



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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PLANNING AND LAND USE MANAGEMENT [PLUM] REGULAR MEETING: AGENDA

Tuesday, 4.16.2024 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 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 March 2024 meetings**
https://drive.google.com/drive/folders/1jLoTExu-MlwQqoHt-QbSC6pst0vYsUw_?usp=drive_link
- 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 Co-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 see https://drive.google.com/drive/folders/1jLoTExu-MlwQqoHt-QbSC6pst0vYsUw_?usp=drive_link for plans**
 - a. 1721 S Colby Ave
 - i. 7 story with roof deck 143 units 100% Affordable
 - ii. 2 Level subterranean parking, per 12.22.A.25 / AB 1763 incentives
 - iii. This project is 100% privately funded. **This is not public housing and no tax credit received from state or federal.**
 - iv. Project is ed1 eligible:
 - v. No general plan amendment, zone changed, height district change, variance, specific plan exception, or waiver of dedication/improvement is requested.
 - vi. More than 5 units are proposed and minimum of 80% of the total unit of the project dedicated to low-income affordable housing.
 - vii. 143 units 100% affordable, 80% (113 units) low income, 20% (29 units) moderate income & 1 manager's units
 - a. 115 one bedrooms (~566sqft) (**\$1,891-\$2,837**), 28 studios (**\$1,765-\$2,647**)
 - b. 40 proposed trees (potted or planted?)
 - c. See LAHD rent schedule here: <https://housing2.lacity.org/wp-content/uploads/2023/08/Rent-and-Income-Limits.pdf>

Status	Work Description
Quality Review Completed 1/11/2024	HSAP To check for fls, shoring, structural, green, and das requirements only - (SB330/ED1) **** NEW 7 story with Roff Deck 143 Units 100% Affordable over 2 Level subterranean parking, per 12.22.A.25 / ab 1763 incentives
Quality Review Completed 7/6/2023	HSAP to check for zoning requirements only- (SB330) **** NEW 5 stories with roof deck, 42 units (6 ELI = 14%) Affordable Housing apartments to include 5 story over 2 levels of subterranean parking, using 12.22.A.25 incentives ** CUP DB WITH 3 OFF-MENU INCENTIVES
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)
Not Ready to Issue 12/23/2021	Temporary shoring for new subterranean garage.
Quality Review Completed 1/11/2024	Shoring for NEW 7-STY Apt Bldg w/ 2 Level subterranean parking (SB330/ED1)

- b. 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, 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/MjY3ODAz0>
 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: ISAIAH ROSS.
 10. Representative: Jeff Zbikowski, JZ Architects; Owners: Kevin Zarabi, Steven Schieibe, Generation Real Estate Partners.

I. POLICY ITEMS

- A. Presentation: Economics and Zoning for Equitable Affordable Housing (Vic Pacheco)
https://drive.google.com/drive/folders/1jLoTExu-MlwQqoHt-QbSC6pst0vYsUw_?usp=drive_link
1. Cost drivers in Sawtelle
 2. Equitability: For- vs. Non-profit models
 3. Inclusivity: Family Unit Sizes
 4. Environmental Equity: Enviro Screen 4.0
 5. Funding Considerations: TCAC zones, AB 1550 communities, Infill locations
- B. Presentation: Preserving Historic Sawtelle amid the Community Plan Draft Proposal 2024 under the Housing Element Citywide Incentives (Cesar Aranguri)
https://drive.google.com/drive/folders/1jLoTExu-MlwQqoHt-QbSC6pst0vYsUw_?usp=drive_link
1. Why Sawtelle's unique urban planning history of exclusion and heavy transportation positions it differently than predominantly R1 neighborhoods.
 - a) The residential core was upzoned beyond R1 in the 1990s.
 - b) Two major transportation infrastructure changes: (i) the widening of S Bundy Dr under the West LA Traffic Mitigation Plan and (ii) the addition of the Expo metro line's Bundy Station.
 2. Result: Housing Element Incentives will combine to break through protective threshold for the AHSO and other programs to provide for by-right densification throughout Sawtelle Japantown's historic core.

See: <https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#concept-explorer>

- a. Framework of the Housing Element Rezoning Program.
- b. R1s were exempted from both ED1 and the Housing Element Rezoning Program concurrently.
- c. Motion: Eliminate the opportunity corridor incentive zoning for Barrington Ave in the Japantown core area due to the variable street width and lack of multimodal mass transit, which would negatively impact parking.
- d. Motion: Consistently apply the opportunity corridor incentive zoning for all residential blocks on S Bundy Dr because it is the full width criteria (as wide as Pico Blvd), hosts two bus lines, and is within a ½ mile of a rail station.

The Opportunity Corridor Incentive Area advances a holistic vision for livable and sustainable communities by providing opportunities for increasing housing capacity along major streets located in Higher Opportunity Areas. As described in detail in the Plan to House LA, the City is committed to Affirmatively Furthering Fair Housing (AFFH). Both state and federal AFFH laws require local governments to take meaningful actions through their housing programs to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. Many Angelenos remain largely segregated and excluded from Higher Opportunity Areas due to historic structural inequities such as redlining, racially restrictive covenants and exclusionary zoning. The Opportunity Corridor Incentive Area strives to provide greater opportunities for affordable housing options to be located in areas of Higher Opportunity, along corridors and with access to transit.

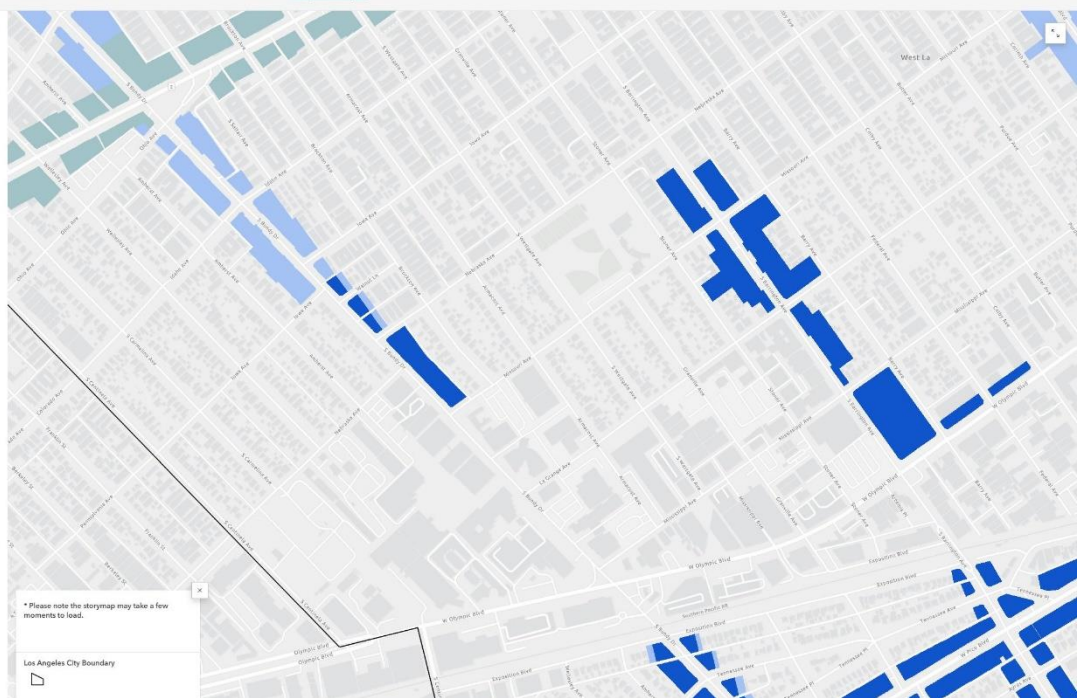
Three types of corridors have been identified:

- **Opportunity Corridor - 1 (OC-1):** Frequent Bus Service Corridors (30 min or less frequency during peak hours)
- **Opportunity Corridor - 2 (OC-2):** High Quality Transit Service Corridors (15 minutes or less frequency during peak hours)
- **Opportunity Corridor - 3 (OC-3):** Corridors within one-half mile of a Metro Rail Station

Sites located along one of the above mentioned Opportunity Corridors would be eligible for development bonuses in exchange for set-aside affordable units. Development incentives have been tailored according to the type of Opportunity Corridor and type of transit proximity, with scaled development incentives as projects are farther from high-quality transit. Generally, sites would be eligible for scaled FAR and Height (up to 5 or 8 stories) based on proximity to transit.

