



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, 1.17.2024 7 PM

LAFD #59 Training Facility

2117 Butler Ave (at Mississippi Ave), L.A. 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 #)

GENERAL PUBLIC COMMENT: (Teleconference Meeting Only)

Every person 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, to provide public input at the Neighborhood Council meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing 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 limited to 1.5 minutes per speaker, unless adjusted by the presiding officer of the Board.

THE AMERICAN WITH DISABILITIES ACT:

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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Ron Ben-Yahuda at: RonB@WestLASawtelle.org.

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 o Ron Ben-Yahuda at: RonB@WestLASawtelle.org para avisar al Concejo Vecinal.

PUBLIC ACCESS OF RECORDS:

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 2117 Butler Ave (at Mississippi Ave), LA CA 90025 or on our website at https://drive.google.com/drive/folders/1V1RINwIIG7OEEOI-o4Ub_ly8LTWoXqMH or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact James Altuner at james@westlasawtelle.org or Ron Ben-Yahuda at: RonB@WestLASawtelle.org.

PUBLIC POSTING OF AGENDAS:

Neighborhood Council agendas are posted for public review as follows:

- 2117 Butler Ave (at Mississippi Ave), LA CA 90025 or 1645 Corinth Avenue, Suite 201, Los Angeles, California 90025
- www.westlasawtelle.org
- You can also receive our 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

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. **CD11 - 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. Nominate WLASNC WCPAG Representative: Ron Benyehuda, Rose Kato, Monica Mejia-Lambert.
 - b. Nominate WRAC LUPC Representative: Rose Kato, Cesar Aranguri, Monica Mejia-Lambert
 - c. United Neighbors Representative Nominations: Cesar Aranguri, Rose Kato, Traci Imamura.
 - d. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.
- VII. **CURRENT BUSINESS**
 - A. **ED 1, Affordable Housing Streamlining Ordinance & Community Plan Update Presentation:** ED 1-AHSO's R-1 exemption directs all low-income units for the State-Mandate for the Westside into 20% of the residential properties due to the exemption received by R1 (<4L) residential areas.
 - a Sawtelle is a unique low-density R-2 area that is among the 20% of residential areas that will be the target of 100% affordable housing developments
 - b Programmatic Gaps of ED1-AHO: Liveability and Habitability
 - c Conclusion: ED1-AHO, as revised with the R1 exemption, serves as both exclusionary and expulsive zoning, directly contradicting the Housing Element's AFFH mandate of equitable distribution of low-income units throughout opportunity zones.
 - a) Current ED-1/AHO exacerbates historic patterns of discrimination and exclusion
 - b) Negative Impact on Displacement
 - c) Loss of Community Cultural Resources serving Civic Essential Duties
 - (1) E.g. United Methodist Church held assets of incarcerated families during the interment camp period
 - d) Protective Mechanism as per the 6th Housing Element: Historical Designation and ADUs.
 - (1) Policy 3.1.8: Expand designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color. (Housing Element p.251).
 - d ED 1-AHO vis-à-vis the Community Plan Update
 - a) State rezoning deadline of February 2025 to be met via two programs: City Wide Incentives and Community Plan Updates
 - b) Deadline and State Flexibility for Extensions
 - c) Impact to Sawtelle: In either scenario, Sawtelle's cultural core is targeted with a vastly disproportionate amount of housing units because it is not exempted, since R1s and the primary protective mechanism of historic

status (recognized by both ED 1 and AHO) have as of yet been NOT set forth by our council district representative's office.

- d) SB 330: Historic Districts as Housing Development Moratorium Exceptions
 - (1) To protect RSO units, i.e. affordable housing
 - (2) So long as it is not evading RHNA mandate
 - (3) Case Example: Boyle Heights Interim Control Ordinance passed by City Council during December 2023 meeting.

e Analysis:

- a) Census Tracts in LA: High (150) & Highest Opportunity(191)
- b) Sawtelle Census Tracts (intersecting) 11: 4 high opportunity + 7 highest opportunity → our "share" multiple: 4/150 & 7/191 = 3.7% & 2.7%
- c) 76% of residential on Westside is R-1. 20% is multifamily (CF 23-0623 p5)
- d) "Per direction from the certified Housing Element for 2021-2029 and its associated Affirmatively Furthering Fair Housing Analysis, CHIP will focus a majority of the additional capacity in Higher Opportunity Areas" (CF 23-0623 p7)

