



WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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

BOARD OF DIRECTORS MEETING

WEDNESDAY, 02.26.2025 7:00 PM

STONER PARK [SMALL GYM]

1835 STONER AVE. CA 90025

OR JOIN ZOOM ONLINE <https://us02web.zoom.us/j/82474769234>
OR DIAL IN VIA TELEPHONE (669) 900-6833 or (833) 548-0282
MEETING ID: 824 7476 9234

Si requiere servicios de traducción, avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Contacte J. Altuner, Secretaria, james@westlasawtelle.org para avisar al Concejo Vecinal.

Persons wishing to address the Board must dial (833) 548-0282, enter 824 7476 9234 and press # to join the meeting. When prompted by the presiding officer, dial *9 or use the Raise Hand option, to address the Board on any agenda item. Comments on agenda items will be heard only when the respective item is being considered.

Comments on matters not on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is a maximum of 90 seconds per speaker.

All agenda items subject to discussion, motion and possible CIS filing.

AGENDA

I. CALL TO ORDER AND BOARD ROLL CALL

	Call to order time		
	PRESENT	ZOOM	ABSENT
JAMES ALTUNER			
RON BEN-YEHUDA			
ALEX CARYOTAKIS			
WALTON CHIU			
TASCHA FOLSOI			
JAY HANDAL			
KENT KAISAKI			
MONICA MEJIA-LAMBERT			
VIC PACHECO			
VINCE PEAGLER			
ALEXANDRA POLIN			
ADRIANE RANSOM			
DAVID SWARTZ			
PIERRE TECON			
DANILO TORRO			
SUBTOTALS			
TOTALS			

II. Approval of the Minutes of February Meeting

A. MOTION: TO APPROVE MINUTES for 01.22.25 <https://tinyurl.com/bdhp4uhb>

Moved	
Seconded	
Opposed	
Abstain	

In favor	
Motion passes	
Motion does not pass	

- III. **GOVERNMENT AGENCY & COMMUNITY PARTNERS REPORT** Secretary will identify who, or who may not be present prior to proceeding
- A. Mayor’s Office (if present)
 - B. CD11 Councilwoman Traci Park’s Office (if present)
 - C. Los Angeles County Updates (Zac Gaidzik, if present)
 - D. Assemblyman Rick Zabur (Sherwin Shamoeil, if present)
 - E. Senator Ben Allen’s Office (if present)
 - F. Congressman Ted Lieu’s Office (if present)
 - G. Department of Neighborhood Empowerment (if present)
 - H. Department of Sanitation (if present)
 - I. Department of Mental Health (if present)
 - J. Public Safety – LAPD + LAFD (SLO, and others if present)
 - K. Stoner Recreation Center (Adria Deliberto, if present)
 - L. Bundy Triangle Committee

IV. **GENERAL PUBLIC COMMENT** Comments from the public on non-agenda items within the Board’s subject matter jurisdiction. Each speaker will be allowed 90 seconds. Emails and letters or announcements received attached to agenda and individuals will be offered time to speak during public comments.

V. **ADMINISTRATIVE**

- A. MOTION: TO APPROVE THE MONTHLY EXPENDITURE REPORT [MER] FOR 01.25
- B. MOTION: TO REQUEST THE CITY TO DELIVER A NEW COPIER FOR WLASNC OFFICE ON A LEASE PROGRAM FOR 2025 FISCAL YEAR. STATUS UPDATE, IF ANY.
(Will not pursue, if this has been resolved prior)

Moved	
Seconded	
Opposed	
Abstain	
In favor	
Motion passes	
Motion does not pass	

VI. **OFFICER’S REPORT**

- A. CHAIR:
 - 1. PALISADES FIRE EMERGENCY FUND
 - 2. NC FARMERS MARKET OUTREACH
- B. VICE CHAIR
- C. SECRETARY – Will provide announcements of emails/public comments and concerns received.

