geopolitical factors that justify the event and its impact, and impact of Los Angeles' fees for affordable housing that justify the event and its impact..
- d. Motion: The PLUM shall recommend that the Board adopt the following design policies and add to the NC's Design Guideline checklist (D.Swartz):
- i. Enhancing Public Spaces: Our neighborhood acknowledges the need for more parks. Larger development projects shall allocate space for public open areas.
  - ii. Building Height Restrictions: The maximum allowable building height shall be 8 stories throughout the community. High-rise buildings shall be limited to commercial corridors and R4 zones. This regulation includes density bonuses, where HD structures may be capped at 5 stories with an additional 3 stories for bonuses.
  - iii. Architectural Transitions: Large buildings shall incorporate stepback/stepdown transitions between taller and shorter structures, particularly in residential areas, to maintain a gradual height transition.
  - iv. Strategic Density Placement: The highest density developments shall be channeled to commercial corridors on Wilshire, Pico, Olympic, and Santa Monica.



- v. Varied Density Zones: Bundy and Sawtelle areas shall be designated for lower, medium-density developments.
- vi. Tree-Friendly Yards: Yards shall allow for larger trees. These trees should be a minimum depth of 7 feet and width of 10 feet, allowing for larger trees and shading canopies.
- vii. Green Setbacks: Setbacks must be wide enough to accommodate greenery and trees, providing a minimum setback requirement of 10 feet. In high-density zones or with affordable housing, setbacks can be reduced to 8 feet.
- viii. Use of Materials: Use varied materials including metals, wood- like materials and cement panels to accentuate the architecture of the building. Avoid all cement plaster and standard punched opening off the shelf window units. Emphasis on the visible facades fronting streets being unique and special.
- ix. Homage to Japanese Culture: Designs, landscaping or scale representing the Japanese contemporary or classical culture.
- e. 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 and Glendale, 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 1<sup>st</sup> 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
- f. West L.A. Community Plan update: Presentation addressing quantity of units aimed at our district/neighborhood, vital areas to preserve and protect, and areas to redress inequities; analysis of past feedback provided by the NC; current conditions of housing in Sawtelle; proposals to increase community space, affordability, in line with current state programs and mandates (C.Aranguri).
- 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. 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.
- j. Cut-through traffic: Motion - Request the installation of deterrants.
  - i. Info: <https://irishcycle.com/filtered/>



ii.

## VII. OLD 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](mailto:Esther.Serrato@LACity.org) , submittal on May 3.
  - vii. NC status: Board remanded to PLUM at its Sept. meeting. Ad Hoc Committee is conferring with Developer on revisions.
    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. 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](mailto:D7CompleteStreets@dot.ca.gov)
  - v. Caltrans representative: Benjamin Medina [Benjamin.Medina@DOT.CA.gov](mailto:Benjamin.Medina@DOT.CA.gov)
- c. 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).

## VIII. 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: Chair.
- c. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.

## IX. FUTURE PROJECTS

- a. 1531 S. Sawtelle Blvd. (Bundy Lock & Key): Demolition of 1-story retail store. New construction of 9-unit apartment building in C2-1 zone on 7,200-sf parcel (1 very low-income unit). 5-story height and 15,900 sf building area. Incentives and waivers for; Reduction in parking from 18 spaces to 0 spaces, reduction of both side setbacks from 8 ft to 5 ft (37% reduction), increase in height from 45 ft to 56 ft. (11 ft., 1 story), increase in FAR from 1.5 to 3.25 (110% increase). No financial analysis of requests for incentives and waivers. Site is 64% building area, 28% paving, and 7% landscaping.
  - i. Case #: CPC-2023-5657-DB-VHCA. ENV-2023-5658-EAF.
  - ii. Application/plans: (click on "Sawtelle 1531" 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: Gary Benjamin, Alchemy Planning and Land Use.
  - viii. Owner: Donghao Li, 1531 Sawtelle Blvd. LLC.
- b. 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.

