



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // CONTACT@WESTLASAWTELLE.ORG // ADRIANE RANSOM // ALEX CARYOTAKIS // ALEXANDRA POLIN // DANILLO TORRO // DAVID SWARTZ // JAMES ALTUNER // JAY HANDAL // KENT KAISAKI // MONICA MEJIA-LAMBERT // PIERRE TECON // RON BEN-YEHUDA // RON MIGDAL // VIC PACHECO // WALTON CHIU

BOARD OF DIRECTORS PUBLIC MEETING

(Revised, see Appendices A and B)

WEDNESDAY, 01.24.2024 7PM

STONER PARK [SMALL GYM]

1835 STONER AVE. CA 90025

JOIN ZOOM ONLINE <https://us02web.zoom.us/j/82474769234>

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

MEETING ID 824 7476 9234

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 last meeting) <http://tinyurl.com/y83vsbhb>
- III. GOVERNMENT/ AGENCY PARTNER REPORTS
 - a. Babak from LADOT will provide updates on the West Side Mobility Project
 - b. LAANE
- IV. GENERAL PUBLIC COMMENT: Comments on non-agenda items (maximum 90 seconds).
- V. EX PARTE COMMUNICATIONS
- VI. ADMINISTRATIVE
 - APPLY: OPEN BOARD SEAT ORGANIZATIONAL CHURCH/EDUCATIONAL/5013C NonProfit
 - NOMINATE: Nominations to WRAC: Primary/Alternate [Current Walton/Alexandra]
 - NOMINATE: Nominate WRAC PLUC [Planning and Land Use Committee]: Cesar Aranguri
 - NOMINATE: Nominate WLASNC WCPAG Representative: Ron Ben-Yehuda
 - NOMINATE: United Neighbors Representative Nominations: Rose Kato
 - NOMINATE: Danilo Torro to be West LA Commons Ad Hoc Committee chair. [2-0-0]
 - NOMINATE: David Swartz to be on WLA Commons Ad Hoc Committee. [2-0-0]
 - NOMINATE: Nominate Rose Kato to the BYLAWS COMMITTEE.

OFFICER's REPORT: CHAIR

Address issues around the West LA community plan updates.

<https://planning.lacity.gov/plans-policies/community-plan-area/west-los-angeles>

OFFICER's REPORT: TREASURER

MOTION: To approve December 2023 MER Mer copy attached [JayH]

MOTION: To allocate 500.00 for printing [JayH]

The original motion was for 500.00. We have spent 423.62. We will need funds allocated.

DISCUSS: to allocate additional funding to NPG applicants.

The NC has additional funds available for outreach and NPG's.

Perpetual running balances can be seen on this link [<http://tinyurl.com/783uj85z>]

Suggesting:

MOTION: Allocate 5,000.00 to NPG fund.

MOTION: Allocate 10,000.00 to outreach for potential mailing to all in our district.

(Newsletters or postcard)

MOTION: Allocate 5,000.00 for movies in the park, to be held in June 2024 or before.

VII. CURRENT BUSINESS

BYLAWS COMMITTEE:

STANDING RULES ADDITION

- MOTION: The Secretary and the Chair are empowered to transmit agendas to DONE, unless the chair authorizes another to do so. [JayH 3-1-0]

2. COMMITTEE:

- MOTION: The Committee Chair should send committee agenda items to DONE. [JayH 4-0]

- MOTION: Committee chairs shall transmit motions to the board chair and secretary including the committee votes on the item for inclusion on the next general board meeting agenda five days in advance of regular meetings and three days in advance of special

meetings in order to create a DONE-compliant document. [JayH 3-1-0]

● MOTION: The the board shall appoint a protempore chair of each committee until the committee elects its chair The chair of the committee shall bring forward to the board nominations for committee members to be approved. [JayH 3-1-0]

● MOTION: Committee should create a regular recurring schedule for meetings. [JayH 3-1-0]

● MOTION: Sawtelle Neighborhood Council should provide individuals the option to run as co-chair for the Board of Directors and committees. [Cesar 4-0]

MOTION: The WLASNC shall include a non-voting youth seat on the Board of Directors and a youth committee. Youth must be between 14-17 years of age and will serve a 1 year term ending June 30th of each year. [Lynn 3-1-0]

NEIGHBORHOOD PURPOSE GRANT AND COMMUNITY IMPROVEMENT PROJECTS:

In order for anyone to submit an application, the following must be adhered to:

1. Timing: No submittals before 8/1 of the fiscal year
2. No submitted after 3/1 of the fiscal year.
3. Submittals electronically only to treasurer@westlasawtelle.org
4. Applicants shall use the city NPG forms for any NPG request.
5. Applicants shall use the WLASNC Community Improvement Project
6. Allocation of funds: applicant can only apply for a maximum of 30% of the current years NPG and CIP years annual allocated funds.
7. Treasurer or his/her designee shall download all requests and evaluate them for compliance to City funding guidelines.
8. The Neighborhood Council board shall evaluate the remaining applications at the next monthly board meeting for discussion and possible motion at the board meeting.
9. Recipients shall file a report before the end of the fiscal year explaining how the funds were used and how the NC received benefits from the NPG.

COMMUNICATIONS+OUTREACH COMMITTEE

MOTION: Propose to upgrade Google Workspace to include central drive. [Adriane 4;0;0]

MOTION: Request to subscribe to Adobe Illustrator for the purpose to refurbish our Neighborhood Council logo for one month. [WALT 4;0;0]

MOTION: Nominate Adriane Ransom to be user experience designer for www.westlasawtelle.org for next six months. [WALT 4;0;0]

MOTION: Request LA City to provide broadband access for Stoner Park. [Walt 4;0;0]

MOTION: Request LA City to provide broadband access for NC [Walt 4;0;0]

MOTION: Request LAPL to provide West Los Angeles location with tech-to-go kits. [Walt 4;0;0]

MOTION: Create NC END-OF-YEAR REPORT/2024 priorities. [Walt 4;0;0]

MOTION: Create social media on 2023 NPG recipients. [Walt 4;0;0]

MOTION: Summer anime series (PG or G-rated films) [Walt 4;0;0]

HOMELESSNESS COMMITTEE

MOTION: Request CM Park to enact 41.18 no oversized vehicle parking on Federal Avenue between Ohio and Wilshire. [Jay H]

MOTION: Submit Community Impact Statement in favor of CF 23-0914 - Oversize Vehicle Parking Restrictions. [Alex]

PLUM COMMITTEE

- I. 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.

WLA COMMUNITY PLAN UPDATE

PRESENTATION: Executive Directive 1 / Affordable Housing Streamlining Ordinance and the West Los Angeles Community Plan Update. [Max 10 minutes]

MOTION: Request that Council District 11's representative, Traci Park, protect Sawtelle Japantown from residential densification, resulting either from (i) Executive Directive 1 (ED 1), (ii) the Affordable Housing Streamlining Ordinance (AHSO), or the (iii) West Los Angeles Community Plan Update, by redirecting State-mandated housing outside of the cultural core, in compliance with SB 330, via:

a) an Interim Control Ordinance (ICO) prohibiting the issuance of demolition permits on affordable housing units and the issuance of demolition and other permits affecting contributing features in the potentially eligible historic, named cultural district, known as Sawtelle Japantown; and

b) if such an ICO would not prevail against Executive Directive 1, by calling for an amendment to ED-1 to exempt named cultural districts in comparable fashion to R1s.

c) Justifications:

(1) 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), a demolition and other permits moratorium to protect affordable housing, including Rent Stabilized Ordinance, naturally occurring, and missing middle housing is necessary to ensure the housing security of Sawtelle residents;

(2) Because a high concentration of ED 1 projects in our underutilized, low density, multifamily zoned neighborhoods, many of which are yet in use as single family homes would result in irreversible impacts, a moratorium is necessary to protect the scale, character, and expected level of livability of current residents;

(3) Because, in compliance with SB 330, our community has prepared an alternative plan to provide affordable housing in a manner tailored to the Sawtelle community that would prevent displacement and harness the community benefits of additional density commensurate with our community's contribution to the City's RHNA.

MOTION: To approve Draft Inter Control Ordinance in Appendix A.

MOTION: To approve Community Impact Statement in Appendix B and authorize its submission by the Chair of PLUM.

MOTION: For either purposes of an Executive Directive 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 West Los Angeles 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, 2328 S Amherst Ave, 2322 S Amherst Ave, and 2318 S Amherst Ave by designating them as Hybrid Industrial.