1. In the future, remember to reach out to Adria Deliberto [Stoner Park] adria.deliberto@lacity.org or Carrie Davies [LAPL] cdavies@lapl.org and Ernesto Diaz [Felicia Mahood Senior Center] Ernesto.Diaz@lacity.org and ask any or all of them to post a physical copy of the agenda for your committee meeting ONCE it is approved by DONE at their community bulletin board
2. Update on GOVERNMENT/AGENCY PARTNER REPORTS section (going forward)
3. Olympic Trash Collection Updates – THE BLOCK – Renee Porter and Sawtelle Judo Club’s Jerry Hashimoto have concerns about trash overfill.
4. Grace Hyunh presents on The Grocery Workers Rising Campaign with UFCW 770
5. **Announcement: LA2050 Youth Ambassador Program.** Carla Fuentes, Social Innovation Coordinator at the Goldhirsh Foundation. GRANTS through the [LA2050 Grants Challenge](#). As a part of our 2025 Grants Challenge, we’re excited to share that we’re recruiting our fourth cohort of [LA2050 Youth Ambassadors](#). Looking for Angelenos (ages 14 to 24) who are passionate about making an impact and interested in community engagement and philanthropy to serve as LA2050 Youth Ambassadors: **General Cohort:** Youth Ambassadors will gain foundational training in community outreach, philanthropy, and grantmaking while inspiring others to vote in the Grants Challenge. *(March to May 2025, with an estimated time commitment of 12 total hours.)*
6. **Leadership Cohort:** Youth Ambassador Leaders will meet all the expectations of the General Cohort, and take on additional responsibilities including: mentoring peers, evaluating grant applications, and completing a group project. Youth Ambassador Leaders will receive a \$500 volunteer gift. *(March to August 2025, with an estimated time commitment of 32 total hours.)* General Cohort members will be accepted on a rolling basis; Leadership Cohort applicants must submit by Thursday, February 20th to be considered. [Learn more about the LA2050 Youth Ambassador Program.](#)
7. **Announce: California wildfires have destroyed buildings containing asbestos, potentially releasing toxic fibers into the air and increasing the risk of exposure.** Inhalation of asbestos can lead to health issues. Carlos Quiroz believes that sharing this information on our website could help protect your community members by making them aware of these risks and providing guidance on how to stay safe. Assess interest: Would we be interested in sharing these valuable resources on your website to help raise awareness and potentially prevent asbestos-related illnesses in your community? And should this be referred to committee? (From Carolos Quiroz)
8. This is an older item, that remained on the agenda and will be resolved. “From N. Gibson (Guidance): 1) Agenda formats vary depending on the board. In this context, I recommend removing the "ex parte" section, as it appears that board members may not fully understand its purpose. To align with the intended thought process behind this agenda item, I suggest that any emails identified as "ex parte" be included and discussed under the "Officer Reports" section. Board members may briefly respond to statements made or questions posed by the public during public comment (but no discussion, deliberation or action may be taken on matters brought up during public comment). Board members may ask a question for clarification, make a brief announcement, or make a brief report on their own activities. Board members may take action to direct their secretary (or whomever is in charge of placing items on the agenda) to place a specific matter on the agenda for a

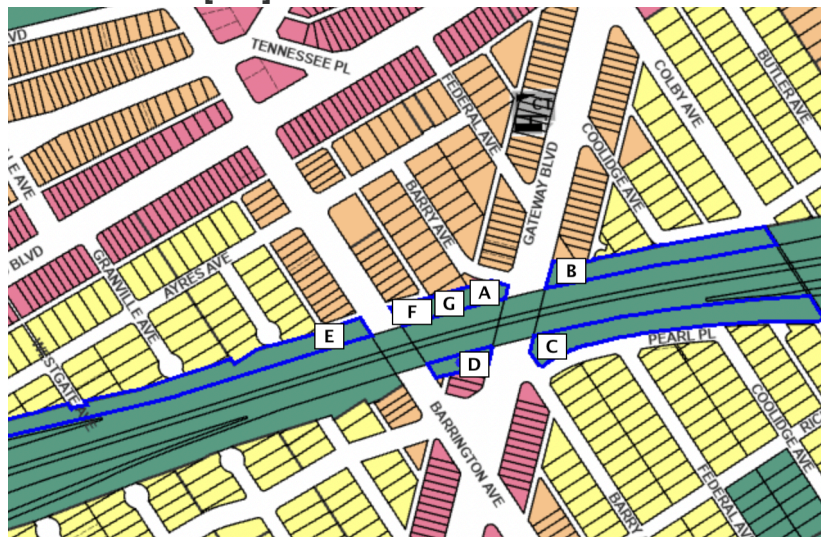
future meeting. This includes the emails and concerns brought about during the meeting. 3) Will follow up to ensure consistent attendance to board meetings and support is provided to your board.

9. From Samantha Moore: Several houses are sitting empty/vacant in our neighborhood. Is it possible to give the owners some incentive to make their prop. available to fire survivors?
10. From Stakeholder TJ - reschedule our Westwood Village Broxton Plaza visit. The goal of the visit was to: Investigate examples of how other communities create more urban green spaces/manage traffic + parking; AND how examples like the Broxton Plaza may apply to our neighborhood. Are there any updates?

