



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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

Thursday, 3.21.2024 7PM

STONER PARK [Lunchroom, adjacent to main indoor basketball court]

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 818 1163 9087 and press # to join the meeting. When prompted by the presiding officer, dial *9 or use the Raise Hand option, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is a 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 February 2024 meetings**
[<https://drive.google.com/drive/folders/1SHrh8LkPmPWNCsAlHKScmZQ0y4xNaoC?usp=sharing>]
- 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 Khau, Jeff Zbikowski, JZ Architects, representative. Shahab Ghods, Plus Architects, representative. Gary Benjamin, Alchemy, representative.**
- VI. **ADMINISTRATIVE**
 - a. United Neighbors Representatives Nomination: Xochitl Gonzales and Cesar Aranguri
 - b. Calendar Consent: Discussion regarding order of the agenda and time allotments subject to committee consent.
- VII. **CURRENT PROJECTS**
 - a. **1531 S. Sawtelle Blvd.**
 - i. Case #: CPC-2023-5657-DB-VHCA
 - ii. Application/plans: (click on "ADDRESS" folder) <https://tinyurl.com/WLASNC-PLUM> or <https://planning.lacity.gov/pdiscaseinfo/search/encoded/MjY5NzA30>

or
<https://drive.google.com/drive/folders/1SHrh8LkPmPWNCsAlHKScmZQ0y4xNaoC?usp=sharing>
 - iii. **Description:** 1531 Sawtelle Blvd, LLC (the "Applicant") proposes the demolition of an existing 2,500 square-foot retail building and construction of a new 15,972 square-foot (3.25 FAR), five-story, 56-foot multifamily dwelling building with nine dwelling units, including one four-bedroom unit, five five-bedroom units, and three six-bedroom units, within one Very Low Income unit, and 1,575 square feet of open space, on a 7,029 square-foot lot in the [Q]C2-1 zone.
 - iv. **Entitlement Requests:** Pursuant to LAMC 12.22-A,25, the Applicant requests the following Density Bonus Off-Menu Incentives and Waivers of Development Standards
 - v. **Off-Menu Incentives**
 - a. Off-Menu Incentive to permit an increase in Floor Area Ratio (FAR) from 1.5 to 3.25.
 - b. Off-Menu Incentive to permit a reduction in required parking from 18 spaces to 0 spaces.
 - vi. **Waivers of Development Standards:**
 - a. Waiver of Development Standards to permit an eleven-foot height increase from 45 feet to 56 feet.
 - b. 56 feet.
 - c. Waiver of Development Standards to permit a 37.5% north side yard reduction from eight feet to five feet.
 - d. Waiver of Development Standards to permit a 37.5% south side yard reduction from eight feet to five feet.

b. 2318-2332 Amherst

- i. Construction of an 8-story, 83 feet in height building with 114 apartments, including 13 Extremely Low Income Units, 106,019 sqft of floor area, and 113 parking spaces
- ii. Related CPCs: CPC-2013-621-ZC-GPA-SP, CPC-2018-7547-CPU; CPC-2005-8252-CA
- iii. Unit Count:
 - a. 1BR: 36 (715sqft)
 - b. 1BR+DEN: 2 (746sqft)
 - c. 1BR JR: 12 (672sqft)
 - d. 2BR: 26 (1049sqft)
 - e. 2-STORY 2BR: 1 (662sqft)
 - f. 2-STORY L/W: 5 (639sqft)
 - g. 3 BR: 1 (1254sqft)
 - h. Studio: 31 (544sqft)
 - i. Total: 114 (average 742sqft)

TOC TIER 4 INCENTIVES

BASE INCENTIVES:

DENSITY: 80% INCREASE
FAR: 55% INCREASE = 4.65:1.0
PARKING: NO PARKING REQUIRED

ADDITIONAL INCENTIVES:

HEIGHT: 33 FT INCREASE
OPEN SPACE: 25% REDUCTION

AFFORDABLE UNITS:

REQUIRED: 11% OF TOTAL = $114 \times 0.11 = 12.5 = 13$ UNITS
PROVIDED: 13 UNITS (EXTREMELY LOW INCOME)

iv.