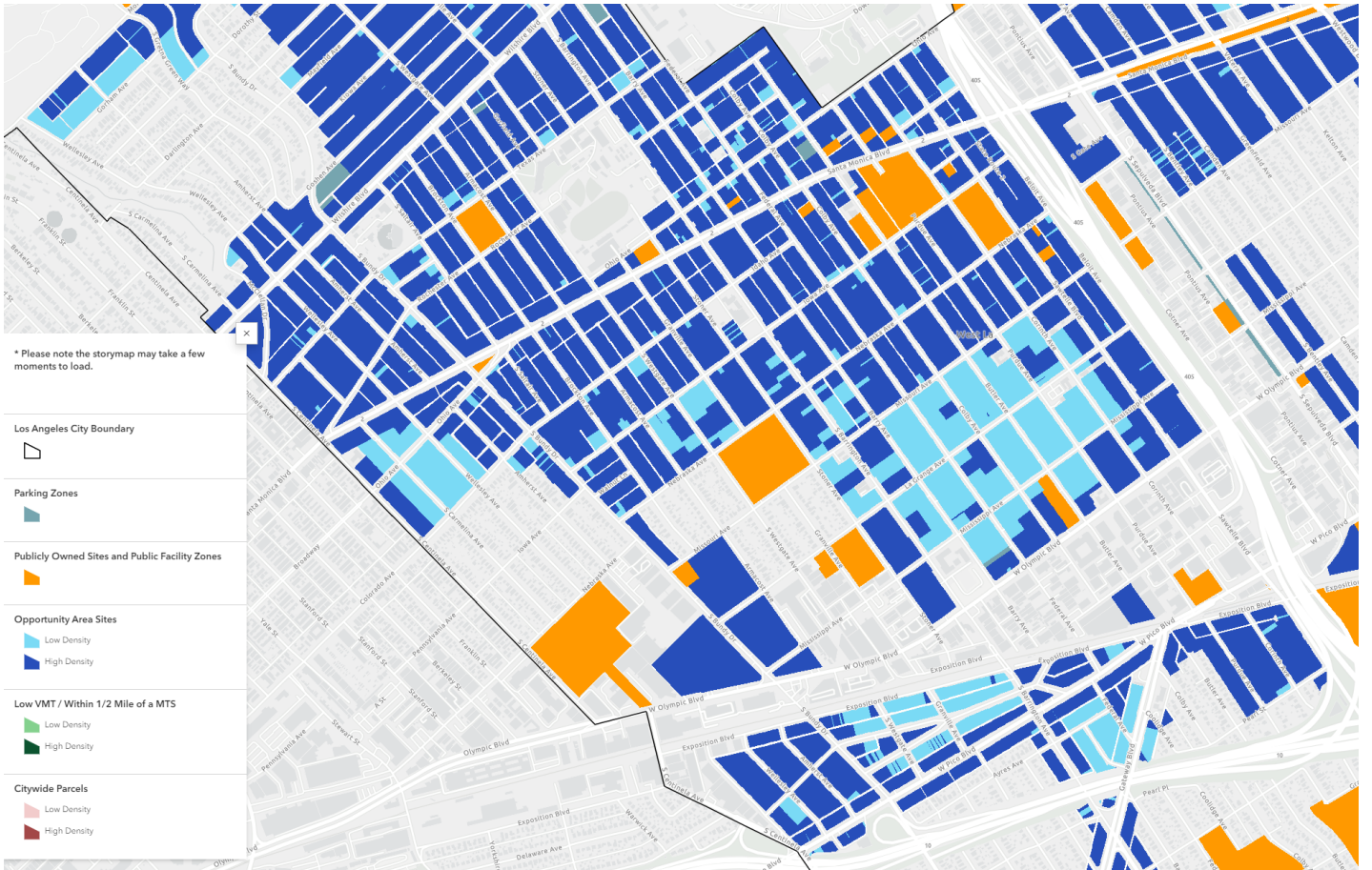
Footnote:

1. Disclaimer: Parcels shown on this map represent the eligible parcels under the Citywide Housing Incentive Ordinance (CHIP) as of January 1, 2024. Many of the strategies proposed as part of the CHIP have geographic eligibility based on existing transit lines as well as the State Tax Credit Allocation Committee for Opportunity Areas. As these resources are updated, the eligible parcels under the CHIP Program will be updated.

