



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 AGENDA

WEDNESDAY, 05.28.2025 7:00 PM

STONER PARK [SMALL GYM]

1835 STONER AVE. CA 90025

OR JOIN ZOOM <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

1. CALL TO ORDER
2. ROLL CALL Establish quorum - who is present and identify any members on ZOOM.
MINUTE TAKER: PLEASE ENSURE YOU KEEP A TALLY OF ALL VOTES.

WEST LA SAWTELLE NEIGHBORHOOD COUNCIL - TALLY SHEET				
Agenda Item:				
	PRESENT	ABSENT		
ADRIANE RANSOM				
ALEX CARYOTAKIS				
ALEXANDRA POLIN				
DANILO TORRO				
DAVID SWARTZ				
JAMES ALTUNER				
JAY HANDAL				
KENT KAISAKI				
MONICA MEJIA-LAMBERT				
PIERRE TECON				
RON BEN-YEHUDA				
TASCHA FOLOI				
VIC PACHECO				
WALTON CHIU				
VINCE PEAGLER				
TOTALS				

3. MOTION: APPROVE MINUTES from Previous Meeting/s: <https://tinyurl.com/496w332k>
 Voting Outcome: All present voted YES (YAY's -). --- moved; --- seconded. Reminder to ANYONE TAKING MINUTES: For compliance, please ensure a vote Tally is provided for all MOTIONS and all votes (individual votes as well as whole numbers)

WEST LA SAWTELLE NEIGHBORHOOD COUNCIL - TALLY SHEET					
Agenda Item:					
	YES	NO	ABSTAIN	ABSENT	
ADRIANE RANSOM					
ALEX CARYOTAKIS					
ALEXANDRA POLIN					
DANILO TORRO					

DAVID SWARTZ					
JAMES ALTUNER					
JAY HANDAL					
KENT KAISAKI					
MONICA MEJIA-LAMBERT					
PIERRE TECON					
RON BEN-YEHUDA					
TASCHA FOLSOI					
VIC PACHECO					
VINCE PEAGLER					
WALTON CHIU					
TOTAL					

GOVERNMENT/ AGENCY PARTNER REPORTS (as available and if present)

- LAPD + LAFD (SLO & others if present)
- DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT: John Darnell (if present)
- CD11 Councilwoman Traci Park’s Office [Michael Amster] Presented updates
- Mayor’s Office MARIAN ENSLEY West Area Rep from Karen Bass’ office
- LA COUNTY SUPERVISOR
- Possible other speakers, i.e.: LA County (Mandy), Assemblyman Rick Zabur (Sherwin Shamoeil), Senator Ben Allen’s Office, Congressman Ted Lieu’s Office, Department of Neighborhood Empowerment, Department of Sanitation, Department of Mental Health, Stoner Recreation Center (Adria Deliberto)
- **GENERAL PUBLIC COMMENT [NON-AGENDA ITEMS — 90 SECONDS ALLOTTED PER SPEAKER]**

ADMINISTRATIVE

4. **MOTION: MONTHLY EXPENDITURE REPORT April, 2025**

OFFICER’S REPORT

5. **CHAIR:**

- 5.1. BOARD SEAT OPENING. COMMITTEES 2025–26. <https://tinyurl.com/422kb85z>
- 5.2. We want to thank our team for being part of the Kuruvungna and Sawtelle Japantown Children’s Day event.
- 5.3. We want to thank all of our residents and neighbors who showed up at our ED1 Listening Session. We appreciate everyone sharing their view points. We may disagree but it was great to see everyone disagreeing without vilifying others.
- 5.4. 41.48 Signages: Bundy Triangle as an LAMC 41.18 special enforcement zone have been installed as well as under the 405/10 tunnel/Barrington.