PROPOSED PARKING

PROPOSED PARKING		
ACCESSIBLE	1ST FLOOR	3
		3
COMPACT	LEVEL P2	7
COMPACT	LEVEL P1	7
COMPACT	1ST FLOOR	4
		18
STANDARD	LEVEL P2	38
STANDARD	LEVEL P1	38
STANDARD	1ST FLOOR	8
		84
TANDEM	LEVEL P2	4
TANDEM	LEVEL P1	4
		8
TOTAL PARKING PROVIDED		113

TOTAL EV SPACES **34 SPACES**
 $113 \times 30\% = 33.9$

EVSE	22 SPACES
EVCS	11 SPACES
EVCS WITH ACCESS. ASLE	1 SPACES

TOTAL REQUIRED ACCESSIBLE SPACES **3 SPACES**
 $113 \times 2\% = 2.26$

VAN ACCESSIBLE	1 SPACES
ACCESSIBLE	2 SPACES

v.

SITE AREA: 25,014 SF/ 0.57 ACRES (PER SURVEY)

SET BACKS REQUIRED: FRONT, GROUND FLOOR & \leq 61 FT (ECTNP 4.2.1.A):
 LIVE WORK: 0' - 0" TO 10' - 0"
 LOBBY: 10' - 0" TO 15' - 0"
 NON-RESIDENTIAL: 5' - 0" TO 10' - 0"

FRONT, ABOVE 61 FT (TOC TIER 4)
 15' - 0" ADDITIONAL SET BACK

SIDE: 5' - 0"
 REAR: 5' - 0"

ALLOWABLE DENSITY: 25,014 SF/400 SF/UNIT = 62.5 = 63 UNITS (BASE)
 80% INCREASE PER TOC TIER 4 =
 63 (BASE DENSITY) \times 1.8 = 113.4 = 114 UNITS

PROPOSED DENSITY: 114 UNITS

ALLOWABLE BLDG HEIGHT: 50 FT
 33 FT INCREASE PER TOC TIER 4 = 83 FT

PROPOSED BLDG HEIGHT: 83 FT

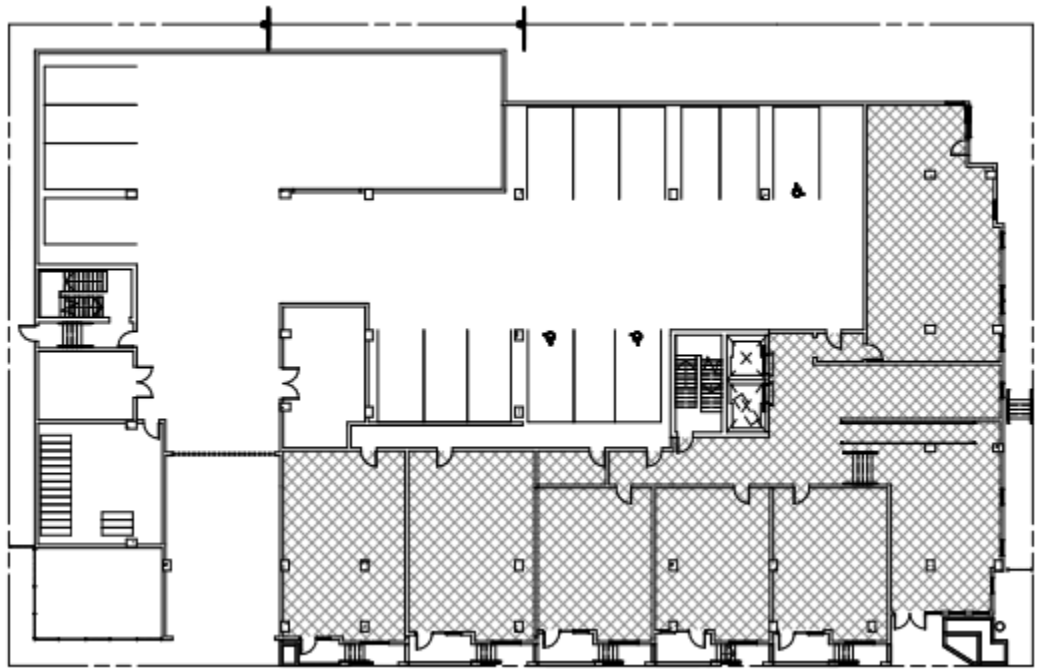
OCCUPANCY TYPE: R-2: RESIDENTIAL
 S-2: PARKING

