



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // plum@westlasawtelle.org // ALEXANDRA POLIN // CESAR ARANGURI // DAVID SWARTZ // LYNN HILL // MONICA MEJIA-LAMBERT // RON BEN-YEHUDA // VINCE PEAGLER

PLANNING AND LAND USE MANAGEMENT [PLUM] **REGULAR MEETING**

WEDNESDAY, 12.13.2023 7PM

STONER PARK [SMALL GYM]

1835 STONER AVE. CA 90025

LIVESTREAM ONLINE <https://us02web.zoom.us/j/81811639087>

OR DIAL IN VIA TELEPHONE (669) 900-6833 or (833) 548-0282.

MEETING ID: 818 1163 9087 (and press #)

Si requiere servicios de traducción, avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Contacte J. Altuner, Secretaria, james@westlasawtelle.org para avisar al Concejo Vecinal.

Persons wishing to address the Board must dial (833) 548-0282, enter 824 7476 9234 and press # to join the meeting. When prompted by the presiding officer, dial *9 or use the Raise Hand option, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is a maximum of 90 seconds per speaker.

AGENDA

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.

- I. **CALL TO ORDER AND ROLL CALL:**
- II. **MINUTES: Ratify Minutes from October and November 2023 meetings**
[\[https://tinyurl.com/yzptpdm7\]](https://tinyurl.com/yzptpdm7)
- III. **GOVERNMENT/ AGENCY PARTNER REPORTS**
 - a. **fecCD11 - Jeff Khau, Planning Deputy.**
- IV. **GENERAL PUBLIC COMMENT: Comments on non-agenda items (maximum 90 seconds).**
 - V. **EX PARTE COMMUNICATIONS:** Jeff Zbikowski, JZ Architects, representative. Shahab Ghods, Plus Architects, representative. Gary Benjamin, Alchemy, representative.
- VI. **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.
 - b. Appoint WLASNC WCPAG Representative: Ron Benyehuda
 - c. iii. WRAC LUPC Representative Nominations: Rose Kato, Cesar Aranguri, Monica Mejia-Lambert
 - d. b. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.
- VII. **CURRENT 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 268 units (27 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. Ad Hoc Committee is conferring with Developer on revisions.
 - b. **Meeting with Neighborhood**, WLANC Board Members David Swartz and Ron Ben Yehuda and Developer Onni and their architect. Had two meetings.
 - c. **Motion:** The PLUM Committee is in favor of the project based upon the neighborhood and developers agreed changes as follows:
 1. Entry/ Exit Driveways : All project vehicular traffic will enter via

Exposition Blvd to the alley on the east side of the project.

2. Building Massing at Southwest Corner Along Colby Ave - The building in this area will be 5-stories for a depth of approximately 23 feet measured from the south property line. Building height is approximately 59 feet when measured from adjacent existing grade. A common use deck, for building residents only, will be provided on the 6th floor will be of a light / passive use from 8:30 AM to no later than 9:00 PM. Landscape buffering will be provided along the south edge of the deck and along the south edge of the project at grade to the extent allowed by Building & Zoning codes.

3. Building Massing at South adjacent to R1-1 – The building shall be a 2-story building setback approximately 9 feet from the south property line. The 2- story portion of the building shall be 35 feet deep (up to 44 feet from the property line) and approximately 28 feet high when measured from adjacent existing grade. A common use deck, for building residents only, will be provided on the 3rd floor and will be of a light / passive use from 8:30 AM to no later than 9:00 PM. Landscaping will be provided along the south and east edges of the deck and along the south edge of the project at grade to the extent allowed by Building & Zoning codes with dense trees at grade along the south side in 25 gallon container sizes.

4. There will be no access from Butler Avenue to the project. Any access to Butler Avenue from the project site will be for emergency only type egress where an alarm will sound upon activation.

