

WLASNC Board of Directors FY 2023-24

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**CITY OF
LOS ANGELES**



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

Chair Walton Chiu
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WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL

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

Friday, December 1, 2023 – 3:15 - 5 pm

**Stoner Park (Small Gym “Community Room” – 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 R. Ben-yehuda, Secretaria, a RonB@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: RonB@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. 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). Presentation Draft Available Here: <https://drive.google.com/file/d/19rlqJHMvj-DG0kBAEuEzXbN-rdO0Pf8f/view?usp=sharing>
 - iv. All Community Plan Materials Published by LA City Planning Available here: <https://planning.lacity.org/plans-policies/community-plan-update/westside-events/westside-community-planning-advisory-group>
 - v. Discussion of Part 1:
 - i Latest State Laws including AB 686, SB 1397, SB 9, and
 - ii Housing Element compliance and implementation through the Community Plan Update
 - iii City Proposed Maps and Correspondence Tables of Residential Areas: https://planning.lacity.org/odocument/43b56034-11d0-417f-b736-2ee33a97bf6b/WCPAG_Draft_GPLU_Maps_April_20223_High_Resolution.pdf and https://planning.lacity.org/odocument/e4459c53-8fd3-449c-9891-cb4d426332e7/WCPAG_Draft_Residential_GPLU_Correspondence_Tables_Apr2023.pdf
 - iv **Motion:** Protect the historic cultural core of Sawtelle Japantown encompassing the area bounded by WLABT, UMC, WLA Holiness, and JIS by limiting subareas WLA 7, 8 and 9 at 1L-4L lot districts.
 - v **Justification:** This will safeguard Sawtelle Japantown's historic core comprised of its institutional cultural resources from additional residential density and transportation related incentives.
 - vi **Motion:** Protection of trees along Idaho Ave as critical green resources by limiting density of WLA 4 to 4L.

- vii **Motion:** Retaining current density of WLA 5 in line with current development trends.
- vi. **Part 2 of Presentation: Possible solutions for our community including underutilized Hybrid Industrial with Green Open Space as a non-residential community benefit.**
 - i City Presentation: [https://planning.lacity.org/odocument/855a587b-8b60-45ff-9824-478f1d3a5324/Draft_Industrial_Zoning_Strategies_\(English\).pdf](https://planning.lacity.org/odocument/855a587b-8b60-45ff-9824-478f1d3a5324/Draft_Industrial_Zoning_Strategies_(English).pdf)
 - ii City Proposed Maps and Correspondence Tables of Industrial Areas: https://planning.lacity.org/odocument/24940c5a-1111-4b80-b638-e4e91fab8d37/Draft_Industrial_GPLU_Maps.pdf and [https://planning.lacity.org/odocument/182b5982-201c-47ad-8258-c98452a7b530/Draft_Industrial_GPLU_Correspondence_Tables_August_20_23_\(English\).pdf](https://planning.lacity.org/odocument/182b5982-201c-47ad-8258-c98452a7b530/Draft_Industrial_GPLU_Correspondence_Tables_August_20_23_(English).pdf)
 - iii **Motion:** Implement a scalable, deed-restricted ground lease tier of community benefits to accommodate the increased density necessary to comply with state mandates for affordable housing units in Sawtelle West L.A. (see presentation slides 105-107).
 - 1 Ground leasing eliminated the residual land value (“RLV”) as the basis for the feasibility analysis of community benefits
 - 2 A non-RLV based approach separates the role of the “land owner” from the “project developer,” providing equitable opportunity for non-profit developers to compete for privately owned lots.
 - 3 This separation also eliminates the land gain in value as the primary means of return on investment for project developers, requiring higher quality projects based on value added to local residents as effected by local resident utilization.
 - 4 This prevents community property owners from being displaced.
 - 5 Suggestions on drafting this approach for the West L.A. Community Plan Update.
 - 6 For reference, please see the August 2nd Board Meeting Agenda (item X.g.ii), Minutes, and Resolution regarding the Civic Center, available here:
 - a 8/2/2023 Board Meeting Minutes: https://drive.google.com/file/d/1x6xdk-qSHJKFV-2xI0vN_Zy60xEB7bQ/view?usp=sharing
 - b 8/2/2023 Board Meeting Agenda (item X.g.2): https://drive.google.com/file/d/1wJMp4fqS_VMmp2f-A7SzN4KN9ypH7yo4/view?usp=sharing
 - c West LA Commons Ground Lease Resolution: <https://drive.google.com/file/d/1LKahGsg8V7DTI8wubnmb3S27KeZQkKVV/view?usp=sharing>
 - d Item X.g.ii.4-5 from Board Meeting 8/2/2023:
 - 4. The \$35,000,000 land cost for the State/County courthouse equates to \$36,000 per units, which is far below market value of land in West LA. The City can increase that to \$125,000-\$150,000 and capture that NPV value in a lease, and still be within market value. The cost also equates to \$7,000,000 per acre, which is far below the \$20,000,000 per acre market-rate value of land.
 - 5. Numerous government programs are available for subsidy to fill any funding gaps: State of California Housing and Community Development (Infill Infrastructure Grant,