TCAC/HCD Opportunity Area (2021)	% of City's Census Tracts	% Candidate Sites	% of Rezoned Development Potential	% of Lower Income Rezoned Development Potential
Highest Resource	19%	23%	22%	29%
High Resource	15%	23%	21%	27%
Moderate Resource	17%	14%	12%	11%
Moderate Resource Rapidly Changing	5%	2%	2%	2%
Low Resource	28%	18%	21%	20%
High Segregation & Poverty	16%	20%	20%	11%
Unknown	1%	1%	1%	1%

e)

TCAC/HCD Opp Area "Shares"	Lower Income	Moderate & Above Income	Total
Highest Resource	37,857	18,336	56,193
High Resource	35,247	33,718	68,964

f)

- (1) How many LI units must go into the 20% to keep R1s safe?
- (2) For Sawtelle's 11 census tracts, the amount may be over 11,000.

B. Alternative Plan & ICO Motions (including historic preservation)

- a) **Motion:** Request that Council District 11's representative, Traci Park, protect the cultural core of Sawtelle Japantown (WLA 6,7,8, and 9 as per the WLA Community Plan Update GPLU Draft Map) (S. Bundy Dr. to the 405 from West to East, and Olympic Blvd to Santa Monica Blvd from South to North) from residential densification, resulting either from (i) Executive Directive 1, (ii) the Affordable Housing Streamlining Ordinance, or the (iii) Community Plan Update via an Interim Control Ordinance prohibiting the issuance of demolition permits on affordable housing units and the issuance of demolition and other permits affecting contributing features in the core of the potentially eligible historic district known as Sawtelle Japantown, based on the redirection of the RHNA outside of the cultural-historic core.
 - a) Protection from ED-1 and AHSO, by either:
 - (1) Amending ED1 to exempt named cultural districts in comparable fashion to R1s, or
 - (2) Adopting an Inter Control Ordinance: Permit moratorium until completion of Community Plan

- (a) Urgency Clause: for public welfare and safety (including housing security of current residents)
 - (b) Bases:
 - (i) To protect all lower income units, including RSO, naturally occurring, and missing middle, in light of the recent catastrophic loss of RSO units resulting in the largest mass eviction in L.A.'s history at Barrington Plaza Towers (see West Hollywood and Santa Monica statements regarding impact to entire Westside low income housing market)
 - (ii) To protect the scale and character of the historical core
 - (iii) To provide affordable housing in a manner tailored to the Sawtelle community, preventing displacement and ensuring the housing security of current residents
 - (c) SB 330 Requirements:
 - (i) MUST meet RHNA of jurisdiction
 - (ii) Must undergo Housing and Community Development (HCD, state housing agency) review
- b) Justifications:
- (1) “As discussed in a recent paper published by the U.S. Housing and Urban Development Department, Racially or Ethnically Concentrated Areas of Poverty are enabled and perpetuated through the ongoing segregation of white, affluent residents who have historically used their influence and privilege over land use and zoning to maintain exclusive neighborhoods and form what are called Racially Concentrated Areas of Affluence (RCAA).¹⁷ Approximately 7.5% of the census block groups in the city have a majority white population and a median income more than twice that of the rest of the city. As detailed in Chapter 4, approximately 95% of the residentially developable land in these census tracts is zoned for single-family uses, thereby prohibiting multi-family housing, supportive housing or group housing that command lower rents and can house lower-income individuals and families. The presence of these Racially Concentrated Areas of Affluence, which have some of the highest performing schools, greatest access to employment, and greatest access to environmental health, reinforce power imbalances and inhibit the equitable redistribution of resources and amenities” (HE 106).
 - (2) “For purposes of the Housing Element’s Inventory of Adequate Sites for Housing (Chapter 4), as advised by HCD, **sites identified to accommodate the lower-income portion of the RHNA are to not be concentrated in low-resource areas** (lack of access to high performing schools, distant from job centers, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. **Sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. Considering all land zoned for residential uses, approximately 76% of residential parcels in High and Highest Resource Areas are limited to single-family uses and approximately 20% are zoned to allow multi-family housing.** In contrast, just 18% of the residentially zoned land in the areas considered High Segregation and Poverty is allocated to single-

