



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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

WEDNESDAY, 2.21.2024 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 2023 and January 2024 meetings**
[\[http://tinyurl.com/yc7u88ws\]](http://tinyurl.com/yc7u88ws)
- 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. United Neighbors Representative Nomination: Cesar Aranguri
 - b. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.
- VII. **CURRENT BUSINESS**
 - a. **1463 Wellesley Ave, LA, CA 90025**
 - i. Case #: CPC-2023-6287-CU-DB-HCA, ENV-2023-6288-EAF.
 - ii. Application/plans: (click on "ADDRESS" folder) <https://tinyurl.com/WLASNC-PLUM>
 - iii. City status: Planner – Ashley Rodarte (Ashley.Rodarte@LACity.org , 818/ 374-5049.
 - iv. Existing Structures: Two 2-story single family homes.
 - v. Proposed Project: 3-story 17-unit, density bonus apartments with 1 level of Subterranean Garage
 - vi. Zone: R2-1. Lot Area: 15,524.4 SqFt.
 - vii. Setbacks
 - a. Required: 20' (front), 8' (sides), 15' (rear).
 - b. Proposed: 16' (front), 8' (sides), 15' (rear).
 - viii. R2-1 Density: 15,524.4 sqft / 1500 = 10.35 units, rounded to 11 units
 - a. 50% density bonus as per 12.24 U26: 11 x 1.5 = 17 units
 - b. Very Low Income: 3 units
 - ix. Incentives
 - a. On menu: 20% front yard reduction, additional height 33' to 44'
 - b. Off Menu: 50% density bonus, apartments permissible beyond 65 ft line of C Zone, relief from LAMC 12.09A3(a).
 - c. FAR allowed (3:1) 11,277x3 = 33,831 sq ft
 - d. FAR proposed: 28,852/11,277 = 2.56 FAR
 - e. Total FA proposed: 28,918 sqft
 - f. Basement Parking 13,105 sqft
 - x. Unit Count
 - a. 1st Fl: 2 (1 bdrms) 2 (2 bdrms) 2 (3 bdrms)
 - b. 2nd Fl: 2 (1 bdrms) 3 (2 bdrms) 1 (3 bdrms)
 - c. 3rd Fl: 0 (1 bdrms) 3 (2 bdrms) 2 (3 bdrms)
 - xi. Open space Required:
 - a. (4) 1-bedroom units x 100 sqft. = 400 sqft.
 - b. (8) 2-Bedrm units x 125 Sq ft = 1000 sqft
 - c. (5) 3-Bedrm units X 175 SQ.FT. = 875 SQ.FT.

- d. Total required: 2275 sqft, Total Provided 2285 Sq ft.
- xii. Parking Calculations: 1 per 1 bedroom, 1.5 per 2- and 3-bedrooms: $12 + 7.5 = 24$
 - a. 1 extra parking space provided: total 25
- b. 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.
 - 1. 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).
 - 2. 10 waiver requests (no current maximum number of waiver requests)
 - 3. Tree waiver (does this mean no trees?)
 - 4. no open space
 - 5. no horizontal or vertical breaks, no stepback on 4th level, no long-term bike parking, no screening of parking, allow 70% compact spaces, no front yard open space/setback.
 - 6. no parking (2 ADA spaces provided), allow front yard parking. Case #: PAR-2023-3811-AHRF.
 - 7. Application/plans: (click on "Missouri 11418" folder).
 - 8. <https://tinyurl.com/WLASNC-PLUM>
 - 9. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3ODAz0>
 - 10. Community status: Appeal filed, pending LACC PLUM.
 - 11. City status: Planner - Rina Lara Rina.Lara@LACity.org . Submittal on Jun. 6.
 - 12. Representative: Jeff Zbikowski, JZ Architects.
 - 13. Owners: Kevin Zarabi, Steven Schieibe, Generation Real Estate Partners.
 - 14. **Motion:** Approve community impact statement in Appendix A.

d. Kuruvungna Intertribal District

- i. **Motion:** Organize a town hall regarding the displacement of native and indigenous communities in Sawtelle from the Tongva nation to today.
 - a. What are the difficulties in terms of visibility for communities that have been displaced and have no geographical locus?
 - b. How have AI/AN and indigenous communities been impacted by the limitations of current survey demographic categories?
 - c. What historic events led to the migration of American Indian communities to Southern California resulting in the largest subpopulation in the United States?
 - d. What historic landmarks and events are specific to Sawtelle?
 - e. What is the current state of homelessness among the American Indian / Alaskan Native and indigenous communities?
 - f. What essential services, community facilities, and cultural institutions would be necessary for native indigenous communities to thrive?
- ii. **Motion:** Request a town hall budget of \$1,100 = \$240 (\$60/hr x4) for Stoner Large Gym, \$800 (honorariums), \$260 (outreach materials)
- iii. Discussion and possible motion regarding potential community benefits including cultural easements such as creating cul-de-sacs for park space and identifying potential locations in Sawtelle.