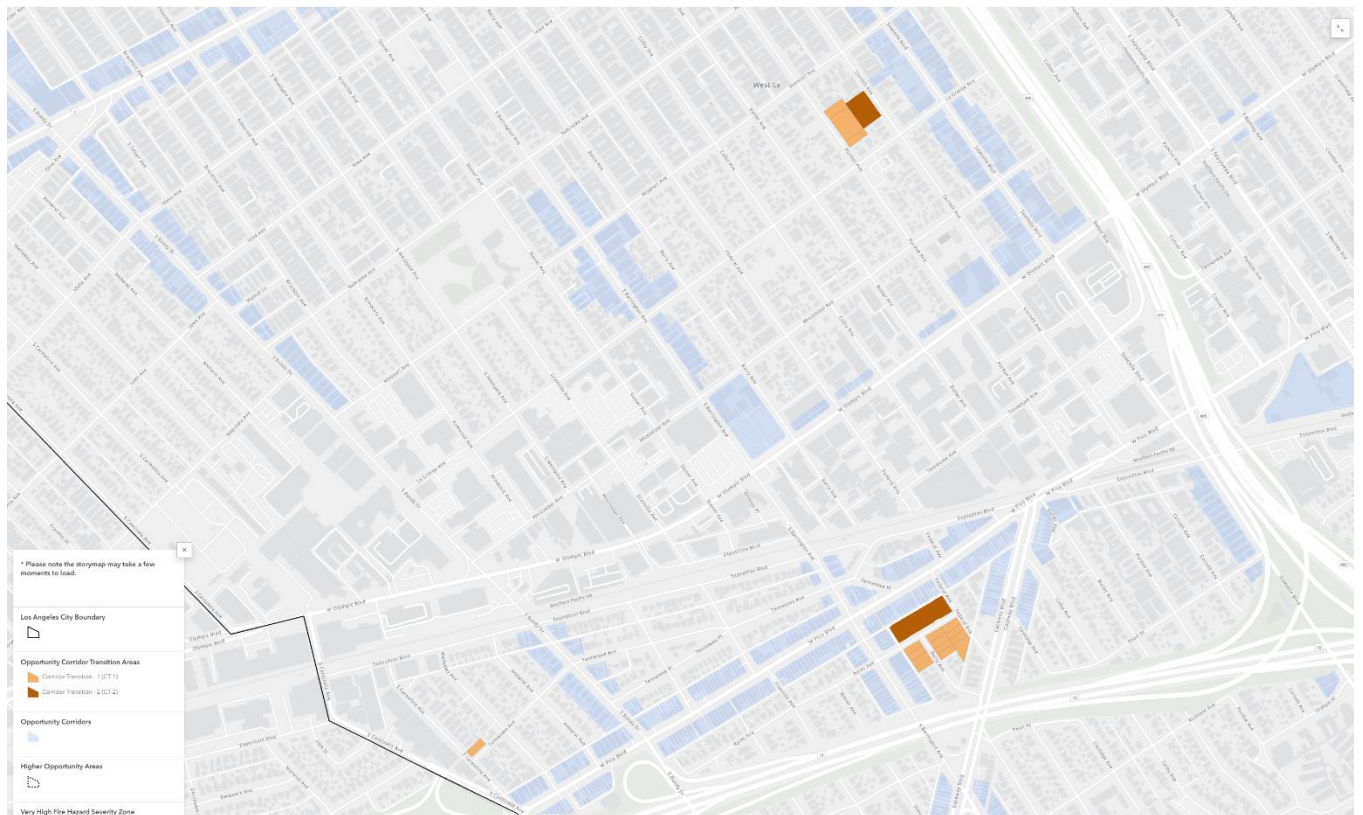


Motion: Because Japantown’s historic core will densify on a by-right basis under the Housing Element Citywide Incentives program since it is not R1, rezone the historic core of Japantown (formerly WLA 7,8,9) to 1L so as to prevent triggering the by-right densification under the Housing Element incentive programs and under SB 9’s lot split provisions.

Map of 100% affordable housing projects as per Housing AHIP Streamlining Procedures



e. Motion: Eliminate the Opportunity Corridor Transition Area incentives between Purdue and Corinth and La Grange and Missouri.



- f. Motion: Retain the residential zoning on the southern side of Mississippi between Sawtelle Blvd and Stoner Ave.
- g. Motion: Redesignate southern side of Mississippi Ave between Sawtelle Blvd and Stoner Ave as Hybrid Industrial in order to maintain and increase publicly accessible green open space.
- h. Motion: Reduce density along eastern side of Centinela Ave to 1L because Centinela is bottlenecked at Olympic, has no accessible mass transit, and is located across from the DWP generators.
- i. Motion: Eliminate the Transit Oriented Incentive areas between Stoner Avenue and Sawtelle Blvd north of Mississippi Ave.

3. Implications of RHNA income tiers on moratoria and downzoning under SB 330

C. AHSO: Letter to Mayor Bass and Traci Park

1. Dear Mayor Bass & Traci Park,

We join in acknowledging the success of your Executive Directive 1 (ED1) in attracting many 100% affordable housing projects to the city. But that success has in turn spotlighted a problem. The lack of guidelines has allowed many overly aggressive developers to slip problematic projects through the fast-track process. These projects defy good zoning practice and present substantial risk to our environment and our communities.

United Neighbors, in collaboration with your office, has drawn up Guidelines that identify and enforce qualifying criteria for the fast-track process. Added to the ED1 Ordinance, these Guidelines will create a practical means to balance a fast-track for worthy 100% affordable projects with protections for our environment.

We hope you will express your support for these Guidelines:

1. Limit the number of waivers and off-menu incentives to a total of 6.
2. Only one waiver is allowed if in an environmental category. Example: Reduced setbacks, or reduced trees, reduced open space- only 1
3. Front setbacks- code or align with adjoining sites prevailing setbacks.
Side setbacks- minimum 5'0".
Rear setbacks- code or minimum 15'. We ask for 15', if the city wants trees to grow.
Open Space- reduction up to 50% of code.
Required Trees- reduction up to 25% of code.
4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance projects they must be consistent with the following uses (A) Residential units only (B) Mixed-use developments consisting of residential and nonresidential uses with at least 96% of the sq ft designated for residential use (C)transitional housing or supportive housing.
All exterior and interior improvements including floor plan design, relative size, finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable units shall have the same access to and enjoyment of all community amenities/facilities, light, and air, in the residential project.
5. Prevent developers from declaring "economic hardship" thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees, and standards.
6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1) must go through a discretionary review including public hearings.

7. ED1 and ED1 Ordinance projects are not permitted in R1 zones, R2, and HPOZs in their entirety, and districts/buildings/sites designated as a historical resource under a local, state, or federal designation.
8. ED 1 projects should not be granted on substandard streets.
9. ED 1 qualified projects should at minimum meet Tier 2 TOC distance to transit qualifications.
10. Exempt high fire severity zones.

[YOUR NAME]

[CITY AND ZIP CODE]

D. Housing Element Motion to LACP:

1. Motion: Request City Planning to eliminate all Housing Element Incentive programs in the Japantown historic core, which is defined here: https://clkrep.lacity.org/onlinedocs/2014/14-1686_misc_2-17-2015.pdf (page 12) and apply the program to Bundy Drive consistently in Sawtelle.

E. 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 and to ensure that the necessary amendments are enacted in its codification.

1. Motion: ensure that R2 areas adjacent to C-zone areas are not eligible for ED1 nor AHSO despite the multi-family eligibility along Sawtelle Blvd.

F. 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>

1. 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.
2. 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.
3. 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.
4. 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.
5. 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).
6. <https://luskin.ucla.edu/experts-decry-decision-that-would-gut-l-a-s-affordable-housing-plan>

G. Community Plan

1. Motion: Incentivize low income, multigenerational co-housing units to maximize RHNA credit and provide necessary unit size flexibility for low-income family budgets.

H. 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

See BH ICO: https://clkrep.lacity.org/onlinedocs/2023/23-0917_misc_2_11-29-2023.pdf

- (1) “potentially eligible historic district”: Sawtelle Japantown’s current status versus Brooklyn Corridor Historic District
- (2) Prevention of rent-stabilized ordinance tenants: Sawtelle versus Boyle Heights
- (3) Trends in rent increases: Sawtelle versus Boyle Heights [See BH Report in folder or here: https://clkrep.lacity.org/onlinedocs/2023/23-0917_misc_3_11-29-2023.pdf]

b) LA City Council’s Approval of BH ICO (including CD 11’s yes vote):

https://clkrep.lacity.org/onlinedocs/2023/23-0917_CAF_12-15-23.pdf

2. Review of HPOZ types and requirements

a) Historical preservation: architectural versus cultural resource (period of “cultural significance approach”)

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.>

Implementation of State Law SB 330 – Housing Crisis Act of 2019 (January 2020) p4.

IV. RESTRICTIONS ON ACTIONS TO REDUCE HOUSING

A. Prohibitions on the Adoption of Plans, Zoning Ordinances, Moratoria, and Other Certain Actions That Result in Fewer Housing Units

In “affected” cities such as the City of Los Angeles, SB 330 generally prohibits zoning actions that result in fewer housing units than are permitted as of January 1, 2018. These actions include the adoption of plans that result in a net downzoning or otherwise reduce housing and population, except for specified reasons involving health and safety, affordable housing and voter initiatives. In addition, the bill generally prohibits local limits on the amount of housing or population through a moratorium on housing development, or limits on approvals, permits or housing units that can be approved or constructed.

These provisions require an analysis by City Planning that any legislative action, until 2025, would not lessen housing intensity, as described in Section 13 of SB 330 to include reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing. These restrictions apply to any zone where housing is an allowable use, even if the intent is not to reduce housing intensity. This provision does not impact zoning efforts that reduce intensity for certain parcels, as long as density is increased on other parcels and therefore result in no net loss in zoned housing capacity or intensity.

The law does create certain exceptions from these provisions, including an exception for Housing Development Projects located within a very high fire hazard severity zone as provided in Section 51177 of the California Government Code and in cases meant to preserve or facilitate the production of affordable housing for lower income households or housing that traditionally serves lower income households. A moratorium to protect against an imminent threat to the health and safety of persons residing in the vicinity of the area subject to the moratorium is also permitted, as are voter-approved local initiatives or referenda.