D. TREASURER: Review live budget balance documents: <https://tinyurl.com/sfy42afs>

VII. NEW BUSINESS:

- A. MOTION: To request CD11 to access Caltrans properties at the intersections and embankments of the 10 Freeway and Barrington Avenue, and Gateway Avenue, for the purpose of conducting regular cleanups. The February 15 issue of the CD11 Update from Councilwoman Traci Park stated that this access was obtained for the Culver Loop Cleanup to assure regular cleanups. The West LA Sawtelle Neighborhood Council requests that cleanups also be conducted at the above intersections. [VIC]



- B. MOTION: To vote on the Neighborhood Purpose Grant application for Gabrielino-Tongva Springs Foundation. <https://tinyurl.com/p8j9babr>
- C. MOTION: To vote on 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).
1. NC status: PLUM resolution to support project as designed was opposed by the Board in January.
 2. Motion (JR, DS): PLUM opposes the project as designed and requests the addition of 1 large-canopy trees planted at grade in deep soil (so roots and branches can grow outward), and combine some studio units to create some larger family units. Passed 7-0-0.
 3. File: CPC-2024-6631-DB-WDI-VHCA, ENV-2024-6632-EAF

- a) Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/CPC-2024-6631-DB-WDI-VHCA>
 - 4. Entitlement request: Planning Commission. Because of 4 off-menu incentives and 2 waivers, discretionary approval is required.
 - a) State incentive: No parking required. Density bonus of 50%.
 - 5. Off-menu incentives:
 - a) Increase height from 3 stories to 6 stories (45 ft to 67 ft).
 - b) Off-menu incentive: Increase FAR from 1.5 to 3.66.
 - 6. Off-menu incentive: Decrease rear yard from 18 to 5 ft (houses in rear).
 - 7. Off-menu incentive: Decrease north side yard from 9 to 5 ft ().
 - 8. Waivers:
 - a) Encroach into building line along Sawtelle and along Nebraska (similar to request to reduce setbacks on 2 sides).
 - b) Keep Nebraska at current width, and not widen by 3 ft.
 - 9. Applicant: Kayvan Naimi, Causeway Ventures, Inc.
 - 10. Representative: Shahab Ghods, PLUS Architects. Daniel Ahadian, Nur Development.
- D. MOTION: To vote on 2215 S. Wellesley Ave. apartment: Demolition of a 1-story house, and new construction of a 100% affordable co-living apartment of 81 units and 7 stories. No parking is provided. 85% lot coverage. 35,532 sf of building area. 4,087 sf of open space. 21 trees. Zone: R3 (EC).
- a. Motion (JR, JH): The PLUM committee opposes the project, because (passed 7-0-0):
 - i. The area's infrastructure does not support this high-density project, and city should not approve large projects like this until it verifies that infrastructure can handle it, and
 - ii. The design is orders of magnitude taller and larger in massing than all the houses on the block (7 stories vs. 1-2 stories), and has no buffers nor transitional height to mitigate the extremely large massing (except along the front of Wellesley Ave.).
 - iii. We believe that 100% affordable ED1 projects can be designed with better balance, and at least some parking and greenery.
 - iv. We are concerned that the Palisades fire demonstrates this insufficient water, fire and mobility infrastructure.
 - v. We request a revised design that provides some parking, some buffers to the neighboring houses, better and more varied design of the facade, more open space for the 140 expected tenants, and several trees planted in deep soil with enough room for roots and the branches to expand and grow to full maturity (12x12 ft notches in buildings or front and rear yards).
 - vi. We request that residents of this project be prohibited from receiving parking permits, because the tenants are not supposed to own cars.
 - b. File: ADM-2024-7367-DB-VHCA-RED1.
 - i. Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/case/ADM-2024-7367-D-B-VHCA-RED1> (nothing posted as of Dec. 2).
 - ii. Entitlement request: Administrative ED1.
 - c. Base incentives (3):
 - i. Unlimited density
 - ii. Reduced parking (0 spaces)
 - iii. Height increase of 33 ft (3 stories).

- d. Off-Menu incentives:
 - i. 50% reduction in open space to 4,087 sf (8,175 sf required).
 - ii. 10.3% reduction in unit sizes to 314 sf for co-living units (350 sf required).
 - iii. 33.4% reduction in common open space dimension to 10 ft (15 ft dimension required).
 - iv. 50% north side yard reduction to 5 ft (10 ft required).
 - v. 50% south side yard reduction to 5 ft (10 ft required).
 - vi. 46.7% rear yard reduction to 8 ft (15 ft required).
 - vii. 50% reduction of bicycle parking to 32 spaces (from 63 spaces).
- e. Waiver of Development standards: 86.6% FAR increase to 5.61 (maximum of 3.0).
- f. File: ADM-2024-7367-DB-VHCA-RED1.
- g. Entitlement request: Administrative ED1.
- h. Applicant: Lindan Shiao.
- i. Representative: Gary Benjamin, Alchemy Planning, Kevin Tsai, Kevin Tsai Architects.