Affordable Housing Sustainable Communities, Veterans Housing and Homeless Program, CalHFA - mental illness), County of Los Angeles Community Development Authority, City of Los Angeles (Housing Dept., previous Prop. HHH funding, new Real Estate Transfer Tax program).

- iv **Motion:** Redirect State mandated housing density to Sawtelle’s underutilized Hybrid Industrial areas where Green Open Space is available as a community benefit for housing that is environmentally equitable.
- v **Motion:** Implement Live-Work Hybrid Industrial Strategy IX5 in Sawtelle’s Hybrid Industrial areas to make available Green Open Space non-residential community benefits in multi-use residential, walkable villages.

Zoning Strategy: Industrial Districts

Live/Work Neighborhood (IX5)

Intent: Accommodate small production workshops and commercial amenities in a dynamic and livable jobs-rich environment.

Primary use

- Production workshops

Supporting uses

- Live/work Housing
- Offices
- Fine-grained shops
- Small restaurants
- Local entertainment venues
- Community facilities

Use Standards

- 10,000 sqft maximum tenant size

Example Subarea

- VEN 32 (Victoria Ave/Narcissus Ct)
- VEN 33 (Main St / Sunset Ave)
- WLA 55 (Olympic/Bundy); WLA 60 (Sepulveda/Pico)
- WPDR 27 (Arizona Circle / Centinela Ave)
- WPDR 28 (Manchester Ave East)
- PMVDR 81 (Area H)
- PMVDR 87 & 88 (Venice/Exposition Blvd)

Form and Frontage options:

Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



- vi WLA 11
 - 1 **Motion:** Designating the area encompassed by Carmelina Ave, Exposition Blvd, Amherst Ave, and Pico Blvd as subarea WLA 11.
 - 2 **Motion:** Designating WLA 11 as Hybrid Industrial because it is no longer a viable R1/R2 neighborhood and is better suited to absorb density harmful to other neighborhoods that have retained their R1/R2 character.
- vii WLA 3
 - 1 **Motion:** Designating the northwest block of Nebraska Ave and S. Bundy Dr. as subarea WLA 3.
 - 2 **Motion:** Designating WLA 3 as Hybrid Industrial because it is located on one of the busiest transit corridors and as such is no longer a viable R1/R2 area and is better suited for a multi-use designation eligible for Green Open Space as a non-residential community benefit.
- viii **Motion:** Designate the homes that were not sold to Carmel at 2339 S Bundy Dr, 2333 S Bundy Dr, 2329 S Bundy Dr, 2323 S Bundy Dr, 2336 S Amherst Ave, 2332 S Amherst Ave (APN 4259032007), 2328 S Amherst Ave, 2322 S Amherst Ave, and 2318 S Amherst Ave as Hybrid Industrial.
- ix **Discussion:** Request for Expressions of Interest - Development and Financing of Housing for Los Angeles Unified School District Employees and Families.

b. Commercial Areas of Community Plan Update

- iv. City Presentation Available Here:

https://planning.lacity.org/odocument/828dc1db-bfb6-409d-98eb-bf7939da6944/Westside%20Mixed-Use%20Corridor%20Zones_May2023.pdf