5. Restricting offsite parking with the following entitlement / lease provision:

The applicant shall include a provision in each residential lease that prohibits residents and their guests of the project from obtaining a Preferential or Overnight Parking Permit, on the surrounding single family neighborhood streets, from the Los Angeles Department of Transportation. The applicant shall request that the city designate the street address of the subject project on Pico or Expo so as to preclude project residents from seeking Preferential or Overnight Parking Permits on surrounding streets single family neighborhood streets.

6. Providing a valet parking attendant to assure that tenants within the property have adequate parking to meet Item 5.

7. Submitted the requested added stop signs to LADOT through an updated Traffic Assessment Report to the following locations: HIGHEST PRIORITY is Coolidge Ave and Pearl St . Also at either Butler Ave and Pearl St OR at Purdue Ave and Peart St.

8. All balcony lighting along the southern side of the property which abuts residential property shall have fixtures with low-glare characteristics and LEED requirements for light pollution by directing light downward. Balcony lights shall turn on with an occupancy sensor and remain off when not in use.

d. 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:

- i. 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>
- ii. Discussion of Part 1:
- iii. Latest State Laws including AB 686, SB 1397, SB 9, and
- iv. Housing Element compliance and implementation through the Community Plan Update
- v. 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
- vi. **Motion to Amend:** to request that CD 11 and LA City Planning, with regards to the West Los Angeles Community Plan Update, in recognition of the right to oversee land use owed to the Japanese American community for the injustices committed against them during the years of redlining, Executive Order 9066 which violated the Constitutional rights of persons of Japanese ancestry, and the restrictive covenants that concentrated settlement into WLA-Sawtelle, protect the historic core of officially recognized Sawtelle Japantown, the location of its principal, cultural, institutional, and ecological community resources, by retaining the current densities within subareas WLA 6, 7, 8 and 9.
- vii. **Justification:** This will safeguard Sawtelle Japantown's historic core comprised of its institutional cultural resources from additional *unexpected* residential density and transportation related incentives.
- viii. **Motion:** Protection of trees along Idaho Ave as critical green resources by limiting density of WLA 4 to 4L.
- ix. **Motion:** Retaining current density of WLA 5 in line with current development trends.

Part 2 of Presentation: Possible solutions for our community including underutilized Hybrid Industrial with Green Open Space as a non-residential community benefit.

- x. **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)
- xi. **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_2023_\(English\).pdf](https://planning.lacity.org/odocument/182b5982-201c-47ad-8258-c98452a7b530/Draft_Industrial_GPLU_Correspondence_Tables_August_2023_(English).pdf)

e. 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) as an Anti-Displacement Policy.

- xii. Ground leasing eliminated the residual land value (“RLV”) as the basis for the feasibility analysis of community benefits
- xiii. 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.
- xiv. 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.
- xv. This prevents community property owners from being displaced.
- xvi. Suggestions on drafting this approach for the West L.A. Community Plan Update.
- xvii. 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-2x10vN_Zy60xEB7bQ/view?usp=sharing
 - b. 8/2/2023 Board Meeting Agenda (item X.g.2):
https://drive.google.com/file/d/1wJMp4fgS_VMmp2f-A7SzN4KN9y_pH7yo4/view?usp=sharing
- xviii. West LA Commons Ground Lease Resolution:
https://drive.google.com/file/d/1LKahGsg8V7DTI8wubnmb3S27KeZQkKV_V/view?usp=sharing
 - a. Item X.g.ii.4-5 from Board Meeting 8/2/2023:
 - b. 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.
 - c. 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).
- b. **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 outside of Sawtelle Japantown’s historic boundaries.
- c. **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.
 - i. Available Here:
[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)
- d. **WLA 11**
 - i. **Motion:** Designating the area encompassed by Carmelina Ave, Exposition Blvd, Amherst Ave, and Pico Blvd as subarea WLA 11.
 - ii. **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.

iii. **Motion:** Designate WLA 11 as WLA 52.

e. **WLA 3**

i. **Motion:** Designating the northwest block of Nebraska Ave and S. Bundy Dr. as subarea WLA 3 and converting the western portion of the intersection into a cul-de-sac to use as public open green space.

ii. **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.

iii. **Motion:** Designate WLA 3 as part of WLA 55.

f. **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.

g. **Discussion:** Request for Expressions of Interest - Development and Financing of Housing for Los Angeles Unified School District Employees and Families.