## X. BOARD ACTION ON PREVIOUS PROJECTS

- a. 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: NC status: Board supported revised project at Oct. meeting.
- b. Sawtelle Sake (Sawtelle Blvd.): Proposed mural (see exhibit at end) - July meeting.
  - i. NC status: Board supported PLUM resolution at Aug. 23 meeting.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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, Boardmember [JayR@WestLASawtelle.org](mailto:JayR@WestLASawtelle.org)  
 David Swartz, Boardmember [DavidS@WestLASawtelle.org](mailto:DavidS@WestLASawtelle.org)  
 Alexandra Polin, Boardmember [Alexandra@WestLASawtelle.org](mailto:Alexandra@WestLASawtelle.org)  
 Ron Ben-Yehuda, Boardmember [RonB@WestLASawtelle.org](mailto: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](mailto:Lisa.Payne@LACity.org) - (213) 320-8205. Westside info/events: <https://sites.google.com/lacity.org/westarea/>
- b. Council District #11: Traci Park - [Traci.Park@LACity.org](mailto:Traci.Park@LACity.org) WLA Field Deputy - Michael Amster [Michael.Amster@LACity.org](mailto:Michael.Amster@LACity.org) Gabriela Medina [Gabriela.Medina@LACity.org](mailto:Gabriela.Medina@LACity.org) .
- c. Transportation-Claire Eberle: Slow Streets [Claire.Eberle@LACity.org](mailto:Claire.Eberle@LACity.org) .
- d. Supervisor District #3-Lindsay Horvath: [ThirdDistrict@bos.lacounty.gov](mailto:ThirdDistrict@bos.lacounty.gov) Field Deputy - Zachary Gaidzik [ZGaidzik@LACounty.gov](mailto:ZGaidzik@LACounty.gov)
- e. State Assembly District #30-Sydney Kamlager: Field Representative – TBD.
- f. State Assembly District #51-Rick Chavez Zbur: Field Representative – Sherwin Shamoeil [Sherwin.Shamoeil@ASM.CA.gov](mailto:Sherwin.Shamoeil@ASM.CA.gov) .
- g. State Assembly District #54-Isaac Bryan: Field Representative - Michelle Persoff, [Michelle.Persoff@ASM.CA.gov](mailto:Michelle.Persoff@ASM.CA.gov)
- h. U.S. House of Representatives-Ted Lieu: Representative - Karen Calderon [Karen.Calderon@Mail.House.gov](mailto:Karen.Calderon@Mail.House.gov)
- i. Police Dept.: Senior Lead Officer James Lavenson - [30627@lapd.online](mailto:30627@lapd.online)

- j. Citizens Forestry Advisory Council (Urban Forestry): CD11 representative- Isabelle Duvivier.
- k. Dept. of Neighborhood Empowerment: John Darnell [John.Darnell@LACity.org](mailto:John.Darnell@LACity.org)
- l. Stoner Park: Adria Deliberto, Director [rap.stonerrc@lacity.org](mailto:rap.stonerrc@lacity.org) .
- m. DWP: Deborah Hong - [Deborah.Hong@LADWP.com](mailto:Deborah.Hong@LADWP.com) .

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- NC office: WLA Municipal Building - 1645 Corinth Ave.
- Website: [www.WestLASawtelle.org](http://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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**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](http://www.WestLASawtelle.org)

[Lumen project: Neighbor complaints – Response by E.Cook of owner McCarthy Cook](#)

**From:** Edward Cook

**Sent:** Sunday, October 15, 2023 9:03 AM

Dear Rose and fellow community members,

I want to say we are sorry to have allowed some merriment and that disturbed the community. Having received your email yesterday I was immediately driven to be characteristically deferential and apologetic and was intending to be so. However, I slept on it and think differently today and reach out to you to share some different perspectives that will hopefully allow us to create joy, strength, vitality and vibrancy for our community which we share with you as an equal but different community partner.

First, the “loud” event was actually a Bar Mitzvah for a community member who pleaded with us for a welcome venue to celebrate this important coming of age during a horrendous time in Jewish history. We did so hoping to share a sense of community spirit and to provide joy to a group of people in a classy celebration.



To correct some of your assertions, the project was fully staffed with security and engineering and was not unattended. In the words of our Chief Engineer who shepherded the event regarding noise, 'there are rules and regulations for a reason, and if we are following those, then we are good members of the community.' A police officer said to our Chief Engineer that 'it wasn't even bad at the street level, especially for a Saturday afternoon...' He openly stated we were 'not loud enough to be considered disturbing,' but we lowered our sound levels considerably out of courtesy anyway.

We took noise level readings with a Reed R8080 noise level meter and were getting roughly 58 dBA on Purdue and Corinth and roughly 68 dBA at street level on Mississippi. Generally, 70 dBA and above is considered disturbing during daytime hours. So this was factually NOT an "outrageously loud" event. I'm pleasantly surprised just to know the police were able to muster a response. We are huge supporters of the police and very civic minded at a time when we know many aren't. What a strange day it is when a happy, classy celebration can draw such scorn given the wisdom of our local and state leaders (and perhaps members of the community as well) who don't share the same concern and uproar for criminals who can walk out of stores with \$900 of goods and face no consequences, who can tag buildings and not be prosecuted and who can live on the streets menacing the public square at will without consequence.

We just committed to JIS (while under construction) to host their holiday student concert and celebration given that they will have no facilities. Should we expect more phone calls, urgent messages, etc. from the community if the children sing and there is music? We are part of the fabric of the community that has greatly benefitted from our labor and capital by transforming Trident Center from an awful prison like structure to perhaps Los Angeles' most distinctive architectural and urban planning jewel. I visit the dog park which is continually used and enjoy talking to community members who love it. We have life around the edge of Lumen from what was a depressing concrete bunker. I am putting the final touches on the Lumen/SJT History Walk signage program that will celebrate the community and its history and the crown jewel that Lumen is and how we seek always to embrace SJT. As to music, I myself live across the water from the American Legion in Newport Beach. Two to three days per week visiting bands play for the veterans. I have learned to love their music while other neighbors fomented a City rebellion which I helped suppress in favor of merriment and positive socialization for the community. It's time for more community spirit and less NIMBY'ism.