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

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>

IX. WRAC Motion regarding Rezoning of R1 and Sensitive Multi-Family Neighborhoods

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

Passage deadline: February 2024, passed by: Bel Air-Beverly Crest Neighborhood Council (modified version), Mar Vista Community Council (modified version), Neighborhood Council of Westchester/Playa, Pacific Palisades Community Council, Westside Neighborhood Council (modified version), 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: While City data, including in the Housing Element and Community Plan Updates, demonstrate capacity and zoning opportunities in our underutilized commercial corridors, previously developed public lands to meet State mandates, in Sawtelle, certain R1 and multifamily neighborhoods have been already been deprived of their use as such and are no longer viable as single and low density multifamily neighborhoods.

The West LA Sawtelle NC, a member of the Westside Neighborhood Alliance of Councils (WRAC), opposes the Housing Element’s proposed rezoning and densification of **viable** 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 current proposed upzoning and instead consult with individual communities to determine the best approach to redirecting the density so as to account for each community’s unique historical context.

B. 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

C. Motion: The West LA Sawtelle NC 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.

X. OLD / CONTINUING BUSINESS

A. **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.

- i. Ground leasing eliminated the residual land value (“RLV”) as the basis for the feasibility analysis of community benefits
- ii. 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.
- iii. 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.
- iv. This prevents community property owners from being displaced.
- v. Suggestions on drafting this approach for the West L.A. Community Plan Update.
- vi. 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-qSHJIKFV-2x10vN_Zy60xEB7bQ/view?usp=sharing
 - b. 8/2/2023 Board Meeting Agenda (item X.g.2):
https://drive.google.com/file/d/1wJMp4fqS_VMmp2f-A7SzN4KN9yPH7yo4/view?usp=sharing
- vii. West LA Commons Ground Lease Resolution:
<https://drive.google.com/file/d/1LKahGsg8V7DTl8wubnmb3S27KeZQkKVV/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).

A. West L.A. Community Plan Update: Presentation addressing quantity of units aimed at our district/neighborhood, vital areas to preserve and protect, and areas to redress inequities; analysis of past feedback provided by the NC; current conditions of housing in Sawtelle; proposals to increase community space, affordability, in line with current state programs and mandates (C.Aranguri). Presentation Draft Available Here:

- viii. 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>
- ix. Discussion of Part 1:
- x. Latest State Laws including AB 686, SB 1397, SB 9, and
- xi. Housing Element compliance and implementation through the Community Plan Update
- xii. 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
- xiii. **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.
- xiv. **Justification:** This will safeguard Sawtelle Japantown's historic core comprised of its institutional cultural resources from additional *unexpected* residential density and transportation related incentives.
- xv. **Motion:** Protection of trees along Idaho Ave as critical green resources by limiting density of WLA 4 to 4L.
- xvi. **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.

- xvii. **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)
- xviii. 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)

- XI. EX PARTE COMMUNICATIONS
- XII. GENERAL PUBLIC COMMENT: (Max 90 seconds)
- XIII. 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

Appendix A

Community Impact Statement: West Los Angeles Sawtelle Neighborhood Council

Council File No: XX-XXXX

Dear City Council, Planning Commission and Developers:

As per the no-public notice policy of Executive Directive 1 (ED 1), the negative impacts of the project at 11418 Missouri Ave, LA CA 90025, have not been thoroughly addressed, which raises violations of public trust, transparency, and accountability.

ED1's amendment to exclude R1 parcels placed the weight of the current housing crisis squarely on lower density, multifamily lots. On Los Angeles' Westside, very few such areas are available to shoulder the brunt of this executive decision. In the West L.A. Community Plan Area, the available residential area for ED 1 projects is approximately 5.7%. Among these areas is the cultural core of Sawtelle Japantown. It is clear that our core is being placed under the heel of this unprecedented weight of the housing crisis.

Our Japantown historic core is a community formed by the redlining of the same R1 neighborhoods that currently enjoy ED 1 exemptions. These neighborhoods have effectively transferred the pressure of the housing crisis to Japantown's most culturally sensitive area. We strongly believe that this disparate impact was never the intention of ED 1.

We are currently undergoing the updating of our community plan. Our neighborhood council approved an Affordable Housing Alternative Community Plan, based on over 1000 petition signatures, that would result in the same number of units proposed by City Planning in its initial draft, but that would focus the impact in areas that would result in minimal, if any, displacement. Moreover, the Affordable Housing Alternative Community Plan provides for the redressing of prior environmental justice inequities as well as mixed-use districts that would be focused on supportive services for vulnerable populations. These services would serve to reverse past multi-generational displacement among the aging Japanese American and Native indigenous communities.

In contrast, ED 1 directs even greater density to our historic core than under the original proposed community plan update draft, while denying us the community benefit system of the update that was to offset the impact of the added densification. The foregoing of the Community Plan's benefits system forecloses for us the essential-service facilities and institutions that would support our new incoming neighbors. Instead, the cumulative effect of the high concentration of projects with extraordinarily lax development standards under ED 1, will severely reduce the current liveability of our core, and, as climate change advances, will threaten the health and safety of our most vulnerable existing residents to the point of displacement.

In Sawtelle, ED 1 denies the zoning necessary to provide vulnerable communities with the essential service facilities they need to thrive, and exploits the low density multifamily zoning to the detriment of existing residents. It would also deny the priorities of the West LA Community Plan Update decided upon by our Neighborhood Council. We implore you to uphold the appeal of this project, as its denial would set a negative precedent both for historically harmed communities in need of supportive services coupled with housing, as well as those communities absorbing the residential density. Please allow us the opportunity to have a meaningful community plan update.