VIII. **Commercial Areas of Community Plan Update**

a. **City Presentation Available Here:**

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

b. **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

IX. **Discussion of impact of release of Sawtelle Blvd Community Design Overlay, 2016 version.**

a. **Motion:** Sub-area WLA 39, Sawtelle Blvd must align with Sawtelle 2016 CDO.

b. **Motion:** Reconsideration of all Sawtelle Corridor Plans to discuss alignment with Sawtelle 2016 CDO.

i. **Available Here:**

<https://drive.google.com/file/d/1lvb0OXWs72QArGeVmxL9gpTC1BbRcjmF/view?usp=sharing>

c. **Discussion of West Wilshire Community Design Overlay on feedback for WLA 46.**

i. **Available Here:**

<https://planning.lacity.org/odocument/df242c92-54f5-40a8-bd74-7ae653b7331d>

ii. **Additional Materials Available Here:**

<https://planning4la.com/plans-policies/overlays/west-wilshire-boulevard>

X. **Tongva District**

a. **Motion:** Endorsement of designating the Sawtelle area outside of the historic core of Japantown as a Tongva Indigenous District.

b. **Motion:** To designate a Tongva museum within this district area as a Community Benefit.

c. **Motion:** Current context for museum space at LAUSD grounds based on observations of Board Member James Altuner.

d. Discussion of potential community benefits including cultural easements such as creating cul-de-sacs for park space and identifying potential locations in

Sawtelle.

XI. Oppose Rezoning of R1 and Sensitive Multi-Family Neighborhoods

Proposed by BABCNC/WWNC - Robin Greenberg & Lisa Chapman on October 30, 2023

Passage deadline: February 2024, passed by:

- I. Bel Air-Beverly Crest Neighborhood Council (modified version)
- II. Mar Vista Community Council (modified version)
- III. Neighborhood Council of Westchester/Playa
- IV. Pacific Palisades Community Council
- V. Westside Neighborhood Council (modified version)
- VI. Westwood Neighborhood Council (modified version)
 - a. Motion: Refers to City Council file [21-1230](#)
 - b. Re Council File # 21-1230, Housing Element / General Plan / 2021–2029: City data, including in the Housing Element and Community Plan Updates, demonstrate more than enough capacity and zoning opportunities in our underutilized commercial corridors, previously developed public lands and through adaptive reuse to meet State mandates. Our residential neighborhoods have already been rezoned through SB 9 and ADU laws that allow duplexes and ADUs on a single lot. There is no need to rezone, through overlays or other zoning devices, R1 zones or sensitive, rent-stabilized multifamily housing.

The _____ NC/CC, a member of the Westside Neighborhood Alliance of Councils (WRAC), opposes the Housing Element’s proposed rezoning and densification of R1 and multi-family neighborhoods beyond what SB9 and ADU laws allow. We demand that Mayor Bass and all Councilmembers representing WRAC neighborhoods (Park, Yaroslavsky, Hutt and Raman) stand up for our communities and direct the City Planning Department to reject the upzoning of our single-family and sensitive multifamily neighborhoods, and instead, locate all upzoning on our underutilized commercial corridors.

VII. Background: see Revised Proposed Motion attached.

Contact any of the following for more information: [Robin Greenberg](#), [Lisa Chapman](#), [Barbara Broide](#)

Download additional background

- [Revised Proposed Motion re Rezoning R1](#)

Notes:

Modified Versions

BABCNC — motion passed 10/25/23 (per BABCNC Vice-President Robin Greenberg; see attached Revised Proposed Motion)

MVCC — communication to Planning on 10/25/23 (per MVCC Chair Drew Ruesch; [10/25/23 letter](#); see p. 10)

WNC — passed the following on 11/9/23 (per WNC President Terri Tippit and rep to WRAC Jane Wishon): WNC “opposes CF21-1230 the Housing Element’s proposed rezoning and densification of R1 and multi-family neighborhoods beyond what SB9 and ADU law allows.”