Join me for a moment of understanding and perspective as I raise some far more important topics than the sound of merriment and socialization within our community.

**Trash Around Sawtelle Japantown/Broken Windows:** I have my own pressing matter that I would love your' and the communities' help to solve. The other day I went to lunch with associates on Sawtelle with a vivid image of homeless just blocks to the south. I was taken aback by the trash and general condition of the streets and storefronts. I was taught growing up to never walk by a piece of trash and to 'leave no trace' but I was overwhelmed at the trash in the gutters, sidewalks and the general unkempt and in some cases, vacant storefronts. I picked up as much trash as I could to the disgust and bewilderment of my associates and do so every time I go there. I wonder as my father was always want to wonder, 'what would our community look like if every person picked up even one single piece of trash.' These are the 'broken windows' that signal a downslide, that show lack of pride in community and invite graffiti, homelessness other declines. These are the broken windows that our hard working police know invite bigger issues. These are the signs of a community in decline rather than a vibrant community with spirit and life.

I have been trying to think of how to help clean it up and keep it clean. I thought of a youth clean up that we could sponsor or other group maybe even the JIS. Let's get working together on something that matters for SJT. We spent considerable time and monies coming up with beautiful graphics and messaging for the wonderful SJT district that could liven the street poles, grace the store fronts, market the community and build civic and cultural pride. We got nothing but silence on something that could demonstrably help the community. Let's get moving on celebrating SJT. We are here to help.

**Los Angeles as a Place to Do Business:** FYI as well, Matt Kaufold is no longer with our firm after nearly 20 great years taking with him another 10 year veteran. Among the key reasons they left to form their own firm is that the ill-informed voters of Los Angeles voted to confiscate 6% of our commercial asset value in the new Measure ULA “Mansion” tax. This historic tax effectively wiped out (together with the historically difficult real estate market) 15 years of hard work. Worse yet, ULA will do NOTHING to help Los Angeles’ abysmal housing shortage and economic growth as no one will build anything in a market where you for every \$1.00 you put to work, the government confiscates 6% whether you profit or lose monies—off the top. Ask yourself or your financial advisor if they would recommend buying a stock where the government extracted 6% of your investment at acquisition. We have bigger problems in LA than a little merriment. Los Angeles has had a wet blanket thrown over it and it’s housing and homeless crisis will only get worse. No one will build in and invest in our community with such horrendous public policy.

We will continue to be good neighbors and the best friend the SJT community has. We hope you and the community will join us in that spirit.

Best, Edward

**Edward W. Cook III**  
Co-President



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.

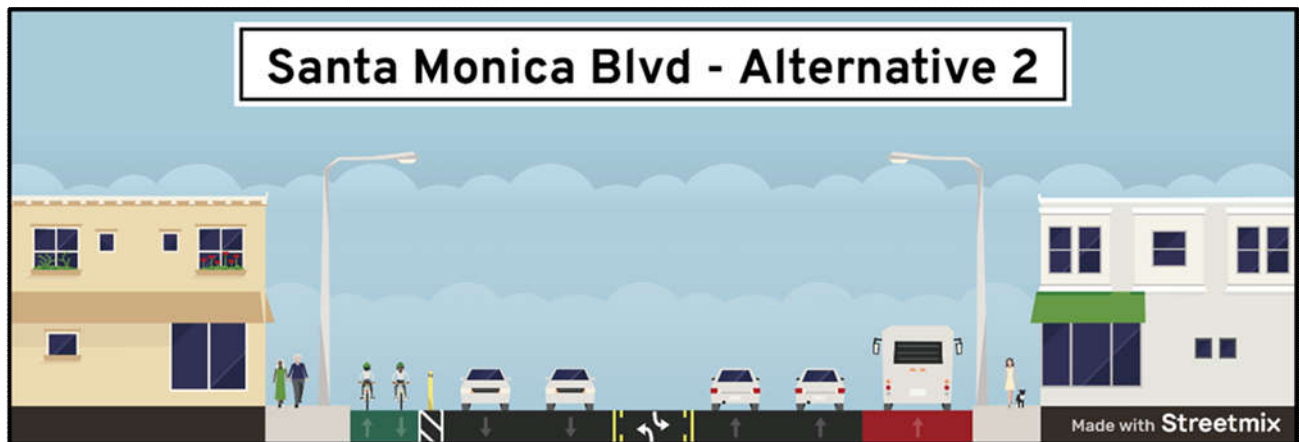
The alternatives below are being considered for the project.

*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.