XI. LIMITATIONS ON REDUCING HOUSING CAPACITY

Downzoning Limitations

The Housing Crisis Act generally prohibits cities such as the City of Los Angeles from taking certain actions that would reduce a site's housing development capacity from what was allowed on January 1, 2018 (G. C. Sec. 66300(b)(1)(A)). These actions include the adoption of plans that result in a net downzoning or otherwise reduce housing capacity and population. In addition, the HCA generally prohibits local limits on the amount of housing or population through moratoria on housing development, or limits on approvals, permits, or housing units that can be approved or constructed.

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City of Los Angeles Implementation of the Housing Crisis Act of 2019
February 15, 2023

Through 2030, these provisions require an analysis by City Planning demonstrating that any legislative action would not lessen housing intensity or change other development standards⁹ in a way that would individually or cumulatively reduce a site's residential development capacity. These restrictions apply to any zone where housing is an allowable use.

Any proposed ordinance that would have the effect of limiting or restricting housing development must be reviewed and approved by the California Department of Housing and Community Development.

Exceptions to Downzoning Limitations

The HCA does provide certain exceptions to these downzoning limitations. The downzoning limitations do not impact zoning efforts that reduce intensity for certain parcels, as long as density is concurrently increased on other parcels and therefore result in no net loss in housing capacity or intensity. The concurrent up-zoning may be done within 180 days of the downzoning action if the action is associated with a request by a project applicant for a Housing Development Project. In addition, moratoria may be enacted to prevent imminent threat to the health and safety of persons in, or within the immediate vicinity of, the area. Downzoning may also be done to preserve existing restricted affordable housing or to facilitate the production of housing for lower-income households. Consistent with Government Code Section 66300(f)(4), which exempts Very High Fire Hazard Severity Zones, as determined by the State Fire Marshal, from the provisions of Government Code Section 66300, Housing Development Projects in Very High Fire Hazard Severity Zones remain subject to City-initiated actions to limit housing development capacity via modified development standards, such as those described in Government Code Section 66300(b).

- c) Exemptions to SB 330: Displacement of rent-stabilized apartments and Housing Element laws:

https://www.cbcearthlaw.com/uploads/1/1/8/8/11883175/impact_of_new_housing_laws_on_historic_preservation_ca.pdf

See [Impact_of_New_Housing_Laws_on_Historic_Prsvervation__ca.pdf](#) pp 3-4

SB 330

Senate Bill 330 (SB 330) went into effect on January 1, 2020, after it was approved on October 9, 2019. [Housing Crisis Act of 2019, 2019 Bill Text CA S.B. 330](#). This legislation amends, repeals, and adds a number of Government Code sections relating to housing by limiting standards applicable to approval of housing development projects.

SB 330 Limits Reliance on Discretionary Local Standards

Under SB 330, a local agency is prohibited from disapproving a housing development project for affordable housing or conditioning such project in a manner that makes the project infeasible, including through the use of

design review standards, unless specific written findings are made. Cal. Gov. Code § 65589.5(d). These findings include that:

- The jurisdiction has already met its regional housing need allocation
- The housing development project would have a specific and adverse unmitigable impact on public health or safety
- The approval is prohibited under a specific federal or state law
- The proposed project site is or is surrounded by agricultural land -or-
- The project is inconsistent with applicable zoning and general plan land use designation at the time of the project application

(1) Housing Element Laws

- (a) AB 1397: Realistic Market probability as measure of zoning capacity

Specifically, AB 1397 (2017) requires the following (item enumeration, bracketed text and emphasis added).

"Section 65583.2 (g) (1) For [relevant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including[:]

- [i] the extent to which **existing uses** may constitute an impediment to additional residential development,*
- [ii] the city's or county's **past experience** with converting existing uses to higher density residential development,*
- [iii] the current **market demand** for the existing use,*
- [iv] an analysis of any **existing leases** or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,*
- [v] **development trends,***
- [vi] **market conditions,** and*
- [vii] regulatory or other **incentives** or standards to encourage additional residential development on these sites."*

Site Example: A typical R3 zoned site in South LA is allowed 10 units after a density bonus through the TOC program. The regression model assumes the site will get built out at 78% of its allowable density (rounded to 8 units) but only have a 1% chance of being redeveloped into new housing. The site is therefore assigned a realistic development potential of 0.08 units during a 5-year period (10 units x 80% x 1%). Adjusted to 8 years, the site is assigned a realistic development potential of 0.13 units.

Table 4.5: Application of Model Results to Sample Site

Model Steps	Sample Site
Community Plan Area	South LA
Zone	R3-1
Base-zoned units	6
Bonus-zoned units	10
Probability site will develop with housing (Step 1)	1.0%
Percent of bonus-zoned capacity expected to be built, if developed (Step 2)	78%
Predicted number of new units, conditional on development occurring (rounded)	8.00
Expected Unit Potential (5-year period)	0.08
Expected Unit Potential (8-year period)	0.13

(b) SB 6: Certified Housing Element Inventory
 See: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

[Part B] Requirements for Sites to Accommodate Lower income RHNA

(i) Site's Use in Prior Planning Period(s)

- (a) Whether site was used in previous planning period?
- (b) In previous two planning periods?
- (c) Was the site identified to address a prior RHNA shortfall?
- (d) Was the site vacant?
- (e) Was the site density altered by a general plan update?

To count, site may require "by right" zoning, achievable via an overlay.

(ii) Does current zoned density provide necessarily financial feasibility to stimulate lower income housing?

Two Analyses Available: Statutory Default Minimum Density Dependent on Census Data of Site OR Multi-factor Analysis

- (a) Statutory Default (is it available for LA given over 50% of LI RHNA will go to non-vacant sites?)
- (b) Multi-Factor Analysis

- (I) Variables include: land cost, underlying zoned density, market history, etc. where key determination is whether expected return at minimum underlying density will exceed market land price, regulatory, transaction, and all other costs?
- (II) must exclude incentives and other residential buildout programs
- (III) conditional overlays may qualify only with sufficient incentives to make development of Low-Income housing more profitable than underlying zoning

(iii) Will site size provide for sufficient economies of scale to make lower income housing financially feasible? (generally, 0.5-10 acres for 50 - 150 units)

- a) Boyle Heights' Interim Control Ordinance: State's Review Under SB 330: Viable and Equitability Compliance with State Law
 - (1) Impact of Housing Element Laws on Commercial Rezoning: Realistic Market Probability for **Affordable Housing**
SEE APPENDIX A
 - (2) Equity Issues and Concerns inherent in locating all additional affordable housing on commercial lots

2. 2017 Interim Control Ordinance for CD 11

- a) Baseline Mansionization Interim Control Ordinance for a moratorium to prevent the construction of extremely large homes in single family home neighborhoods to provide time to implement Anti-Mc-Mansion zoning, which is more restrictive than R1 zoning.
https://clkrep.lacity.org/onlinedocs/2016/16-1460_ORD_184802_3-13-17.pdf
- b) An SFH too large for its lots is an immediate threat to public health and welfare, but an ED 1 project is not.