6. **VICE CHAIR**

7. **SECRETARY: WILL PROVIDE EMAILS/PUBLIC COMMENT RECEIVED VIA EMAIL**

- 7.1. Presentation Vanessa Bautista, Community Relations Strategist at Best Friends Animal Society in LA - mission is to make Los Angeles a no-kill city by rescuing and advocating for at-risk dogs and cats. We believe strong community partnerships are key to achieving this goal. Discuss how we can work together on animal welfare

- initiatives that align with your neighborhood's goals.
- 7.2. From John Schwada The LA City Council approved establishing RV parking restrictions on those parts of Federal Ave. that are within the city limits. Need Supervisor Horvath to establish similar rules for that segment of Federal Ave. that is within the county's jurisdiction - i.e. most of the eastside of Federal. **SIGNAGE SHOULD BE UP.** From John Schwada: The LA City Council voted 11-4 to approve resolution calling for RV parking restrictions for the segments of Federal Avenue within the city limits from Wilshire Blvd. to Rochester Ave. Our West LA elected representative, Councilwoman Traci Park, told us in writing that once the council approved the resolution, she would make sure the signage would go up "as soon as possible."
 - 7.3. There are two tennis courts at Stoner Park that will be closed for a bit of time. Request to discuss by the chair & Monica Mejia: Update on Pickle Ball courts
 - 7.4. **I-405 Pavement Rehabilitation Project** for the Sepulveda Pass - Update and Caltrans Citizen's Announcement: District 7 would like to extend an invitation to your board members to attend a virtual presentation on the I-405 Pavement Rehabilitation Project on Wednesday, May 28 at 6 p.m. Caltrans has received multiple requests from neighborhood councils and associations for a presentation on this project and wanted to ensure everyone has the opportunity to attend a presentation and have their questions addressed. In order to accommodate the volume of requests, we ask that you submit a list of questions about the project by May 19 at 5 p.m. so the project team can address them at the May 28 meeting. To submit your questions, please email repave.405@dot.ca.gov and include your organization name and May 28 in the subject line. When you register for the meeting, you will receive the meeting link and an invite. Register: <https://cadot.webex.com/weblink/register/59522c6c24182c34126f3437eeee5a1> - For more information about the project, visit the project webpage and list of FAQs **HERE**. Please feel free to share these informational materials with your stakeholders.
 - 7.5. Reminder Steve Lopez LA TIMES ARTICLE: Need a sidewalk fixed in L.A? Get in line. A crew might come by in 10 years, if you're lucky – and what we can do about it. <https://tinyurl.com/56rjjmby>
 - 7.6. The following has come to our attention warranting further discussion and research: **ACTION ALERT ATTENTION NEIGHBORHOOD & COMMUNITY COUNCILS - TELL CITY COUNCIL: NEIGHBORHOOD & COMMUNITY COUNCILS REJECT THE DIGITAL AD KIOSK PROGRAM** and recommendation to **ISSUE A CIS TO OPPOSE CF: 22-1154-S1** Background: On April 11, Councilmember McOsker introduced a [motion](#) (in [CF 22-1154-S1](#)) that proposes to implement an RFP to install hundreds of two-sided, giant smartphone-like advertising screens on public sidewalks in neighborhoods across the City. This program has not been presented to our neighborhood and community councils for input. And it's a bad deal for the City! If interested, please submit a CIS opposing Council File 22-1154-S1 ASAP and also email your comments directly to: Council President; Trade, Travel & Tourism Committee Chair; Budget & Finance Committee Chair; and your Councilmember, with a copy to Coalition for a Beautiful Los Angeles (see email addresses below) and for more information.
 - 7.7. The Board passed a motion put forth by Supervisor Horvath and Chair Barger on the creation of a new department at the County that will consolidate, streamline, and centralize the approach to homeless services. Attached is the letter from the Supervisor that speaks to the formation of this new department, and we will continue to provide updates as the process moves forward.
 - 7.8. Announcement for Sawtelle Run Club – Google and participate (via social media... numerous feeds)