ALLOWABLE LOT COVERAGE : MINIMUM 50% = 25,014 SF \times .50 = 12,507
 PER ECTNP 4.2.1.C.3 MAXIMUM 85% = 25,014 SF \times .85 = 20,450

PROVIDED LOT COVERAGE: 20,450 SF/ 25,014 SF = 82%

vi.

vii. 1st Floor Plan



viii.
c. 1721 Colby Ave

1721 S COLBY AVE 90025

Application/Permit #	PC/Job #	Type	Status	Work Description
23010-10001-04777	B23LA23910	Bldg-Alter/Repair	Quality Review Completed 1/11/2024	EPLAN. ***PLAN CHECK ONLY*** SUPPLEMENTAL TO 23010-10000-04777 HSAP TO CHECK FOR FLS, SHORING, STRUCTURAL, GREEN, AND DAS REQUIREMENTS ONLY - (SB330/ED1) **** NEW 7 STORY WITH ROOF DECK 143 UNITS 100% AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 2 STORY TYPE IA APARTMENT OVER 2 LEVEL SUBTERRANEAN PARKING, PER 12.22.A.25 / AB 1763 INCENTIVES
23010-10000-04777	B23LA22445	Bldg-New	Quality Review Completed 12/19/2023	HSAP TO CHECK FOR ZONING REQUIREMENTS ONLY - (SB330/ED1) **** NEW 7 STORY WITH ROOF DECK 143 UNITS 100% AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 2 STORY TYPE IA APARTMENT OVER 2 LEVEL SUBTERRANEAN PARKING, PER 12.22.A.25 / AB 1763 INCENTIVES
23010-10000-02638	B23LA11633	Bldg-New	Quality Review Completed 7/6/2023	*ePlan* **** HSAP TO CHECK FOR ZONING REQUIREMENTS ONLY - (SB330) **** NEW 5 STORY WITH ROOF DECK 42 UNITS (6 ELI = 14%) AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 2 LEVEL SUBTERRANEAN PARKING, USING 12.22.A.25 INCENTIVES ** PLAN CHECKER TO WITHDRAW PERMIT 18010-30000-04959 ** HSAP TO CHECK FOR ZONING REQUIREMENTS ONLY - SB330 *** NEW 5 STORY 49 UNITS(6 VLI = 24%) AFFORDABLE HOUSING APARTMENT TO INCLUDE 5 STORY TYPE IIIA APARTMENT OVER 2 LEVEL TYPE IA SUBTERRANEAN PARKING,CUP DB WITH 3 OFF-MENU INCENTIVES
97041-30000-05204	--	Electrical	Permit Finaled 7/13/1999	electrical service to apartment # 2
15041-70001-16845	X15SL02157	Electrical	Permit Finaled 7/8/2015	Supplemental permit to correct address to read: 1721 S. Colby Avenue (NO CHANGE IN LEGAL DESCRIPTION)
20041-20000-23298	E20VN01668	Electrical	PC Info Complete 12/21/2020	Full Plan Check for new 1600A 240/120V 3ph-4w service, distribution, power and lighting for new multifamily residential construction. Per Buidling Permit 18010-30000-04959 New 34 units 5-story type III-A apartment bldg. w/ 1 level sub. garage type I-A (35% density bonus under 12.22.A.25 with 11%, 4 VLI and 2 LI per AB2556)
18030-30000-07093	B18WL06588	Grading	Not Ready to Issue 12/23/2021	Site grading for New 34 units 5-story type III-A apartment bldg. w/ 1 level sub. garage type I-A and backfill of (e) pool.
18020-30000-03077	B18WL06588	Nonbldg-New	Not Ready to Issue 12/23/2021	Temporary shoring for new subterranean garage.
24020-10000-00028	B23LA23910	Nonbldg-New	Quality Review Completed 1/11/2024	EPLAN. SHORING FOR NEW 7-STY APARTMENT BLDG WITH 2 LEVELS OF SUBTERRANEAN PARKING (SB330/ED1)
15042-70001-10931	X15SL02158	Plumbing	Permit Finaled 7/13/2015	Supplemental permit to correct address to read: 1721 S. Colby Avenue (NO CHANGE IN LEGAL DESCRIPTION).
15042-70002-10931	X15SL02232	Plumbing	Permit Finaled 7/13/2015	Supplemental permit to 15042 70001 10931 for 1 thermal expansion tank.
21042-10000-08828	X21LA06193	Plumbing	Permit Finaled 5/10/2021	SEWER CAPPING. DEMO PERMIT # 19019-30000-03565