family uses, whereas over 80% allows multi-family development. **Strategically rezoning portions** of High and Highest Resource areas, while ensuring there are affordable housing requirements and protections for existing residents, would contribute to **a more balanced and accessible housing** stock in those neighborhoods and would create opportunities to foster residential integration within those neighborhoods, which are predominantly white and are least likely to have restricted, publicly funded affordable and accessible housing for persons with disabilities. This approach is reflected in the Rezoning Program, as discussed in Chapter 4 and Program 121 in Chapter 6.” (HE 111).

- c) **Motion** to approve Draft Inter Control Ordinance in Appendix A.
 - b) **Motion:** For either purposes of an ED-1 exemption, Interim Control Ordinance, historical designation, or any other city planning measure that would trigger SB 330 in the protection of the current scale, character, zoning, and density of the historic core of Sawtelle Japantown, to redirect Sawtelle’s RHNA to (subareas referenced as per the WLA Community Plan Update GPLU Draft Map):
 - a) the block of WLA 3 by designating it as Hybrid Industrial to combine with WLA 55 west of South Bundy Drive,
 - b) WLA 11, encompassing Carmelina Ave to Amherst Ave and from Exposition Blvd. to Pico Blvd., by designating it as Hybrid Industrial to combine with WLA 52, and
 - c) The parcels denoted by 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, by designating them as Hybrid Industrial.
 - c) **Motion:** Implement the Live-Work IX-5 Strategy in the Hybrid Industrial areas of Sawtelle with sufficient capacity to absorb State-mandated housing for West LA. Sawtelle in lieu of densifying the historical core of Sawtelle Japantown as above defined.
 - d) **Motion:** Prioritize public open space as an incentive for Hybrid Industrial zoning.
- a. **Community Impact Statement: ED-1 & AHSO**
- i. Contrary to AFFH (reverse patterns of discrimination and segregation) because this new law will instead reinforce patterns via simultaneous expulsive and exclusive zoning. ED1’s geographic focus on multi-family neighborhoods creates slums to protect the exclusivity of more politically connected neighborhoods. By placing a City-wide crisis on the backs of only a fifth of the residential area, it is certain to collapse several historically harmed communities of color, including Sawtelle Japantown.
 - a. Under mixed-income incentive programs, below-market units must be of comparable quality as market rate units.
 - b. **Because there is no basis for comparison in 100% affordable projects, there is mechanism to ensure that units are equitable to families – buildings can be neglected, under maintained, to the detriment of all the surrounding community.**
 - c. ED1/AHSO evade accountability measures that ensure comparable quality to market-rate units under mixed-income incentive programs. The certain result is underinvestment in these projects with a cumulative impact that would be catastrophic to community health, safety, and environmental climate-change vulnerability.

d. These harms to climate-change, environmental, and public health are irreversible.

ii. **Motion** to approve Community Impact Statement in Appendix B.

iii. Housing Element Program and Goals see above.

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.

C. 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. Approved Dec. 17th.

vii. NC status: Developer requested postponing presentation.

viii. Representative: Jeff Zbikowski, JZ Architects.

ix. Owners: Kevin Zarabi, Steven Schieibe, Generation Real Estate Partners.

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. Application/plans: (click on "LaGrange 11250" folder).

iii. <https://tinyurl.com/WLASNC-PLUM>

iv. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3NzEy0>

v. Community status: TBD.

vi. City status: Planner - Julissa Lopez-Hodoyan. Ruben Vasquez (213) 482-0441 Ruben.C.Vasquez@LACity.org . Submittal on Jun. 1.

vii. NC status: First presentation for PLUM in Sept.

viii. Representative: Dana Sayles, 360.

ix. Owner: Hirotaka Kobayashi, Thomas Kawakami, 11250 LaGrange LLC.

c. 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%. 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).

- i. 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.
- d. Pico-Gateway – Motion to approve the following:
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.