- 7.9. Fellow Board/Committee Members, For information, links to both the Los Angeles City Council and Budget Committee Hearing Meetings are here for informational purposes. Feel free to share it on your website, newsletter and social media. LACCI: <https://www.youtube.com/live/gg47tjwOaA0?si=fhAk2dL50E2BAldz&t=1794> Budget and Finance Committee and Consideration of the Mayor's 2025-2026 Proposed Budget - Budget Hearings - Apr 25, 2025 1:00PM <https://www.youtube.com/live/lixHLCK-AE4?si=07n8JGmdCCBI-zhP> Be informed. Stay informed!
- 7.10. Request/Announcement From Daniel A. Perez Chair, Los Angeles Congress of Neighborhoods Planning Committee: The Neighborhood Councils were established under the City Charter to promote more citizen participation in government and make government more responsive to local need (Charter Section 900). A proposed budget undermines that mission. It is essential that every Neighborhood Council board, board member, committee member, and stakeholder tells the City Council that we refuse to let the City's fiscal mismanagement affect our ability to advocate on behalf of our communities. What you can do: NC Boards: Adopt a CIS for Council File 25-0600 indicating your opposition to the reduction in Neighborhood Council budgets. Individual board members, committee members, and stakeholders: Email your councilmember and call their office to tell them you oppose the Neighborhood Council budget reduction. The next charter reform commission may recommend eliminating the NC system altogether. But I believe in this system. Neighborhood Councils are vital to ensuring transparency, strengthening local relationships, and giving communities real influence in the governance of the second-largest city in the country. Together, we can ensure the NC system continues to thrive.
- 7.11. Phase 2 of the Park Needs Assessment for the City of Los Angeles Department of Recreation and Parks invites you to participate in our second Virtual Interest Group Meeting. This meeting will serve as an opportunity for members of key groups across Los Angeles to receive an update on the Park Needs Assessment status, schedule, and upcoming milestones, as well as learn about what we've heard in the first phase. A focused discussion session will allow all to share insights and ideas that contribute to the development of the Park Needs Assessment.
- 7.12. The Veterans Collective (TVC) has announced it will deliver an additional 250 homes for Veterans and their families and kickstart development of the long-envisioned Town Center on the West LA VA North Campus, thanks to \$105 million in tax-exempt bonds and low-income housing tax credits from the State of California. Supporting our veterans!
- 7.13. Letter from Tascha Folsoi <https://tinyurl.com/322bf2nx>

QUICK ANNOUNCEMENT AND INFORMATION SHARED (as this meeting has passed) Join one of three community meetings sponsored by LA Dept of Public Works: Tuesday, May 13, 2025, 5:30 – 7:30 pm, Ramona Hall Community Center, 4580 N Figueroa Street, Los Angeles, CA 90065

OR

Wednesday, May 14, 2025, 5:30 – 7:30 pm, Virtual Meeting. Use the QR code to join the meeting or bit.ly/LAFloodplainUpdate

Background Every 5 years the City of LA updates its Floodplain Management Plan. The City wants to hear from local stakeholders. We invite you to a community meeting to learn more about your community’s flood risks, and the strategies and actions that the 2025 Floodplain Management Plan can identify to reduce flood risks. A Floodplain Management Plan Steering Committee (SC) composed of local residents, community-based organizations, and governmental staff has been meeting monthly with City staff. *“Through partnerships and inclusive planning, identify, communicate, and reduce flood hazards to equitably protect and improve the health, safety, quality of life, environment, and economy of the City of Los Angeles. Plan for infrastructure resilience in response to climate change.”* – SC’s Mission Statement. SC meetings are open to the public.

Survey if you would like:
https://www.surveymonkey.com/r/LA-FP-2025_EN

- 7.14. Community Resource Center. Are you a new or expecting parent? Join us for our monthly diaper distribution and receive essential items and resources! Call now for more information. All PROGRAMS AT OUR COMMUNITY RESOURCE CENTER will be closed Monday, May 26 in observance of Memorial Day. May 2025 Calendar: For a full list of our classes and events this month, [access our calendar](#).**

TREASURER

8. **UPDATE: LA CITY BUDGET DEFICIT**
9. **UPDATE: Budget Advocates and City budget**

COMMITTEE REPORTS

BYLAWS COMMITTEE

COMMUNICATIONS+OUTREACH (Might have been included in Secretary portion as well)

10. We are finalizing the details around our Anime Series: Infinite ∞ Adventures. We want to thank sponsors of the event [LA Recs & Park, Stoner Park Recreation, LA Public Library]. The screenings will take place outdoor at Stoner Park on:
Friday 07.11, Friday 8PM Ponyo 崖の上のポニョ [G]
Friday 07.18 Friday 8PM My Friend Totoro となりのトトロ [G]
Friday 07.25 Friday 8PM Millennium Actress 千年女優 [PG]
11. We are very excited and look forward to the array of events artist Mercedes Dorame / Los Angeles Nomadic Division [L.A.N.D.] will bring to Kuruvungna this summer, starting in June. This will be the first time the Neighborhood Council is sponsoring a contemporary art project here for the benefit of our entire community through our Neighborhood Purpose Grant [NPG].
12. **UPDATE: LOGO UPDATE WALT** <https://tinyurl.com/3exuvdjb>
13. **UPDATE: ANIME SERIES NPG PACKAGE**