VIII. COMMITTEE REPORTS:

A. BUDGET + FINANCE

B. COMMUNICATIONS+OUTREACH

- 1. UPDATE: LOGO REFURBISHMENT + BUSINESS CARD PRINTING
- 2. FARMERS MARKET OUTREACH SIGN UP SHEET Reminder

<https://tinyurl.com/25d8a75f>

C. MOBILITY ENVIRONMENTAL [MEC]

D. PLANNING + LAND USE MANAGEMENT (PLUM)

E. HOMELESSNESS & PUBLIC SAFETY:

- 1. Discussion and possible motion re Bundy Triangle to request LAPD and sanitation to clear the sidewalk and sanitize it from the urine, as well as remove all articles from the Ohio portion of the street between Santa Monica Blvd and Bundy Dr.

Moved	
Seconded	
Opposed	
Abstain	
In favor	
Motion passes	
Motion does not pass	

F. AD HOC: NEW WEST CHARTER SCHOOL COMMUNITY [Gary Rosen]

G. AD HOC: WEST LA COMMONS

H. WESTSIDE REGIONAL ALLIANCE OF COUNCILS (WRAC):

- a. MOTION: (WRAC MTC) – CF 24-1151 / Allocation of Revenues from Bus Lane Violation Enforcement Pilot Program: “The _____ NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), opposes the allocation of revenues from the Bus Lane Violation Enforcement Pilot Program to items that are not specifically

related to public transit. We therefore oppose using these funds for “Transportation improvements and temporary staffing related to the 2028 Olympic and Paralympic games.” A \$200 million federal grant is already in the works to help with the proposed use of public buses at the 2028 Games. Council Files: 24-1151 and 21-1224.”

- b. MOTION: (Palms NC – T. Leal, R. Akef, K. Hartman) – Support CF 25-0006-S38: “The _____ NC/CC, a member of the Westside Regional Alliance of Councils (WRAC), supports Council File 25-0006-S38 (Park/Nazarian) and efforts to address shortcomings in water infrastructure procedures exposed during the recent catastrophic fires in our city.”

I. BUSINESS PARTNERING COMMITTEE UPDATE: First Meeting scheduled for this month

J. WLA CIVIC CENTER AD HOC COMMITTEE

- a. MOTION: DEC. 4, 2024 RESOLUTION Passed (KK, PT) - 5-0-0: Invite Planning Deputies from City (CD11, Traci Park) and County (SD2, Lindsey Horvath) offices to next WLASNC Board Meeting to give a detailed report of redevelopment status of the West LA Civic Center:
 - i. Is the West LA Commons development team of Abode Housing and Avalon Bay still involved? Is their Planning submittal and EIR active, or are they on hold?
 - ii. What are the next steps that the City and County are considering?
 - iii. Are the City and County still working together on a joint project? Or will the County pursue a separate project on its land (Courthouse and north and west parking lots)?
 - iv. What new ideas are being discussed for the property?
 - v. How will the City and County stay engaged with the Sawtelle neighborhood while developing new plans for the property?
 - vi. What funding is available for redevelopment of the Civic Center from the City and/or County? Is funding available for short-term projects like fencing, lighting, temporary parks/open space, playgrounds, and renovating / maintaining the bandshell?

Moved	
Seconded	
Opposed	
Abstain	
In favor	
Motion passes	
Motion does not pass	

Minutes submitted by James Altuner (PLACE HOLDER FOR UPCOMING MINUTES-DO NOT DELETE-NOT AN AGENDA ITEM)

IX. OLD/CONTINUING BUSINESS

X. ADJOURNMENT

AMERICAN WITH DISABILITIES ACT: 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.

PUBLIC POSTING OF AGENDA: Neighborhood Council agendas are posted for public review at Stoner Park 1835 Stoner Ave, www.westlasawtelle.org. You can also receive our agendas via email by subscribing to LA City's Early Notification System <https://www.lacity.org/subscriptions>.

PUBLIC COMMENT: 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.

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 Stoner Park 1835 Stoner Ave, via appt, at website: www.westlasawtelle.org, online at <https://tinyurl.com/WLASNC-Board>, or at the meeting. If you want a copy of any record on the agenda, contact James Altuner at: james@westlasawtelle.org.

PUBLIC RECORDS ACT REQUEST: 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.

TELECONFERENCING: In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portanitino) an LA City Council approval on November 1, 2023, The Sawtelle Neighborhood Council will be conducted virtually.

SB 411 UPDATES: If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations.

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting

agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

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