3. Purpose of an ICO: Prevent irreversible, potentially broad-scope harm

- a) Historical, cultural assets are being eliminated in Sawtelle:
 - (1) Bundy Lock & Key: 1531 Sawtelle Blvd demolition permit
- b) Prevention of Displacement: Must document RSO evictions: impact of inclusion of Ellis Act evictions in BH ICO.**

B. Review of Viability, Equitability, and Affirmatively Furthering Fair Housing Compliance of Sawtelle's Interim Control Ordinance

1. Equity Issues of Sawtelle’s Alternative Affordable Housing Community Plan
 2. Review of equitability of WLA 3, as per J. Handal’s request.
 3. **Discussion and possible Motion** to provide meetings with WLA 3 stakeholders in a neutral setting to safeguard against hearsay, personal attacks, accusations from neighbors, prevent misleading information, and discuss various approaches.
 4. Economics of Affordable Housing
 - a) Strategies to make viable large proportions of equitably built affordable housing
 - b) Strategies for housing production that remediates and prevents homelessness
 - (1) Supportive services
 - (2) Community Identity
 - (3) Job Opportunities near transit
 - 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: Economies of Scale for High Land Cost areas
 - 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 to provide starter home opportunities. Starter homes defined by scale versus price range [Courtyards versus condos and impact on attainability].
 - (3) Effect of ground leasing on equalizing nonprofit and for-profit developers in producing affordable housing
- C. Discussion and possible motion on Sawtelle’s Alternative Affordable Housing Community Plan on the WLA Update’s Community Benefits system.
1. Impact of density distribution on community benefits
 2. Finding synergies among community benefits to increase liveability for current and future residents
- D. Request Cap on Waivers for ED1 and Affordable Housing Streamlining Projects [WRAC]: In regard to CF 23-0623, the WLA Sawtelle NC, 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. See ED1 oct 2023 Report Waivers Trends & Habitability – Walkability CPC_2023-5273_Commission_Packet_11.16.23.pdf: https://planning.lacity.gov/plndoc/Staff_Reports/2023/11-16-2023/CPC_2023_5273_Commission_Packet_11.16.23.pdf
 3. Executive Directive 1 Report on trends and waivers and impact on affordable housing
- E. 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 motions 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?
See LA County Motion: Identifying, Supporting, and Serving American Indians and Alaska Natives Who are at Risk of / or experiencing Homelessness (October 15, 2019) calling for a report regarding:
“4. A strategy for improving the availability of AIAN culturally inclusive services which addresses:
 - a. Existing gaps and opportunities in current homelessness resources associated with AIAN at risk of homelessness or who are currently homeless;
 - b. Which best practices in housing AIAN in other Continuum of Cares (CoC) can be implemented within the LAC CoC;
 - c. Which best practices currently utilized in the County among other diverse populations (women, older population, LGBTQ, lessons from the Ad Hoc Committee on Black People Experiencing Homelessness) can be implemented and culturally adapted for AIAN;
 - d. How to identify funding sources for technical assistance and further trainings through the HUD Office of Native American Programs and other relevant organizations; and
 5. An assessment of available property that can be used for potential permanent supportive housing or affordable housing that is culturally inclusive particularly for AIAN.”
<https://file.lacounty.gov/SDSInter/bos/supdocs/141088.pdf>
 - g. How can these needs be addressed through the community plan update’s community benefit system?
- ii. **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-qSHJIKFV-2xl0vN_Zy60xEB7bQ/view?usp=sharing
 - b. 8/2/2023 Board Meeting Agenda (item X.g.2):
https://drive.google.com/file/d/1wJMp4fgS_VMmp2f-A7SzN4KN9ypH7yo4/view?usp=sharing
- vii. West LA Commons Ground Lease Resolution:

<https://drive.google.com/file/d/1LKahGsg8V7DTI8wubnmb3S27KeZQkKVv/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**

1. 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>
2. Latest State Laws including AB 686, SB 1397, SB 9, and Housing Element compliance

and implementation through the Community Plan Update

3. 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
4. **Motion:** Protection of trees along Idaho Ave as critical green resources by limiting density of WLA 4 to 4L.
5. **Motion:** Retaining current density of WLA 5 in line with current development trends.
6. **Discussion and Possible Motion regarding** solutions for our community including underutilized Hybrid Industrial with Green Open Space as a non-residential community benefit.
 - a. **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)
 - b. **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)

7. 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

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

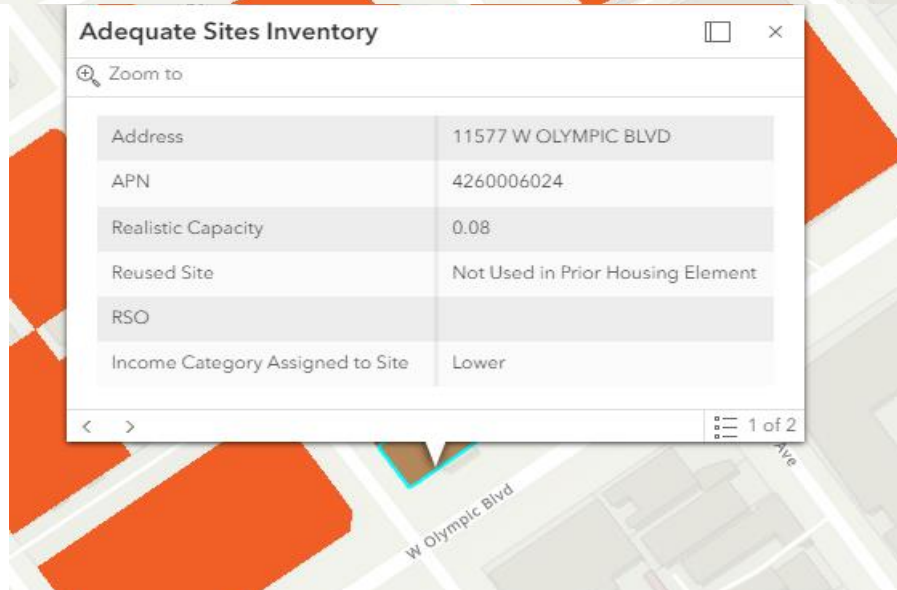
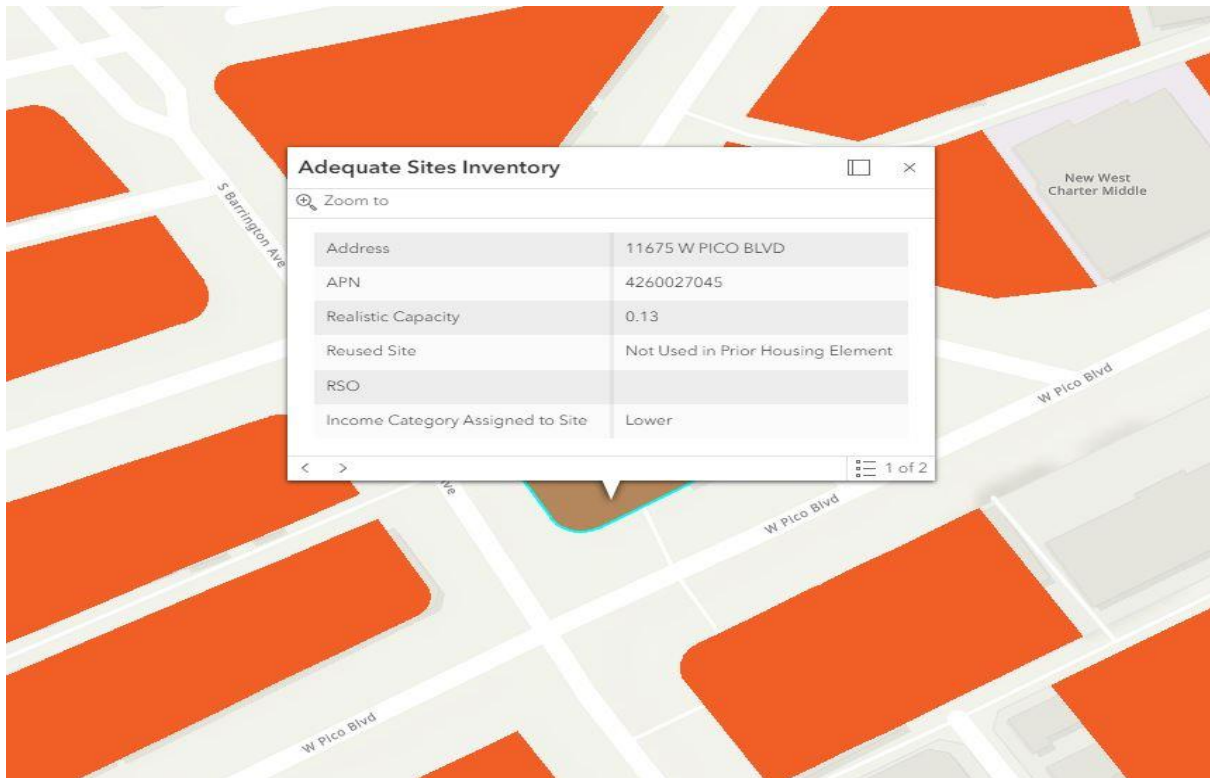
days of receipt of the request, informing them that their request has been received and forwarded to DONE and the City Attorney to determine compliance.

