



Representing the historic Sawtelle-Bundy District

Joint Planning & Land Use Management Committee and Board of Directors Meeting

AGENDA: Tues., Oct. 1, 2013 - 7:00 p.m.

West L.A Neighborhood Council Office - WLA Municipal Building
1645 Corinth Ave. - West L.A., CA 90025 (Entrance by ramp on west side opposite Court House)

The public is requested to fill out a speaker card to address the Committee on any item on the agenda. Comments from the public on agenda items will be heard when that item is being considered. Comments from the public on matters not on the agenda but within the Committee's subject matter jurisdiction, will be heard during Public Comments. Public Comment is limited to two minutes per speaker, unless waived by the presiding officer of the Committee.

Per Title II of the Americans with Disabilities Act, the WLANC does not discriminate on the basis of disabilities and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language, interpreters, assisted listening devices or other auxiliary aids and/or services may be provided upon request at least 72 hours prior to the meeting. Call (323) 224-2316.

Project information and plans can be downloaded at www.WLANC.com - PLUM – Important Docs.

http://www.wlanc.com/important_docs.php?cid=1

Contact Jay Ross if you want any of the below documents emailed to you, or I can photocopy them and meet you at the WLANC office: (310) 979-9255 or Ross_Jay@Hotmail.com. Documents cannot be attached to this email because they are too many MBs and will clog stakeholders' email inboxes.

PLUM may make recommendations or otherwise take action on any item on the agenda.

*** Board of Directors may take action on this item on the agenda.**

1. 7:00 pm: Call to order.
2. 7:00 pm: Public comment.
3. 7:05 pm: Government reports: CD11, Mayor, County of L.A., State of California.
4. * 7:10 pm: New West Charter School: Review of CUP renewal and proposed additional Condition of Approval
 - a. **Board may take action and vote on this item.**
5. 8:30 pm: 1947 S. Sawtelle (YMCA site): Proposal for subdivision of 1 lot into 4 lots. AA-2013-2709-PMLA, ENV-2013-2710-CE. Demolition of existing 3-level YMCA building and new construction of TBD.
 - a. Representative: Eric Lieberman, QES.
6. 8:45 pm: Consolidation of Planning Dept. and Building & Safety Dept.
7. 9:00 pm: 11421 W. Olympic Blvd.: Update of ad hoc committee meeting. No presentation by developer, who is revising plan and will present at Nov. 5 meeting.
 - a. Demolition of Goodwill Donation Center modular and new construction of mixed-use of 6 levels with 88 units (density bonus to include 7 affordable units) and 6,100 sf of retail/restaurant. Discretionary approvals include Zone Change from C2 to RAS4. No eviction of residential tenants. CPC-2013-1739-ZC-DB-SPR; ENV-2013-1740-EAF.

- b. Developer's representative: Kristen Lonner, Burns & Bouchard.
 - c. Developer/applicant: Peter Wilson, Daniel Saparzadeh, Hypericum Co.
 - d. Planning submittal/plans are posted as "Project Olympic11421..." at http://www.wlanc.com/important_docs.php?cid=1
8. West L.A. Community Plan: Committee to implement development of stakeholders' Community Plan update.
 9. Updates:
 - a. 11754 W. Idaho/ 1601 S. Stoner Ave.: Sept. 17 City PLUM denied re-appeal by developer, and Sept. 24 Council denied re-appeal by developer.
 10. Approval of minutes (Aug. and Sept. meetings).
 - a. Draft minutes (may not yet be available): <http://www.wlanc.com/minutes.php?cid=1>
 11. BOD approvals at Sept. 25 meeting:
 - a. 1509-1515 S. Colby Ave.: Oppose demolition of 4 2-story apartments and design as proposed. Recommend design alternative of a building of 4 levels with substantial setbacks on the 4th level and 2 courtyards with 6,000 sf of open space and added guest parking, which still achieves the desired density of 45 units (by providing 45,000 sf of floor area for designing 2-bedroom units at 1,000 sf each). The base design that will conform to the character of the community is a 3-level building with 3rd-level setbacks, and the size can be increased to 4 levels with 4th-level setbacks, per SB1818 affordable housing requirements.
 - b. 1509-1515 S. Colby Ave.: File a complaint with the City Attorney for a fraudulent Planning Dept. application from Wiseman Development for 1509-1515 S. Colby Ave., and request that the Planning Dept. void the current application and require a new application to be submitted, because units are incorrectly listed as "vacant" and are currently occupied by tenants. All Planning Dept., Building & Safety Dept. and Bureau of Engineering permits based on this application should be revoked and re-filed when corrected. L.A. Housing Dept. and City should investigate possibly fraudulent "waivers of relocation payments" that Wiseman Development is requesting that new tenants sign. These waivers may not be executed until a Tract Map is submitted to the Planning Dept., and the Planning Dept. stated that no such Tract Maps have been submitted.
 - c. 1217-1233 S. Westgate Ave.: Design changes and limit height to 4 levels.
 - d. Request that CD11 request an audit of L.A. Housing Dept. and list of all affordable housing density bonus units and all newly-constructed rent-control units since 2000.
 - e. Request that CD11 request of schedule for installation of parking meters on Santa Monica Blvd., west of Bundy Ave., in order to provide more patron turnover for small business that lost parking when IHOP opened.
 - f. Support nomination of Sharon Commins of Mar Vista for citizens advisory committee for Re:Code L.A., which will revise the city's Zoning Code.
 12. Ongoing business
 - a. L.A. Congress of Neighborhood Councils: Sat., Sept. 28, 7:45 am to 4:00 pm, City Hall <http://www.nccongressla.com/> .
 - b. WRAC LUPC: Report (next mtg.-1st Sun., Oct. 6, 9:00-10:30 am).