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 (from the east side of S. Bundy Dr. to the east side of Sawtelle Blvd and from the south side of Santa Monica Blvd to the north side of Olympic Blvd) .

MOTION: Prioritize public open space as an incentive for Hybrid Industrial zoning.

MOTION: to approve the following with regards to the Pico-Gateway project:

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.

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.

WRAC Mobility and Transportation Committee

MOTION: to approve the following with regards to the Parking Space Replacement Policy
Request: respectfully request that Councilmembers representing WRAC member councils who are also members of the City Council Transportation Committee – Councilmembers Park, Yaroslavsky, Raman and/or Hutt – bring a motion in Los Angeles City Council forthwith to further amend the Administrative Code to include concessions for small businesses by replacing the new parking space development footprint. The City should determine how much parking to replace by using a sliding scale for parking replacement based on prior utilization, as well as the availability of nearby public parking, rather than never requiring any replacement.

BUNDY TRIANGLE AD HOC

UPDATE: First site visit. Schedule next site visit in February on Saturday.

WEST LA COMMONS AD HOC

Re-establish contact with City/County/Development Partners.

YOUTH

NEW WEST CHARTER AD HOC

- VIII. OLD/CONTINUING BUSINESS**
- IX. EX PARTE COMMUNICATIONS**
- X. GENERAL PUBLIC COMMENT: (Max 90 seconds)**
- XI. 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 James Altuner at: james@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 (RSO), covenanted and naturally-occurring affordable housing units, and the issuance of demolition and other permits affecting contributing features in the potentially eligible historic district, known as 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 West Los Angeles Community Plan area;

WHEREAS, building permit trends and Ellis Act evictions in the in the Sawtelle portion of the West Los Angeles Community Plan area demonstrate a significant rate of loss of rent stabilized units (RSO), including approximately 577 RSO units removed in 2023;

WHEREAS, over 70% 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 Sawtelle portion of the West Los Angeles Community Plan area 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. Sawtelle Japantown: The collection of properties generally between Centinela Ave. to the interstate 405 and from Wilshire Blvd. to interstate 10, an eligible historic district.

B. Contributing Feature: A property within Sawtelle Japantown that relates to the history of Japanese Americans, 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.

E. Naturally-occurring affordable housing: any structure that is currently in the rental market below the market rate.

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;

B. The issuance of demolition permits for Naturally Occurring affordable housing Structures within the West Los Angeles Community Plan area;

C. The issuance of demolition permits for Covenanted Affordable Housing Units within the West Los Angeles Community Plan area; and

D. 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 Sawtelle Japantown, 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, and to all Contributing Features within Sawtelle Japantown.

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#23-0623 re: ED 1 and AHSO

The Community Plan Update draft proposed burying Sawtelle Japantown under nearly 7,000 housing units. By our estimations, Executive Direct 1 (ED 1), codified as the Affordable Housing Streamlining Ordinance (AHSO), 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 Regional Housing Needs Assessment allocation (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. 577 Rent-Stabilized-Ordinance units were eliminated via the Ellis Act. This amount for 2023 alone is over twice the number, 226, of such units lost by Boyle Heights between 2009 and 2019. Evicted low-income families do not return. Even if the low-income units are replaced, our community is forcibly removed. Displacement is chronic in Sawtelle.

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

However, ED 1 / AHSO, by exempting R-1s and not named cultural districts, targets our cultural core rendering our efforts obsolete. In our area, ED1 / AHSO protects residential areas on thoroughfare corridors while laying vulnerable our cultural core. This irony is a product of prior inconsistent, racialized zoning as the boundaries mirror historic 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 / AHSO uniquely positions our community, the only City-recognized ethnic enclave on the Westside to collapse under the pressure of L.A.'s 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 settled here 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 approximately 80% of all residential property in L.A., ED1 / AHSO no longer serves as an equitable housing mechanism. Instead, it threatens to concentrate low income housing in a way that threatens to cripple minority, multi-family neighborhoods, reinforcing the chasm of disparity that has long defined Los Angeles's segregation. In times of crisis, the most vulnerable communities suffer the worst. We implore City Council to exempt Sawtelle and in-exchange implement its Alternative Plan for equitable, low-income housing.

We want to build affordable housing that would be environmentally just to new residents and would be welcomed by current residents. Our Alternative Plan provides for well-located housing that incentivizes environmentally just green space that is essential to the equity of our community's future health and sustainability.