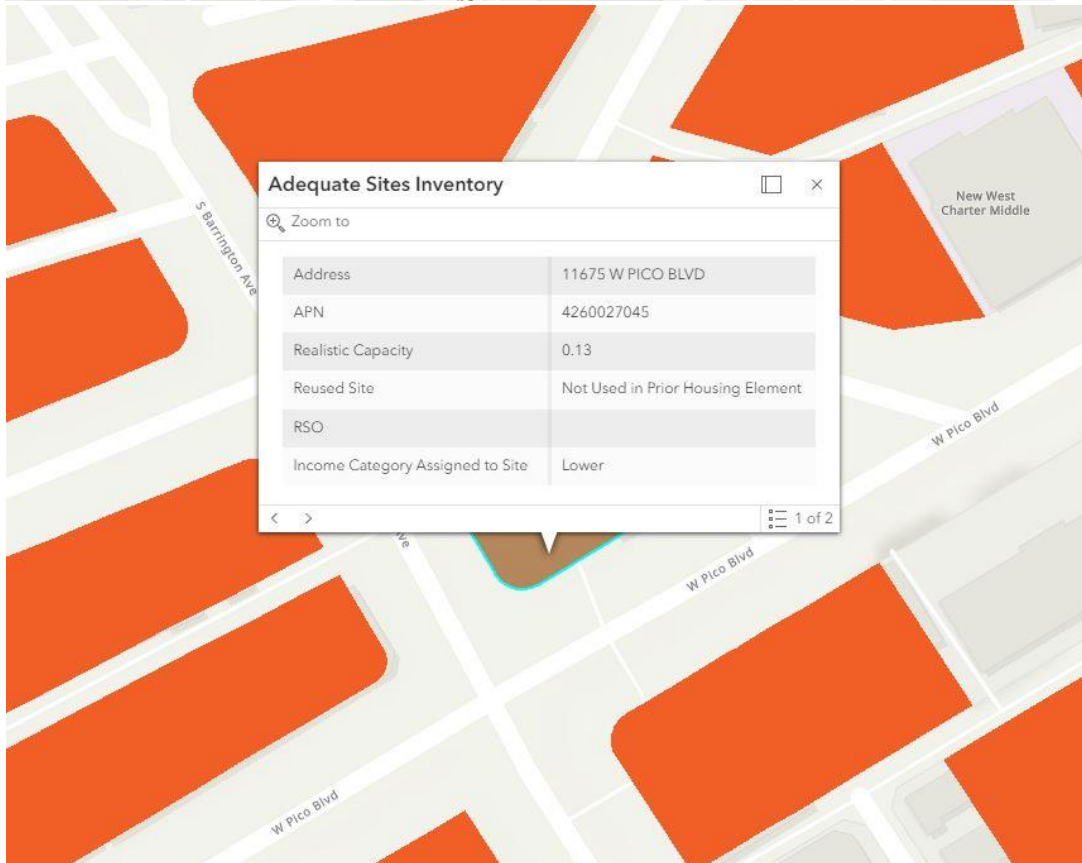
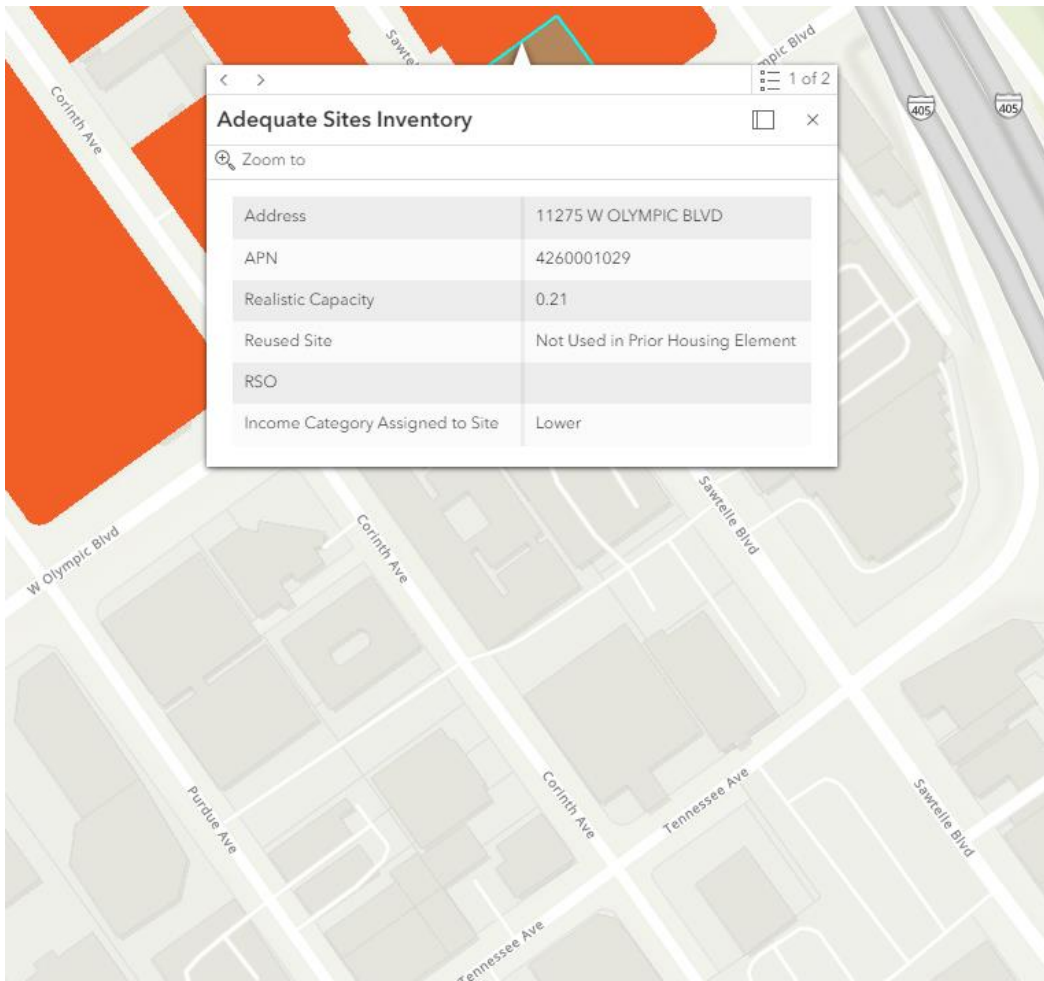
Link: <https://recordsrequest.lacity.org/>