+ Code Enforcement Information:	1
+ Certificate of Occupancy Information:	0
+ Retrofit Program Information:	2

- d. 11418 Missouri Ave. apartments: As per **Executive Directive 1**, 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?), no open space, 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; no parking (2 ADA spaces provided), allow front yard parking.
 4. Case #: PAR-2023-3811-AHRF; Application/plans: (click on "Missouri 11418" folder).
 5. <https://tinyurl.com/WLASNC-PLUM>
 6. <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjY3ODAzO>
 7. Community status: Appeal filed and refused by LA City Planning.
 8. **See appeal letter in PLUM folder**
 9. City status: Planner - Rina Lara Rina.Lara@LACity.org . Submittal on Jun. 6, most recently listed: ISAAH ROSS.
 10. Representative: Jeff Zbikowski, JZ Architects; Owners: Kevin Zarabi, Steven Schieibe, Generation Real Estate Partners.

I. POLICY ITEMS

- A. Executive Directive 1: Motion to request Mayor Bass issue an immediate exemption of RD1.5, RD2, and R2 properties to protect Sawtelle Japantown while City Council deliberates amendments to ED1's codification, the Affordable Housing Streamlining Ordinance.
1. Presentation: Cesar Aranguri
 2. Current Status of ED 1 projects in Sawtelle
 3. Discussion of LA Times Op-Ed on 3.4.2024:
<https://www.latimes.com/opinion/story/2024-03-04/california-los-angeles-building-housing-crisis>
 4. The original proposals were a response to state mandates meant to accelerate housing construction to meet demand. Under these mandates, Los Angeles has made plans to add more than 450,000 new housing units through 2029, including amending its zoning rules by February 2025 to accommodate about 250,000 more homes.
 5. But on Oct. 26, the planning department backpedaled, announcing that the programs would no longer be considered for single-family-zoned land. This followed pressure from the Hancock Park Homeowners Assn. and other homeowner groups.
 6. The change is significant, and unjust. Our review of the city's data shows that L.A.'s current capacity for development — places where denser housing is already allowed, ignoring the rezoning proposals — is disproportionately concentrated in lower-income neighborhoods and communities of color.
 7. We also found that the change to exclude single-family neighborhoods from rezoning slashes the two programs' capacity by up to 82%, with the greatest reversals in the city's wealthiest and whitest neighborhoods.
 8. Among the census tracts where the proposed zoning changes were cut by 75% or more, the median household income is \$111,000. In neighborhoods where the original proposals are still being considered, it is \$67,500. The racial and ethnic disparities are also stark, with tracts in the former group having more than twice the share of white residents as those in the latter (57% to 23%, respectively).