WWNC — motion passed 10/11/23 (per WWNC President Lisa Chapman; see attached Revised Proposed Motion)

Request to Revise the LAMC/Zoning

Proposed by Jane Wishon and Jay Ross/WRAC LUPC on August 21, 2023

Passage deadline: January 2024

Passed by

- Brentwood Community Council
- Neighborhood Council of Westchester/Playa
- Westside Neighborhood Council
- Westwood Neighborhood Council

- VIII. Motion: The ____ NC/CC requests that the City revises the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances to standardize setbacks, landscaping, open and recreational space, setbacks, massing and zoning, in accordance with the specific preferences communicated to the City by the relevant NC/CC for each area.
- IX. Gateway Pico Project
- A. Motion:
1. Entry/ Exit Driveways : All project vehicular traffic will enter via Exposition Blvd to the alley on the east side of the project.
 2. Building Massing at Southwest Corner Along Colby Ave - The building in this area will be 5-stories for a depth of approximately 23 feet measured from the south property line. Building height is approximately 59 feet when measured from adjacent existing grade. A common use deck, for building residents only, will be provided on the 6 th floor will be of a light / passive use from 8:30 AM to no later than 9:00 PM. Landscape buffering will be provided along the south edge of the deck and along the south edge of the project at grade to the extent allowed by Building & Zoning codes.
 3. Building Massing at South adjacent to R1-1 – The building shall be a 2-story building setback approximately 9 feet from the south property line. The 2- story portion of the building shall be 35 feet deep (up to 44 feet from the property line) and approximately 28 feet high when measured from adjacent existing grade. A common use deck, for building residents only, will be provided on the 3 rd floor and will be of a light / passive use from 8:30 AM to no later than 9:00 PM. Landscaping will be provided along the south and east edges of the deck and along the south edge of the project at grade to the extent allowed by Building & Zoning codes with dense trees at grade along the south side in 25 gallon container sizes.
 4. There will be no access from Butler Avenue to the project. Any access to Butler Avenue from the project site will be for emergency only type egress where an alarm will sound upon activation.
 5. Restricting offsite parking with the following entitlement / lease provision:
The applicant shall include a provision in each residential lease that prohibits residents and their guests of the project from obtaining a Preferential or Overnight Parking Permit, on the surrounding single family neighborhood streets, from the Los Angeles Department of Transportation. The applicant shall request that the city designate the street address of the subject project on Pico or Expo so as to preclude project residents from seeking Preferential or Overnight Parking Permits on surrounding streets single family neighborhood streets.
 6. Providing a valet parking attendant to assure that tenants within the property have adequate parking to meet Item 5.
 7. Submitted the requested added stop signs to LADOT through an updated Traffic Assessment Report to the following locations: HIGHEST PRIORITY is Coolidge Ave and Pearl St . Also at either Butler Ave and Pearl St OR at Purdue Ave and Peart St.
 8. All balcony lighting along the southern side of the property which abuts residential property shall have fixtures with low-glare characteristics and LEED requirements for light pollution by directing light downward. Balcony lights shall turn on with an occupancy sensor and remain off when not in use.
- XII. **OLD / CONTINUING BUSINESS**
- XIII. **EX PARTE COMMUNICATIONS**
- XIV. **GENERAL PUBLIC COMMENT: (Max 90 seconds)**
- XV. **ADJOURNMENT**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other

auxiliary aids and/or services may be provided upon request. To ensure availability of services, make your request at least 3 business days (72 hours) prior to the meeting by contacting the Dept of Neighborhood Empowerment at (213) 978-1551 or NCsupport@lacity.org

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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 Ron Ben-Yahuda at: RonB@WestLASawtelle.org.

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

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

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

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.WestLASawtelle.org