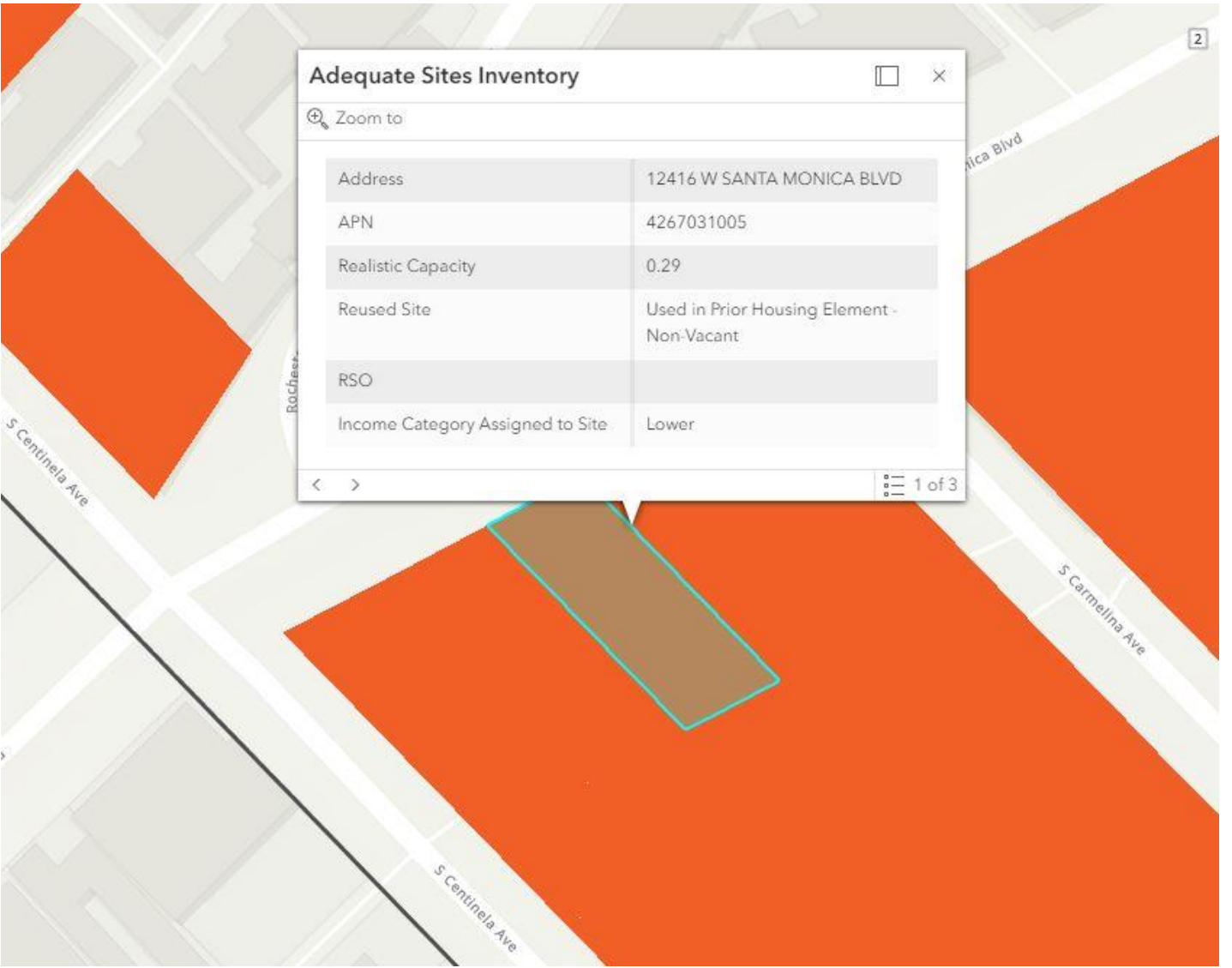
DONE link: <https://empowerla.org/public-records-requests/>

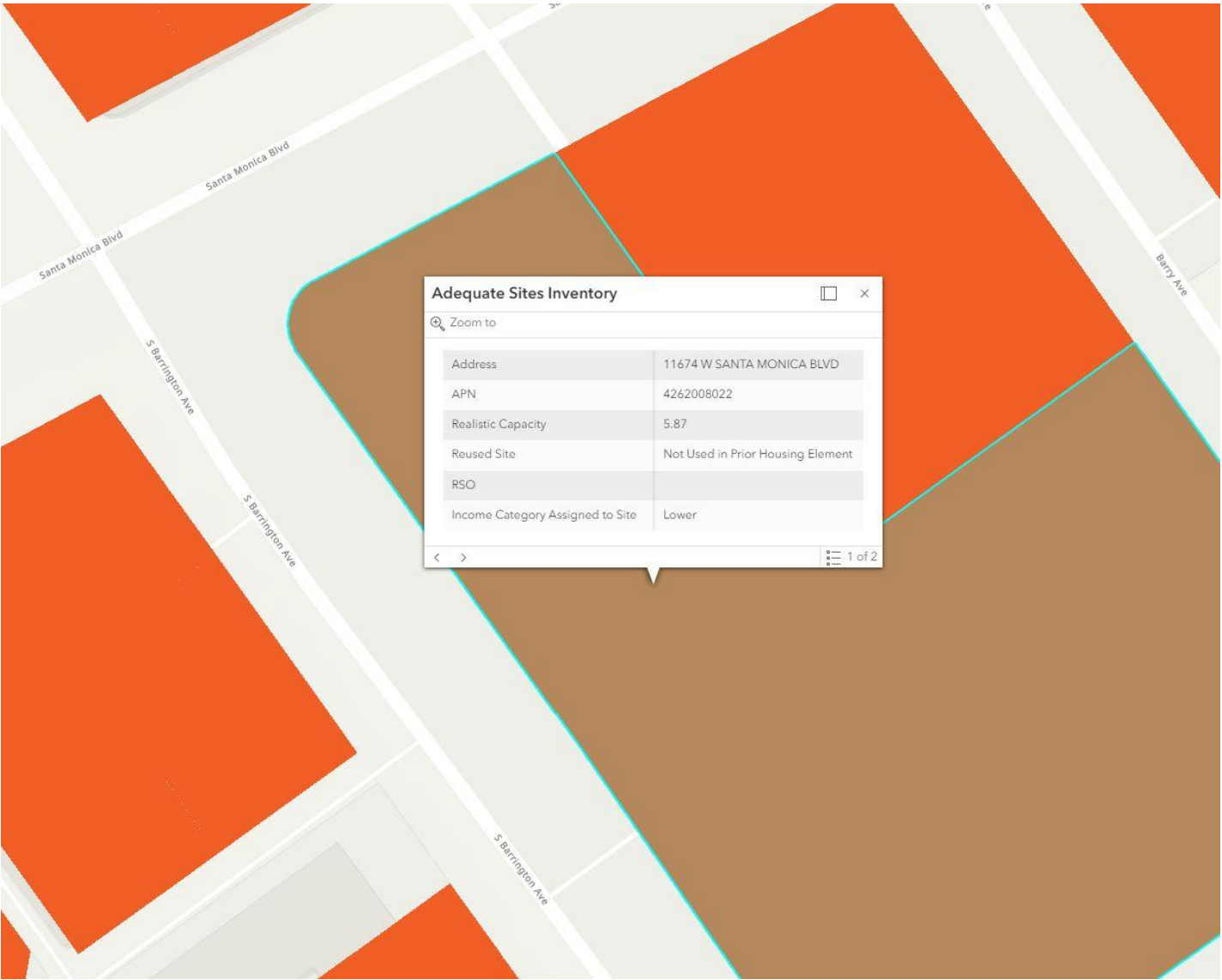
Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.WestLASawtelle.org