9. Developer is in support to vacate street between 2400 block of Colby and Butler Avenues to allow the neighbors ownership of the vacated properties. These properties are 10 feet deep X width of each property along the street. Owners will be responsible for all work necessary to vacate the street as indicated.

10. In order to meet the requirements in Items 2 and 3, the owner has agreed to reduce the number of units by approximately 10. In lieu of the reduction of said 10 units, owner has the future prerogative to add these 10 units back if providing a lot sized public park (4,000 SF) for use by the neighbors either by purchasing a lot adjacent from a neighbor or by adding this into the subject property subject to approval by the WLANC.

VIII. Westside Regional Alliance of Councils

- a. Motion: Approve the following request of support.
 - i. On Dec. 8, 2023, the Planning Dept. announced proposed plans to UPDATE LA City CEQA THRESHOLDS OF SIGNIFICANCE AND METHODOLOGIES to analyze impacts: 1) for construction noise and vibration, and 2) to historic resources. See notice posted at: <https://plancheckncla.com/2023/12/09/update-to-ceqa-thresholds-and-methodology/> (The changes re: noise impacts is related to the Mayor's recent Emergency Declaration 7.) The original deadline for comments was set for Dec. 20 in the Dec. 8 memo announcing the proposal. A virtual public hearing was held and can be viewed at: <https://drive.google.com/file/d/1aROmjNmH3NCdtOBkLwSYX7x0IkluZOTL/view>
 - ii. At that hearing, it was announced that the Dec. 20 comment deadline would be extended to January 19. [now extended to Feb. 19]. Comments are to be submitted to: mindy.nguyen@lacity.org.
 - iii. The original Planning Dept post can be found here on the PlanCheck website: <https://plancheckncla.com/2023/12/09/update-to-ceqa-thresholds-and-methodology/>

IX. Mixed Use 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
- 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 the Kuruvungna Indigenous District.
- b. **Motion:** To designate a Tongva museum within this district area as a

Community Benefit.

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

XI. Motion to Adjourn

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

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

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.

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.

Appendix A

ORDINANCE NO. _____

An Interim Control Ordinance, adopted as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of demolition permits on rent stabilized multi-family housing and covenanted affordable housing units, and the issuance of demolition and other permits affecting contributing features in the potentially eligible historic district, known as, the Cultural / Historic Core of Sawtelle Japantown, in the West Los Angeles Community Plan area, to protect the health, safety, and welfare of residents and stakeholders within the West Los Angeles Sawtelle community.

WHEREAS, the proposed Interim Control Ordinance is intended to regulate properties located within the West Los Angeles Community Plan area, which is a part of the Land Use Element of the General Plan of the City of Los Angeles;

WHEREAS, the 6th Housing Element Update’s Policy Goal 3.1.8. provides for the expanding of the “designation of historic, architectural, and cultural resources in neighborhoods with a high concentration of historic properties and few historic protections, particularly in communities of color” (p. 251);

WHEREAS, an update to the West Los Angeles Community Plan is underway;

WHEREAS, the West Los Angeles Sawtelle community has proposed alternative zoning districts, locations for new affordable housing units, unit replacement obligations for rent stabilized housing units, and other controls that seek to safeguard existing residential housing units and households;

WHEREAS, the West Los Angeles Sawtelle Community has proposed alternative zoning districts, requirements for new affordable housing units, that are intended to safeguard historic properties within the Japantown cultural core, while allowing for new development, inclusive of market rate, mixed-income, and affordable housing developments outside of the core;

WHEREAS, the update to the West Los Angeles Community Plan, including the proposed zoning ordinances, is not anticipated to go into effect until late 2025 or later;

WHEREAS, rent per square foot and the median home sales price per square foot has escalated so as to make housing inaccessible to many families in the in the West Los Angeles Community Plan area;

WHEREAS, building permit trends in the in the West Los Angeles Community Plan area demonstrate a significant rate of loss of rent stabilized units (RSO), including over 500 RSO units removed in 2023;

WHEREAS, over XX percent of residents in the West Los Angeles Community Plan area are renters, and the largely renter-occupied community is at varying stages of gentrification, including those which are at-risk due to ongoing real estate pressures from nearby communities;