MOBILITY AND ENVIRONMENTAL [MEC] COMMITTEE

14. Information Item - Presentation by Gema Martinez and Joseph Santiago of the Sawtelle Mobility Study and Survey results.
15. 2. Motion (A. Caryotakis 6-0-0) The Mobility and Environment Committee recommends that the Board support the larger goals and efforts in the Landscape and Site Design Ordinance created by the Department of Planning. We request that the City adopt more key recommendations from the Los Angeles Community Forest Advisory Committee and other professionals. Similar motion passed by PLUM committee (7-0-0): a. By revising Section 3.5 Biodiversity and Habitat, the recently updated Landscape and Site Design Ordinance will be improved to create a greener, lusher, healthier environment for residents and wildlife. b. Palms NC passed a similar resolution in Jan. 2025: https://drive.google.com/file/d/1P-MFE1CM_BCLWMF_Y_Z2Whu2M_LcpLP/view c. Mandatory Trees in Open Space Areas This effort to incentivize tree canopy is a good start. However, by requiring applicants to install trees that come in nursery stock sizes of 24-inch-box and up, the City unintentionally incentivizes the planting of non-native species that do not support biodiversity in the local ecosystem because most native species currently are only available in the slightly smaller 15-gallon standard nursery size. Generally, within five years, there is no difference in the canopy size of trees planted from a 24-inch-box or a 15-gallon container, because the smaller trees will acclimate to the site more quickly and grow faster. This section should be revised to allow for 15-gallon container trees to qualify, especially if the species are native to the California Floristic Province. d. Native Plants The ordinance requests 75% native plants for landscaping, but the current biodiversity crisis has pollinator and habitat loss at critical levels. Applicants should not be allowed to plant 25% non-native plants during this crisis. Plants that are not planted to create food or human consumption or a recreational playing field should be 100% native to the California Floristic Province. e. Greening in the Public Realm In the

vines section, there is inconsistency between the order of the scientific and common names of several species on the list. The list should read: Island Morning Glory (*Calystegia macrostegia*), Virgin's Bower (*Clematis ligusticifolia*), Chaparral Honeysuckle (*Lonicera interrupta*), Pink Honeysuckle (*Lonicera hispidula*), California Blackberry (*Rubus ursinus*), Chaparral Clematis (*Clematis lasiantha*). The list then continues with four non-native species we object to incentivizing that should be removed from the list. If the City needs additional native vining options to offer, we suggest: Dutchman's. i. ii. iii. Pipe, California Grape (*Vitis californica*), Desert Wild Grape (*Vitis girdiana*), Chaparral False Bindweed (*Calystegia occidentalis*)