9. <https://luskin.ucla.edu/experts-decry-decision-that-would-gut-l-a-s-affordable-housing-plan>
10. Impact of ED 1 exemptions on Affordable Housing Streamlining Ordinance
- B. Interim Control Ordinance Alternative Affordable Housing Plan
 1. Review and points of discussion regarding LA City Planning's report for Boyle Heights' Interim Control Ordinance and motion text [See Meeting Folder for LACP BH ICO Report and BH ICO Motion Text]
 - a) Bases for ICO: Sawtelle versus Boyle Heights
 - (1) "potentially eligible" historic districts: Sawtelle Japantown's current status versus Boyle Heights
 - (2) Prevention of rent-stabilized ordinance tenants: Sawtelle versus Boyle Heights
 - (3) Trends in rent increases: Sawtelle versus Boyle Heights
 2. Review of HPOZ types and requirements
 - a) Historical preservation: architectural versus cultural resource
 - b) Impact of SB 330: cannot impede specific tier of affordable housing that any subjective standards would preclude unless density is accounted for elsewhere [See both LA City Planning Implementation Memos in Meeting Folder] or <https://planning.lacity.gov/project-review/housing-crisis-act#:~:text=The%20HCA%2C%20enacted%20in%202019,effect%20since%20January%201%2C%202020>.
 - c) Exemptions to SB 330: Displacement of rent-stabilized apartments and Housing Element laws
 - (1) Housing Element Laws
 - (a) AB 1397: Realistic Market probability as measure of zoning capacity
 - (b) SB 6: Certified Housing Element Inventory
 - (2) Impact of Housing Element Laws on Commercial Rezoning: Realistic Market Probability for Affordable Housing
 - (3) Equity Issues and Concerns inherent in locating all additional affordable housing on commercial lots
 3. State's Review of Boyle Heights' Interim Control Ordinance Under SB 330: Viable and Equitability Compliance with State Law
 - C. Viability and Equitability Compliance with State Law of Sawtelle's Interim Control Ordinance
 1. Equity Issues of Sawtelle's Alternative Affordable Housing Community Plan
 2. Review of Areas Selected for the Alternative Affordable Housing Community Plan
 3. Feedback from Stakeholders in WLA 3
 4. **Motion** to schedule and conduct outreach meetings with WLA 3 stakeholders in a neutral setting to safeguard against harassment from neighbors and prevent misleading information.
 5. Economics of Affordable Housing
 - a) Strategies make viable large proportions of equitably built affordable housing
 - b) Strategies for housing production that remediates and prevents homelessness
 - c) Locating extremely low income affordable housing variables to consider
 - d) Locating entry level homes for the creation of generational wealth for low income families
 - e) Financing strategies for making entry level ownership of homes feasible in Sawtelle
 - f) Land and Ground Leases
 - (1) Prevention of anti-speculation in real estate markets
 - (2) Ground leasing for economies of scale and shared equity

(3) Effect of ground leasing on equalizing nonprofit and for-profit developers in producing affordable housing

- D. Discussion and possible motion on Sawtelle's Alternative Affordable Housing Community Plan on the WLA Update's Community Benefits system.
- E. Request Cap on Waivers for ED1 and Affordable Housing Streamlining Projects [WRAC]: In regard to CF 23-0623, the ____ NC/CC, a member of the Westside Neighborhood Alliance of Councils (WRAC), requests that the city cap development waivers at five (5), with no more than one (1) of which may be related to the environment, for Executive Directive 1 (ED1) and Affordable Housing Streamlining Ordinance projects, and further requests that Councilmembers representing WRAC member councils (CMs Park, Yaroslavsky, Raman and Hutt) bring a motion in Council or otherwise direct the Dept. of City Planning (DCP) to institute a DCP policy to effectuate this purpose.
1. Background:
<https://westsidecouncils.com/wp-content/uploads/2024/01/Motion-LUPC-Waivers-2.2024.pdf>
 2. LA City Report on AHSO [See Meeting Folder:
<https://drive.google.com/drive/folders/1SHrh8LkPmPWNCsAlHKScmZQ0y4xNaoC?usp=sharing>]
 3. Executive Directive 1 Report on trends and waivers and impact on affordable housing
- F. Request Compensation for Transfer of PROW Easements: The ____ NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), requests that the city receives monetary compensation and/or receives community benefits for the transfer of easements in the public right of way, equivalent to the fair market value of the property transferred, and that this value received is invested in the Community Plan area affected. " ____ NC/CC further requests that Councilmembers representing WRAC member councils (CMs Park, Yaroslavsky, Raman and Hutt) bring a motion in Council or otherwise direct the Dept. of City Planning (DCP) to institute a DCP policy to effectuate this purpose.
1. Background:
<https://westsidecouncils.com/wp-content/uploads/2024/01/Motion-LUPC-ROW-2.2024.pdf>
 2. Discussion and possible motion on Cultural Easements for Green Space
 - a) Background:
<https://oaklandside.org/2022/09/08/oakland-land-rights-indigenous-sogorea-te/>
 - b) Potential Sites in Sawtelle

d. Kuruvungna Intertribal Indigenous 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?

g. How can these needs be addressed through the community plan update's community benefit system?

- 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. 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-qSHJKFV-2xI0vN_Zy60xE_B7bQ/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/1LKahGsg8V7DTI8wubnmb3S27KeZQkKVV/vi ew?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_Apr_2023.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)

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

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