WHEREAS, the West Los Angeles Community Plan area has seen a loss of affordable housing, including forced tenant evictions, and ongoing displacement;

WHEREAS, the cultural historic core, between Sawtelle Blvd. and South Bundy Drive as well as Santa Monica Blvd. to Olympic Blvd., includes a high number of properties identified in the L.A. Historic Resources Survey; and

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES DO
ORDAIN AS FOLLOWS:**

Section 1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. **FINDINGS.** Based upon the above recitals and the record the City Council finds:

A. There is a current and immediate threat to the public health, safety, and welfare from the **loss of Rent Stabilized Multi-family Housing** Structures and Covenanted Affordable Housing Units in the West Los Angeles Community Plan area. The issuance of demolition permits in compliance with the City's Zoning Ordinance for Rent Stabilized Multi-family Housing Structures and Covenanted Affordable Housing Units in the West Los Angeles Community Plan **would result in that threat to the public health**, safety, and welfare. Demolition of such structures and units without additional tenant protections may be **in conflict with the zoning proposals currently being studied** in the West Los Angeles Community Plan Update.

B. **There is a current and immediate threat to the public health, safety, and welfare from the loss of Contributing Features to the Japantown Core Historic District.** The issuance of demolition or other building permits pursuant to the City's Zoning Ordinance for Contributing Features to the core of the **Japantown Core Historic District** would result in a threat to the public health, safety, and welfare. Demolition or destruction of such Contributing Features may be in conflict with the **zoning proposals** currently being studied in the West Los Angeles Community Plan Update.

C. The Ordinance will protect the public health, safety, and welfare.

D. The Ordinance, will prevent the demolition of housing for affordable or lower income households, as defined in Health and Safety Code Section 50079.5 and prevent the increase in price of affordable units, and will **not otherwise restrict or limit housing development that does not involve the loss of affordable or rent stabilized housing.**

E. The City Council finds this Ordinance is not subject to the California Environmental Quality Act pursuant to California Code of Regulations, Title 14, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3), because adoption of the Ordinance will not result in a directly or reasonably foreseeable indirect physical change in the environmental and has no potential for resulting in a significant effect on the environment as the Ordinance will maintain the status quo.

Section 3. **DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

A. Japantown Core Historic District: The collection of properties generally between Sawtelle Blvd (both sides) to the eastern side of South Bundy Drive and from the southside of Santa Monica Blvd. to the northern side of Olympic Blvd., an eligible historic district within the L.A Survey of Historic Resources.

B. Contributing Feature: A property within the Japantown Core Historic District, as shown on Map 2 of this ordinance, that contains buildings or features that relate to the District's period of significance, and to which the prohibitions of this ordinance are applied.

C. Rent Stabilized Multi-family Housing Structures: Any structure that is subject to the City's Rent Stabilization Ordinance.

D. Covenanted Affordable Housing Units: Any structure containing multi-family dwelling units that are restricted, by valid covenant, for Lower Income households, as defined by Health and Safety Code Section 50079.5.

Sec. 4. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 45 days, with the possibility of a 10- month and 15-day extension, which can be further extended to an additional year from the effective date of this ordinance, or until the West Los Angeles Community Plan Update is operative:

Issuance of the following permits is prohibited:

A. The issuance of demolition permits for Rent Stabilized Multi-family Housing Structures within the West Los Angeles Community Plan area as shown on Map 1 of this ordinance;

B. The issuance of demolition permits for Covenanted Affordable Housing Units within the West Los Angeles Community Plan area, as shown on Map 1 of this ordinance; and

C. The issuance of demolition permits, building and/or tenant improvement permits that would affect the street-facing facade, for structures that are Contributing Features located within the Japantown Core Historic District, as shown on Map 2 of this ordinance, unless the City finds the failure to issue a permit would limit or restrict housing development as defined in Gov. Code Section 66300(a)(6).

Sec. 5. **INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to all properties with Rent Stabilized Multi-family Housing Structures, and with Covenanted Affordable Housing Units within the West Los Angeles Community Plan area, as shown on Map 1, and to all Contributing Features within the Japantown Core Historic District, as shown on Map 2 of this ordinance.