HOMELESSNESS & PUBLIC SAFETY COMMITTEE

16. **UPDATE:** Regarding LAHSA, L.A. County and L.A. City changes

PLUM COMMITTEE

17. **PLANNING AND LAND USE MANAGEMENT COMMITTEE May 21, 2025 Resolution:** The PLUM Committee recommends that the Board support the Restaurant Beverage Program Permit-A (general) for Literati Café at 12081 Wilshire Blvd., and authorize the Chair to submit a Community Impact Statement. Vote: Motion passed (DS, JH): 5-0-0 Summary: The motion supports a new permit for the café, to succeed the previous CUB that was granted in 2015 (10-year term). 2015 approval: ZA-2015-0298-CUB. (2015 approval for 10 years, requires renewal). Plans/application: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2015-298-CUB> . Applicant: Paul Scrivano, Literati Café, LLC. Key Points of Discussion: This permit includes standard conditions, and streamlines alcohol permits in City. <https://mail.google.com/mail/u/1/?ogbl#inbox/FMfcgzQbfLbQvbbPjfPKxxRwMkDnFVCT?projector=1&messagePartId=0.1>
18. **WEST L.A. CIVIC CENTER AD HOC COMMITTEE May 21, 2025 Resolution:** The PLUM Committee recommends that the Board request that the City and County's future development plans follow the plan that the NC supports, and authorize the Chair to submit a Community Impact Statement: i. A public park, preferably on the south portion along Iowa Ave. ii. Apartments and townhouses, with a significant portion as high as 60% of units restricted as affordable (30-60% AMI). 1. 3-4-story townhouses (instead of 8-story apartments) can line Iowa Ave., and the park and open space, similar to New York and San Francisco, and build social equity among neighbors. 2. Townhouses can be sold and provide ownership opportunities; apartments are rentals that don't allow tenants to build equity. i. Adaptive re-use of the courthouse and municipal building, which allows historic preservation. ii Commercial/ educational/ cultural/ athletic uses as part of mixed-use design that will activate Santa Monica Blvd. and the project during the day and evening. **Vote:** Motion passed (KK, TT): 4-0-0. **Key Points of Discussion:** NC should establish a vision, and provide a path for the city, county and developers to follow: <https://mail.google.com/mail/u/1/#inbox/FMfcgzQbfLbRXbKPLCbCgLFblvmGHgKm?projector=1&messagePartId=0.1>
19. **Resolution:** The PLUM Committee recommends that the Board request that the City and/or County develop plan and funding for the following, and authorize the Chair to submit a Community Impact Statement: 1. A temporary park on a portion of the south parking lot with grass (avoid artificial turf), potted plants/trees (native California), benches, picnic tables and playground equipment. 2. A separate dog park (south parking lot). 3. Active open space in the plaza area, such as a playground. **Vote:** Motion passed (KK, TT): 4-0-0. **Key Points of Discussion.** Public parks build society equity as neighbors meet each other. Dog parks are popular (Westwood, Barrington, Lumen building) but not enough. Artificial turf is environmentally damaging – made from plastic/oil, toxic fumes may arise when heated, get hot in summer and burn people, can't be recycled and clogs landfills. <https://mail.google.com/mail/u/1/?ogbl#inbox/FMfcgzQbfLbRXcQsPWfgIGIXjDPNDGzn?projector=1&messagePartId=0.1>
20. **WEST L.A. CIVIC CENTER AD HOC COMMITTEE May 21, 2025= Resolution:** The PLUM

Committee recommends that the Board request that the City and County collaborate directly, and clean up, repair and maintain the site in a first-class, welcoming manner for the residents, and find funding with no excuses, and authorize the Chair to submit a Community Impact Statement: 1. Repair lampposts and add bollards (cars keep crashing into them).2. Steam-clean and wash every week. 3. New landscaping (shrubs in larger planters and curbed medians died) 4. Paint over graffiti within 24 hours (some graffiti was recently painted over). 5. Better secure buildings with fences, cameras, guards, police patrols to prevent trespassing and graffiti (County has a security guard for its Courthouse building and property). 6. Remove homeless camps regularly from parking lots and plaza (LAPD and Sanitation have done this more so in recent weeks). Vote: Motion passed (JR, PT): 4-0-0. Key Points of Discussion: Cleaner, nicer plaza will attract more activity.

21. MOTION: PLUM voted 6-0-0 to recommend that the Board of Directors support the Single-Stairwell Design for apartment buildings, per the following parameters that increase protection from fires. This would eliminate the requirement for 2 stairwells, which provide 2 paths of escape, in case 1 stairwell is blocked or inaccessible during a fire) (S.Kiazky, D.Swartz):

- 21.1. Maximum height of 4-6 stories.
 2. Maximum number of 4-6 units per floor
 3. Maximum distance from unit door to stairwell of 20 ft, maximum distance of 125 ft to farthest corner of unit.
 4. 2-hour stairwells (current code).
 5. Fire sprinklers in units (current code).
 6. Windows should face street, which provides better ladder truck access.
 7. Stairwells shall be pressurized.
 8. Buildings shall be located in high density areas (not suburbs), such as the LA urban core and corridors within 1 mile of fire station (not in high fire zones or hillsides, or served by substandard roads).

Reasons/background:

1. Buildings with only 1 stairwell are cheaper (instead of 2 stairwells, which is the current requirement).
2. No expensive land assemblage is required for smaller buildings.
3. Multiple, smaller buildings like rowhouses can be built (instead of single large massive building that spans an entire block).
4. ADA access is maintained (all buildings taller than 3 stories must have elevators)

22. MOTION: The PLUM Committee voted 3-1-1 to recommend that the Board support the larger goals and efforts in the Landscape and Site Design Ordinance created by the Department of Planning. We request further that the City adopt more key recommendations from the Los Angeles Community Forest Advisory Committee and other professionals.