- i City Proposed Maps and Correspondence Tables of Industrial Areas: <https://planning.lacity.org/odocument/b5c43add-4947-4e45-bc98-e52f994cbac0/Draft%20Commercial%20GPLU%20Maps.pdf> and https://planning.lacity.org/odocument/58e0879a-92d6-4035-8f3c-ec22747bd3b5/Commercial%20GPLU%20Correspondence%20Tables_2023.pdf
 - v. Discussion of impact of release of Sawtelle Blvd Community Design Overlay, 2016 version.
 - i **Motion:** WLA 39, Sawtelle Blvd must align with Sawtelle 2016 CDO.
 - ii **Motion:** Reconsideration of all Sawtelle Corridor Plans to discuss alignment with Sawtelle 2016 CDO.
 - 1 Available Here: <https://drive.google.com/file/d/1lvb0OXWs72QArGeVmxL9gpTC1BbRcjmF/view?usp=sharing>
 - vi. Discussion of West Wilshire Community Design Overlay on feedback for WLA 46.
 - i Available Here:
 - 1 <https://planning.lacity.org/odocument/df242c92-54f5-40a8-bd74-7ae653b7331d>
 - 2 Additional Materials Available Here: <https://planning4la.com/plans-policies/overlays/west-wilshire-boulevard>
- c. Tongva District
 - iv. **Motion:** Endorsement of designating the Sawtelle area outside of the historic core of Japantown as a Tongva Indigenous District.
 - v. **Motion:** To designate a Tongva museum within this district area as a Community Benefit.
 - vi. **Motion:** Current context for museum space at LAUSD grounds based on observations of Board Member James Altuner.
 - vii. Discussion of potential community benefits including cultural easements such as creating cul-de-sacs for park space and identifying potential locations in Sawtelle.

VIII. ADMINISTRATIVE

- a. Procedures:
 - i. Multiple motions from different members may be posted for a single Agenda item. The committee will then vote on which one(s) it supports.
 - ii. **Appoint WLASNC WCPAG Representative: Ron Benyehuda**
 - iii. **WRAC LUPC Representative Nominations**
- b. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.

IX. FUTURE ITEMS

XI. ANNOUNCEMENTS

XII. GENERAL PUBLIC COMMENT

XIII. ADJOURNMENT

PLUM members:

Monica Mejia-Lambert, Boardmember Monica@WestLASawtelle.org

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

Government/agency partners:

- a. Mayor Bass: West field deputy - Lisa Payne Lisa.Payne@LACity.org - (213) 320-8205.
Westside info/events: <https://sites.google.com/lacity.org/westarea/>
- b. Council District #11: Traci Park - Traci.Park@LACity.org WLA Field Deputy - Michael Amster
Michael.Amster@LACity.org Gabriela Medina Gabriela.Medina@LACity.org .
- c. Transportation-Claire Eberle: Slow Streets Claire.Eberle@LACity.org .
- d. Supervisor District #3-Lindsay Horvath: ThirdDistrict@bos.lacounty.gov Field Deputy -
Zachary Gaidzik ZGaidzik@LACounty.gov
- e. State Assembly District #30-Sydney Kamlager: Field Representative – TBD.
- f. State Assembly District #51-Rick Chavez Zbur: Field Representative – Sherwin Shamoeil
Sherwin.Shamoeil@ASM.CA.gov .
- g. State Assembly District #54-Isaac Bryan: Field Representative - Michelle Persoff,
Michelle.Persoff@ASM.CA.gov
- h. U.S. House of Representatives-Ted Lieu: Representative - Karen
Calderon
Karen.Calderon@Mail.House.gov
- i. Police Dept.: Senior Lead Officer James Lavenson - 30627@lapd.online
- j. Citizens Forestry Advisory Council (Urban Forestry): CD11 representative- Isabelle Duvivier.
- k. Dept. of Neighborhood Empowerment: John Darnell John.Darnell@LACity.org
- l. Stoner Park: Adria Deliberto, Director rap.stonerrc@lacity.org .
- m. DWP: Deborah Hong - Deborah.Hong@LADWP.com .

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

- NC office: WLA Municipal Building - 1645 Corinth Ave.
- Website: www.WestLASawtelle.org
- Online: <https://tinyurl.com/WLASNC-Board>
- Receive agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

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 R. Ben-yehuda, a RonB@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