Sec. 6. **EXTENSION OF REGULATIONS.** The City Council may by resolution extend the provisions of this ordinance for 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes the following findings: That the extension is necessary to protect the threat to the public safety, health, and welfare of the residents in the ICO area, from the demolition of RSO structures or covenanted affordable housing units or loss of Contributing Features, pursuant to the requirements of Government Code Section 65858.

Sec. 7. **HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

Sec. 8. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 9. **APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

Sec. 10. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety because the current rate of loss of rent stabilized housing poses a threat to the stability of lower income households within West Los Angeles and stands to further contribute to the City's ongoing homelessness crisis. For these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Section 11. **HCD REVIEW.** Pursuant to Government Code Section 66300(b)(1)(B)(ii), the ordinance may not be enforced until it is reviewed and approved by the California Department of Housing and Community Development. If HCD does not approve the ordinance it shall be deemed void.

Appendix B

Community Impact Statement CF#XX re: ED 1 and AHSO

The Community Plan Update draft proposed burying the cultural core of Sawtelle Japantown under nearly 7,000 housing units. By our estimations, Executive Direct 1, with its R-1 exemption, would direct approximately 11,000 units for our cultural core, since the remaining 20% of city's residential area would shoulder the lion's share of the City's RHNA. The result of this stark, disparate impact is shocking: we are in utter disbelief as we witness, projects that stretch all reasonable practice in urban planning bombard the inner core, the heart of our community.

Moreover, ED 1 / AHSO's 100% housing developments do NOT carry the same accountability measures as mixed income incentive programs. While the former require comparability among at- and below-market rate units, the latter do not, exposing them to targeted under investment by non-resident, private acquirers.

The current ED-1 / AHSO, by exempting R-1 properties (78% of all residentially zoned land in L.A.), guarantees the overconcentration of unlimited density, 100% low income projects in our cultural core. The close proximity of such an extraordinary number of these projects will cripple our community, which has already in the past year, experienced unprecedented displacement.

In September of 2023, the largest mass eviction in L.A.'s history took place in Sawtelle, at Barrington Plaza Towers. 526 Rent-Stabilized-Ordinance units were eliminated via the Ellis Act in 2023 alone. This amount for 2023 alone is approximately twice the number of such units lost by Boyle Heights between 2009 and 2019. Evicted families do not return. Even if the low-income units are replaced, the our community is forcibly removed.

We are aware that our area is apt to affirmatively further fair housing, as it is in a higher opportunity zone. With this reality in mind, our community worked for months upon the publishing of the Housing Element Update to develop a plan that would allow us to meet our Fair Share of the RHNA, without negatively impacting our current residents.

However, ED 1, by exempting only R-1s and not named cultural districts, targets our cultural core rendering our efforts obsolete. In our area, ED1 protects residential areas on or adjacent to busy corridors while laying vulnerable our cultural core. This irony is a product of prior inconsistent, racialized zoning resulting from a history of redlining. As it stands now, the densification correlates closely to the percentage of non-white residents in our census tracts. As a result, ED 1 uniquely positions our community, the only officially recognized ethnic enclave on the Westside to collapse under the pressure of the housing crisis.

Please allow us our alternative plan so that we can do our fair share without sacrificing the precious history and culture of our diverse community. Our Japanese American community was formed as a result of the most heinous housing discriminatory policies in our city's history. Now it is being crushed to protect the exclusivity of these same neighborhoods that exercised restrictive covenants against us.

By exempting 80% of all residential property in L.A., ED1 no longer serves as an equitable housing mechanism. Instead, it threatens to weaponize low income housing to cripple minority, multi-family neighborhoods, reinforcing the chasm of disparity that has long defined Los Angeles's segregation. In times of crisis, it is so often the most vulnerable communities that suffer the worst. We implore City Council to exempt West L.A. Sawtelle and in-exchange implement its Alternative Plan for equitable, low-income housing.

We want to build affordable housing that would be desirable and would welcome new residents and would be welcomed by current residents. It is well located, and incentivizes green space for environmental justice goals that are key to equity in public health.