22.1. Status: Mobility and Environmental Committee to consider:

22.2. By revising Section 3.5 Biodiversity and Habitat, the recently updated Landscape and Site Design Ordinance will be improved to create a greener, lush, healthier environment for residents and wildlife.

22.3. Palms NC passed a similar resolution in Jan. 2025: https://drive.google.com/file/d/1P-MFE1CM_BCLWMF_Y_Z2Whu2M_LcpLP/view

22.4. MANDATORY TREES IN OPEN SPACE AREAS

- 22.4.1. 1 This effort to incentivize tree canopy is a good start. However, by requiring applicants to install trees that come in nursery stock sizes of 24-inch-box and up, the City unintentionally incentivizes the planting of non-native species that do not support biodiversity in the local ecosystem because most native species currently are only available in the slightly smaller 15-gallon standard nursery size. Generally, within five years, there is no difference in the canopy size of trees planted from a 24-inch-box or a 15-gallon container, because the

smaller trees will acclimate to the site more quickly and grow faster. This section should be revised to allow for 15-gallon container trees to qualify, especially if the species are native to the California Floristic Province.

22.5. NATIVE PLANTS

22.5.1. The ordinance requests 75% native plants for landscaping, but the current biodiversity crisis has pollinator and habitat loss at critical levels. Applicants should not be allowed to plant 25% non-native plants during this crisis. Plants that are not planted to create food for human consumption or a recreational playing field should be 100% native to the California Floristic Province.

22.6. GREENING IN THE PUBLIC REALM

22.6.1. In the vines section, there is inconsistency between the order of the scientific and common names of several species on the list.

22.6.2. The list should read: Island Morning Glory (*Calystegia macrostegia*), Virgin's Bower (*Clematis ligusticifolia*), Chaparral Honeysuckle (*Lonicera interrupta*), Pink Honeysuckle (*Lonicera hispidula*), California Blackberry (*Rubus ursinus*), Chaparral Clematis (*Clematis lasiantha*)

22.6.3. The list then continues with four non-native species we object to incentivizing that should be removed from the list. If the City needs additional native vining options to offer, we suggest: Dutchman's Pipe, California Grape (*Vitis californica*), Desert Wild Grape (*Vitis girdiana*), Chaparral False Bindweed (*Calystegia occidentalis*)

23. PLUM voted 6-0-0 (D.Swartz, V.Pacheco) to recommend that the Board supplement its previous approval to support CF24-1128 (Dec. 20 2024 LA City Council motion to study the issue) by adding the following specific solutions for undeveloped properties and vacant buildings . These solutions will prevent properties from languishing as public nuisances, and improve appearance and create uses while in limbo prior to construction or redevelopment.

23.1. **CONTEXT**: West Los Angeles Sawtelle has faced increasing problems with the premature demolition of buildings without immediate redevelopment plans. The resulting vacant lots remain unmaintained, pose safety hazards, and harm the neighborhood's character and livability. We request an amendment to the current demolition permit requirements to ensure that buildings remain in use until redevelopment is imminent, with financial and construction commitments in place.

23.2. **PROBLEM STATEMENT**: In recent years, our neighborhood has seen a significant number of demolitions where buildings are removed, but new development is delayed due to economic downturns, financing issues, or changes in ownership. The impact of these vacant lots includes:

23.2.1. **BLIGHT AND NEIGHBORHOOD DECLINE:**

23.2.1.1. Empty lots become overgrown with weeds and are often used for illegal dumping, leading to unsightly conditions and a decrease in property values.

23.2.1.2. The presence of long-term vacant lots gives an impression of stagnation and neglect, discouraging community engagement and investment.

23.2.2. **PUBLIC SAFETY AND HEALTH HAZARDS:**

23.2.2.1. Unmaintained lots attract pests, including rodents and mosquitoes, increasing health risks to residents.

23.2.2.2. Coyotes and other wildlife have been reported taking shelter in vacant lots, posing a risk to residents and pets.

23.2.2.3. Some lots become gathering places for illicit activities, further diminishing the safety and security of the community.