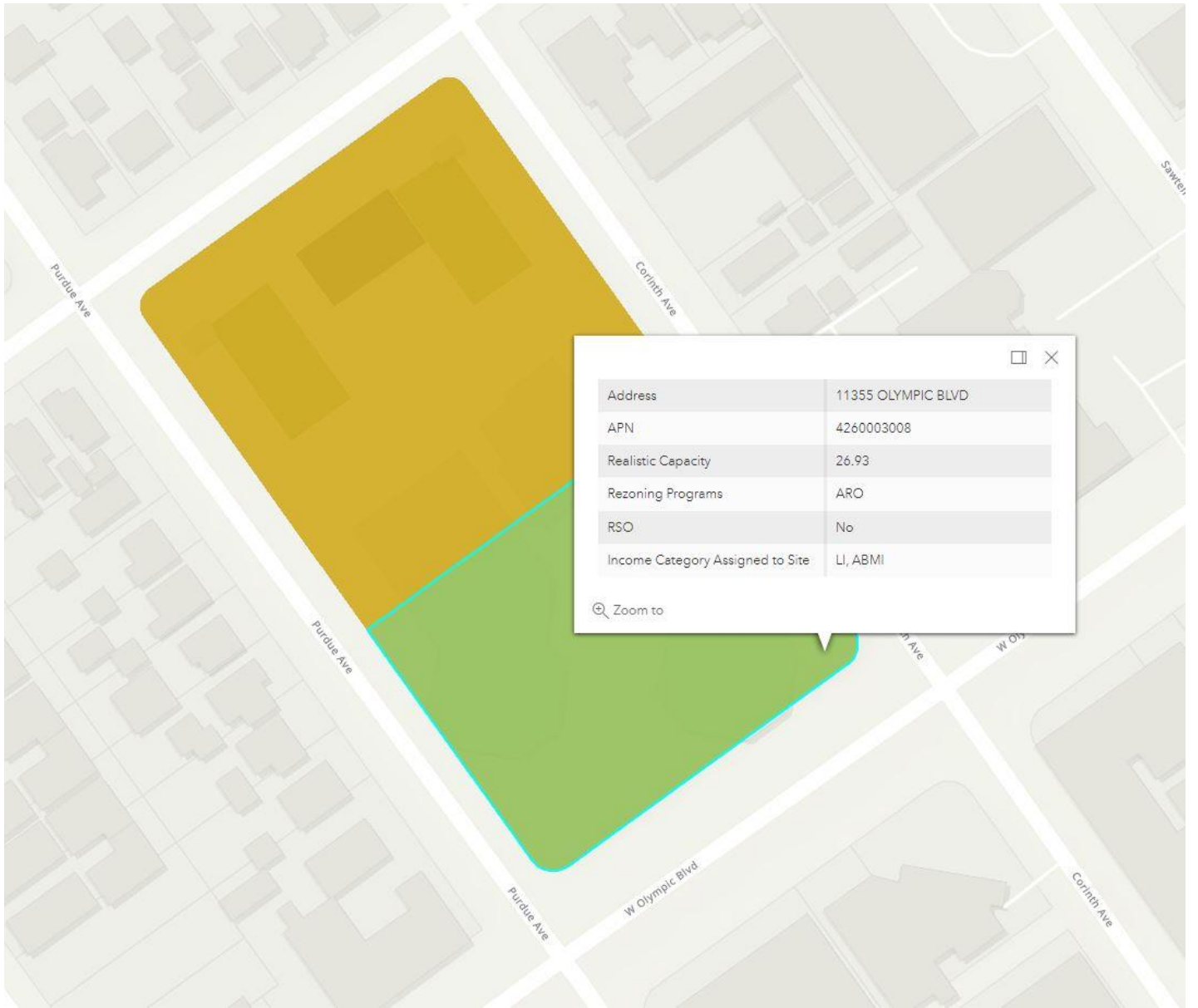
Appendix A

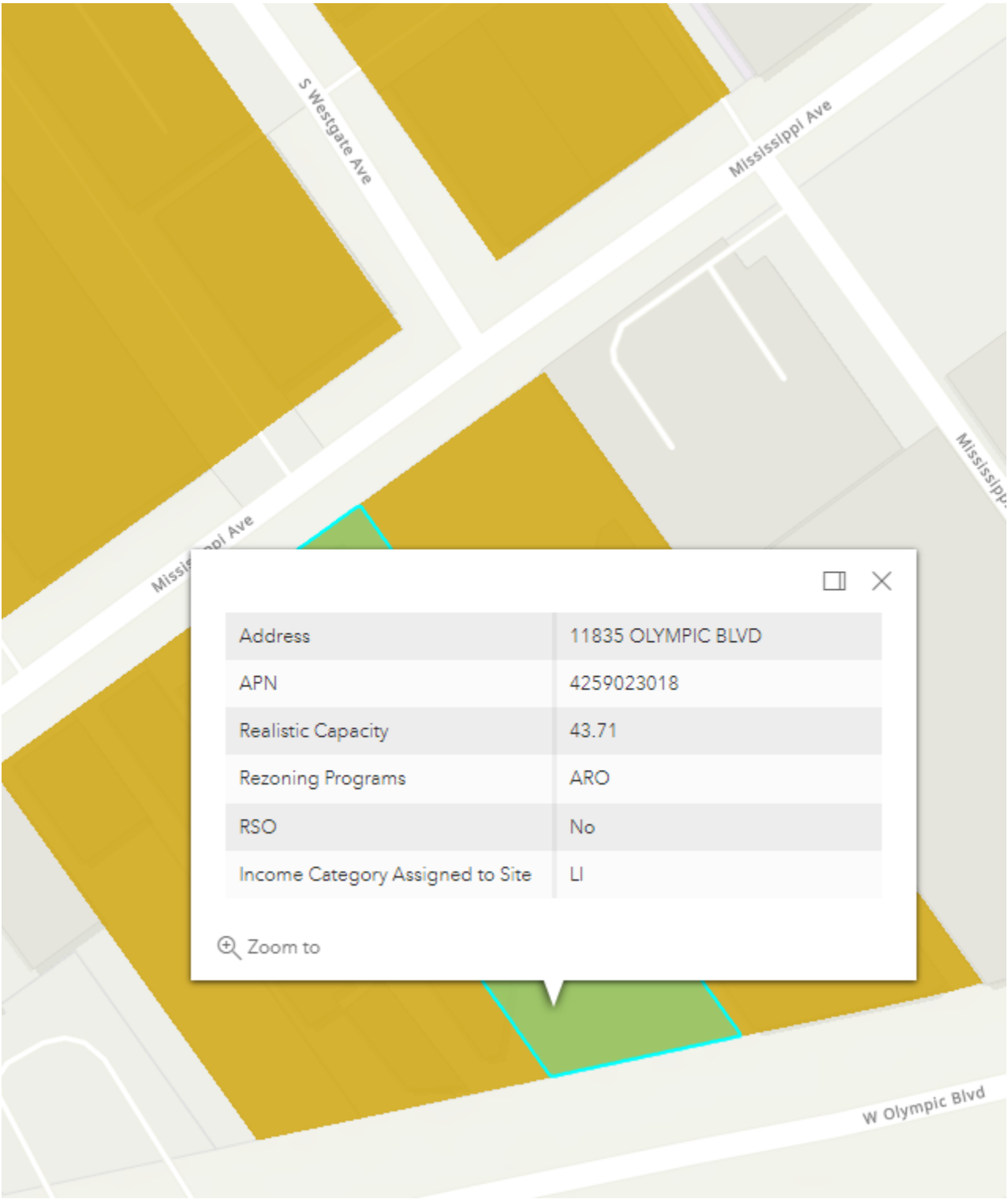












Property Information	
Address	11835 OLYMPIC BLVD
APN	4259023018
Realistic Capacity	43.71
Rezoning Programs	ARO
RSO	No
Income Category Assigned to Site	LI

Zoom to

