



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

WWW.WESTLASAWTELLE.ORG // plum@westlasawtelle.org

MEMBERS: DAVID SWARTZ // JAY HANDAL // VIC PACHECO // RON BEN-YEHUDA // LORI QUON // JAY ROSS // STEVEN KIAZYK

PLANNING & LAND USE MANAGEMENT AND BOARD OF DIRECTORS JOINT REGULAR MEETING

AGENDA

TUES., DEC. 17, 2024

7:00 pm

Stoner Park – Small gym (1845 S. Stoner Ave. Los Angeles, CA 90025)

ONLINE <https://us02web.zoom.us/j/81811639087>

OR 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.

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.

a. Link for meeting documents (agenda, minutes, plans, applications):

<https://drive.google.com/drive/folders/1nUecZ37DjB6keryTHACknc8e7L6N2zh7>

II. MINUTES: Approval of Nov. 2024 meeting.

III. GOVERNMENT/AGENCY PARTNER REPORTS: CD11 - Jeff Khau, Planning Deputy.

IV. GENERAL PUBLIC COMMENT: Non-agenda items (maximum of 90 seconds).

V. EX PARTE COMMUNICATIONS: Members shall disclose.

VI. ADMINISTRATIVE

a. NC Chair to submit new PLUM roster: DONE to notify of training required for all members.

VII. NEW / CURRENT BUSINESS

a. SRO-type residential projects: Concerns with design and operation of small units and common kitchens/ livings areas, often with reduced parking (motions may be considered).

i. 1531 Sawtelle Blvd apartment.

b. 1770 Sawtelle Blvd. mixed-use: Demolition of 1-story commercial building of 3,400 sf (no residences). New construction of 6-story mixed-use building with 32 apartments (2 very low- and 2 moderate-income). 26 parking spaces. Lot coverage 85%. Requirement to widen Sawtelle Blvd. by 3 ft. and widen Nebraska by 3 ft. 7,700 cy of dirt to be exported (700 truck trips). No protected trees to be removed. Zone C2-1VL (limits height to 3 stories).

i. Motions may be considered.

ii. File: CPC-2024-6631-DB-WDI-VHCA, ENV-2024-6632-EAF

iii. Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2024-6631-DB-WDI-VHCA>

iv. Entitlement request: Planning Commission. Because of 4 off-menu incentives and 2 waivers, discretionary approval is required.

1. State incentive: No parking required.

2. State incentive: Density bonus of 50%.

3. Off-menu incentive: Increase height from 3 stories to 6 stories (45 ft to 67 ft).

4. Off-menu incentive: Increase FAR from 1.5 to 3.66.

5. Off-menu incentive: Decrease rear yard from 18 to 5 ft (houses in rear).

6. Off-menu incentive: Decrease north side yard from 9 to 5 ft ().

7. Waiver: Encroach into building line along Sawtelle and along Nebraska (similar to request to reduce setbacks on 2 sides).

8. Waiver: Keep Nebraska at current width, and not widen by 3 ft.

v. Planner: Kyle Winston.

vi. Applicant: Kayvan Naimi, Causeway Ventures, Inc.

vii. Representative: Daniel Ahadian, Nur Development (12/2 invited).

c. 11573 Santa Monica Blvd. (Bonsai Coffee shop): Alcohol permit onsite beer and wine (no sales for offsite). Hours 10am to 10pm.

i. Motions may be considered.

ii. File: ADM-2024-68201-RBPA.

iii. Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ADM-2024-6820-RBPA>

iv. Entitlement request: Administrative.

v. Planner: Lakshmi Gangamreddypalli (213) 978-1394 lakshmi.gangameddypalli@lacity.org .

vi. Applicant: TNYC Ventures LLC.

vii. Representative: Kevin Hufford, ABC Liquor Consultants (11/20 invited).

- d.. 12202-12214 W. Exposition Blvd. apartment: Demolition of 4 1-story houses and new construction of 7-story apartment with 45 units (4 extremely low-income) and 28 parking spaces on a 20,537-sf parcel in R3-1 zone. SB 35 CEQA exemption. 11,000 cy of soil to be exported (1,000 truck trips).
- i. Motions may be considered.
 - ii. File: DIR-2023-8208-TOC-HCA-1A (appeal).
 - iii. Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbe/DIR-2023-8208-TOC-HCA-1A>
 - 1.Original submittal: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbe/DIR-2023-8208-TOC-HCA>
 - iv. Entitlement request: Planning Commission (appeal).
 - 1. Incentives: Decrease side yards by 35% to 6-6 ft. Increase height by 33 ft. from 45 to 78 ft. Decrease open space by 25% from 7,250 to 5,438 sf. Increase FAR 55% to 4.65. Increase density by 80% from 25 to 45 units.
 - v. Planner: Julissa Lopez-Hodoyan. Julissa.Lopez-Hodoyan@LACity.org (213) 978-1172.
 - vi. Applicant: Daniel Pourbaba, 12202 Exposition, LLC.
 - vii. Representative: Aaron Belliston, BMR Enterprises (12/2 invited).
 - viii. Appealant: Jose Alvarez (neighbor).
- e. 2215 S. Wellesley Ave. apartment: No info posted by Planning Dept as of Dec. 2.
- i. Motions may be considered.
 - ii. File: ADM-2024-7367-DB-VHCA-RED1.
 - iii. Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/case/ADM-2024-7367-DB-VHCA-RED1> (nothing posted as of Dec. 2).
 - iv. Entitlement request: Administrative ED1.
 - v. Planner: TBD.
 - vi. Applicant: Lindan Shiao.
 - vii. Representative: Kevin Tsai, Kevin Tsai Architects (no reply as of Dec. 2).

VIII. OLD / CONTINUING BUSINESS

- a. Discussion of PLUM Resolution (Jan. 2023) to recommend approval of new Sidewalk/ Pedestrian Plan for 2 blocks of Sawtelle Blvd. between Olympic and LaGrange.
 - i. Outreach to neighborhood groups.
 - ii. Board has not placed on Agenda.

IX. FUTURE PROJECTS

X. OFFICE HOURS

XI. ANNOUNCEMENTS

XII. **GENERAL PUBLIC COMMENT**: Non-agenda items (maximum of 90 seconds).

XIII. ADJOURNMENT.

Procedures: Multiple motions for an Item may be posted. The committee will vote on which one(s) it supports.

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Stoner Park: 1645 Stoner Ave., Los Angeles, CA 90025
- www.WestLASawtele.org

- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

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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