23.2.3. **LOSS OF AFFORDABLE AND USABLE SPACE:**

23.2.3.1. Many of the demolished buildings were rental properties, small

businesses, or community-serving spaces that contributed to the neighborhood's economy and culture.

23.2.3.1.1. By allowing demolition before financing and construction plans are finalized, we accelerate the displacement of residents and businesses without assurance of timely replacements.

23.3. **PROPOSED SOLUTION:** To address these issues, we propose the following amendments to the current demolition policies:

23.3.1. **REQUIRED PROOF OF FINANCING AND CONSTRUCTION COMMITMENT**

23.3.1.1. Developers and property owners must demonstrate secured funding and a detailed construction timeline before a demolition permit is granted.

23.3.1.2. The project must have received all necessary entitlements, permits, and approvals to proceed with construction immediately after demolition.

23.3.2. **MANDATORY TEMPORARY OCCUPANCY**

23.3.2.1. If a building is structurally sound, property owners should be required to keep it occupied until demolition is necessary for construction to begin.

23.3.2.2. Short-term leasing for residential, commercial, or community use should be incentivized to maintain active, productive use of the property.

23.3.3. **STRICT MAINTENANCE REQUIREMENTS FOR VACANT LOTS**

23.3.3.1. If demolition does occur without immediate construction, property owners must implement strict maintenance measures, including fencing, landscaping, and regular upkeep to prevent hazards and blight.

23.3.3.2. Violations should be subject to fines and potential liens on the property to enforce compliance.

23.4. **PRECEDENTS AND BENEFITS:**

23.4.1. Similar policies have been successfully implemented in other urban areas to prevent long-term land vacancy. Cities like San Francisco and Chicago have strengthened demolition regulations to ensure continued use of properties, leading to more sustainable growth and fewer negative community impacts. Adopting such measures in West Los Angeles Sawtelle would:

23.4.1.1. Preserve neighborhood character and vibrancy by preventing unnecessary displacement.

23.4.1.2. Ensure responsible and timely redevelopment, reducing speculative demolitions.

23.4.1.3. Protect public safety and environmental conditions by eliminating hazards associated with vacant lots.

23.4.1.4. Property tax shall be based on and continued to be paid on the value of the finished property/building, prior to demolition, instead of the lower value of the vacated or demolished property.

24. **MOTION:** PLUM recommends the Board supplement its prior support of CF 24-1128 (Dec. 20, 2024 City Council motion to study this issue) by endorsing the following solutions for undeveloped properties and vacant buildings. Vote: 6-0-0 (D. Swartz, V. Pacheco)

These measures aim to prevent blight, improve neighborhood appearance, and promote interim uses prior to redevelopment.

Background:

West Los Angeles Sawtelle is experiencing increased demolition of buildings without immediate redevelopment plans, resulting in long-term vacant lots that harm safety, livability, and neighborhood character.

Problems Identified:

- 1. Blight and Decline**
 - Vacant lots attract dumping and weeds, lowering property values and discouraging investment.
- 2. Public Safety and Health Hazards**
 - Attracts pests and wildlife, increasing health and safety risks.
 - Becomes a site for illicit activity.
- 3. Loss of Affordable, Usable Space**
 - Demolished structures often included rental housing, small businesses, and community uses.
 - Premature demolition displaces people and services without guaranteed redevelopment.

Proposed Solutions:

- 4. Proof of Financing and Construction Commitment**
 - Require verified funding and approved construction timeline before issuing demolition permits.
 - All entitlements and permits must be secured in advance.
- 5. Mandatory Temporary Occupancy**
 - Structurally sound buildings must remain in use until construction begins.
 - Encourage short-term leases for residential, commercial, or community purposes.
- 6. Strict Vacant Lot Maintenance**
 - Demolished sites must be fenced, landscaped, and regularly maintained.
 - Noncompliance subject to fines or liens.
- 7. Property Tax Incentive**
 - Maintain property tax based on the pre-demolition building value to discourage speculative demolitions.

Precedents & Benefits: Cities like San Francisco and Chicago have adopted similar policies with success. Applying these in West LA Sawtelle will:

- Preserve community character and reduce displacement.
- Discourage speculative demolitions.
- Enhance safety and environmental conditions

WESTSIDE REGIONAL ALLIANCE OF COUNCILS

Motion

(MTC/B. Broide) – Amend LAMC 56.16 – No riding e-bicycles on sidewalks “WLASNC, a member of the Westside Regional Alliance of Councils (WRAC), supports banning all classes of e-bicycles (e-bikes) from riding on a sidewalk or a boardwalk in the City of Los Angeles, to address serious public safety concerns and reports of rising accidents, injuries and deaths from collisions between e-bikes and pedestrians. “To accomplish this objective, WLASNC supports the Los Angeles City Council passing, and the Mayor approving, an ordinance updating Los Angeles Municipal Code Section 56.15. **BICYCLE RIDING – SIDEWALKS** to read (additions in italics/underlined): “1. No person shall ride, operate or use a bicycle, unicycle,

skateboard, cart, wagon, wheelchair, roller skates, or any other device moved exclusively by human power, on a sidewalk, bikeway or boardwalk in a willful or wanton disregard for the safety of persons or property. (Amended by Ord. No. 166,189, Eff. 10/7/90.) No person shall ride, operate or use any class of electric bicycle (e-bike) on a sidewalk or boardwalk in the City of Los Angeles. (Amended by a new Ordinance passed by the LA City Council.) “2. No person shall ride, operate or use a bicycle, electric bicycle (e-bike) or unicycle on Ocean Front Walk between Marine Street and Via Marina within the City of Los Angeles, except that bicycle, electric bicycle (e-bike) or unicycle riding shall be permitted along the bicycle path adjacent to Ocean Front Walk between Marine Street and Washington Boulevard. (Amended by Ord. No. 153,474, Eff. 4/12/80.) (Amended by a new Ordinance passed by the LA City Council.) “3. No person shall operate on a beach bicycle path, or on an area of a beach which is set aside for bicycle, electric bicycle (e-bike) or unicycle use, any bicycle, electric bicycle (e-bike) or tricycle which provides for side-by-side seating thereon or which has affixed thereto any attachment or appendage which protrudes from the side of the bicycle, electric bicycle (e-bike) or tricycle and is used or designed to carry another person or persons thereon. (Amended by a new Ordinance passed by the LA City Council.) “WLASNC further requests that Councilmembers representing WRAC member councils (Park, Yaroslavsky, Hutt and/or Raman) bring a motion in Council requesting amendment of 3 Municipal Code Sec. 56.15 as set forth above.” [last paragraph added as a friendly amendment by C. Spitz, accepted by B. Broide]

b. Motion

(MTC/Carolyn LoBuglio) – Postpone Caltrans Repaving Project on the 405: “ WLASNC, a member of the Westside Regional Alliance of Councils (WRAC), urgently requests that Caltrans delay the I-405 Pavement Rehabilitation Project (<https://dot.ca.gov/caltransnear-me/district-7/district-7-news/d7-caltrans-to-host-meeting-for-the-interstate-405-sepulveda-pass-pavementrehabilitation-project>) until after: “1) All lanes of Pacific Coast Highway are reopened, and “2) All Palisades fire debris removal is complete. “WLASNC believes that this delay is reasonable given that the I-405 Pavement Rehabilitation project is scheduled to take four years, and we ask that Caltrans accommodate this important request. "WLASNC further requests that Councilmembers representing WRAC member councils (Park, Yaroslavsky, Hutt and/or Raman) bring a resolution in Council to effectuate this request on behalf of the City." [last paragraph added as a friendly amendment by C. Spitz, accepted by C. LoBuglio]

c. Motion

(MTC/B. Broide) – Oppose RFP for IKE sidewalk kiosk program: “WLASNC, a member of the Westside Regional Alliance of Councils (WRAC), opposes Council File 22-1154-S1 and the issuance of a Request for Proposals (RFP) for the IKE Smart City LLC interactive digital kiosk program, because it would: “1) allow installation of hundreds of 8 to 9 foot tall two-sided digital advertising kiosks on sidewalks through the City, which WRAC previously opposed in January 2023 (<https://westsidecouncils.com/wp-content/uploads/2022/11/WRAC-Letter-re-IKE-program.pdf>), and “2) directly compete with, and undermine, the success of the City’s Sidewalk and Transit Amenities Program (STAP) and other community benefit programs that the City and its transit riders rely upon to provide much-needed shade, shelter, transit information and public service announcements.”

ADJOURNMENT - Adjourn and record Meeting adjournment time: _____ PM

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