- c. PlanCheckNC: Report (next mtg.-2nd Sat., Sept. 12, 10:00-12:00 pm).
- d. Next meeting: Tue., Nov. 5, 2013 - Request for agenda items.
- 13. Public comment.
- 14. Member comments and/or other new business.

ATTACHMENTS (see next page):

- 1. Public notices: None.
- 2. PLUM Resolution - New West School (Sept. 3, 2013).
- 3. Report: Consolidation of Planning Dept. and Building & Safety Dept.

PLUM Chair: Al Casas - ACasas@WLANC.com

PLUM Asst. Chair: Jay Ross (310) 979-9255 - Ross_Jay@Hotmail.com

PLUM resolutions and reports:

To: Jay Handal, Chair, Board of Directors

Fr: Al Casas, Chair

Date: Sept. 3, 2013

Re: Resolution: Opposition to CUP renewal for New West School and list of Conditions to be added at renewal hearing

This resolution is only a recommendation from the PLUM Committee, and it will be considered by the Board of Directors for a final decision on Sept. 25.

Resolution: PLUM voted, 5-0, to recommend that the BOD oppose the CUP renewal for New West Charter School, and request the following Conditions be added.

- 1. A financial penalty will be imposed on the school for violations of the Traffic Management and Monitoring (TMMP) Program. Each violation shall be \$200. If there are two violations in one year, then the penalty will be an enrollment reduction imposed on the following semester.
- 2. The following conditions are to be imposed under the TMMP:
 - a. Quarterly traffic surveys will be conducted during the school year, for a 10-year period.
 - b. Students will not be allowed to drive themselves to school.
 - c. All cars (including those used by parents, students, teachers and staff) will enter the school only from Bundy Dr. onto Missouri Ave. and turn right into the driveway entrance.
 - d. All cars will exit onto Armacost Ave. and turn right only.
 - e. Cars exiting onto Armacost Ave. must turn right only. A “no left turn” sign shall be installed.
 - f. Real-time cameras will be installed at the driveway entrance and exit to confirm carpooling and right-turn only requirements.
 - g. Volunteer monitors will be placed at the driveway entrance and exit to confirm carpooling and right-turn only requirements.
 - h. Pick-up and drop-off of students within the neighborhood is prohibited, except for off-street lots designated in the traffic plan.

3. No more than four night activities at the school will be allowed. These events will terminate so that all attendees are off campus by 10:00 pm.
4. Students cannot go off campus for lunch.
5. The school may not apply for new permits to utilize Stoner Park.
6. The school will implement parent contracts regarding all students, which will bind them to the TMMP and Planning conditions, and these additional conditions listed here. Contract shall be given to the City Council District #11 office and the West L.A. Neighborhood Council.
7. The school will pay necessary fees to institute a permit parking district for the residential area adjacent to the school.
8. Any CUP will be reviewed, with full notice to the WLANC and surrounding properties within 1,000 ft. from the school, and with public hearings every year for five years. A hearing shall be held after the 5th year to determine dates of future hearings.
9. Violation of these conditions will result in an enrollment reduction.
10. No vehicles will be used to transport students to daytime offsite activities within the West L.A. area.
11. No deliveries to the school shall occur prior to 8:00 am and after 4:00 pm.
12. The school shall establish and maintain a monthly community meeting to include the community, WLANC and CD11.

Findings and justification:

1. School has consistently violated operational terms of CUP and COO.

Submitted for your consideration,

Al Casas, Chair

**Report: Proposed consolidation of Planning Dept. and Building & Safety Dept.
Council file 13-0046**

Report: PLUM may consider the proposed consolidation of the Planning Dept. and Building & Safety Dept.

Facts and background:

1. On Sept. 17, Council was scheduled to consider delaying consolidation, and wait until the completion of a report that will offer other solutions (i.e. revise best practices, other realignment options). It also will stop all current analysis and actions on consolidation until the next fiscal year (Jun. 2014).
 - a. The quick scheduling of the motion gives little time to stakeholders to review. It was waived out of committees and forwarded to Council quickly.
2. Council previously approved the consolidation on May 29, 2013, along with DOT, BOE and Fire.
 - a. A management firm was hired to implement the decision and do outreach to stakeholders to determine new best practices and regulations. Draft report is due on Sept. 23.

- b. Fee to consultant is \$850,000.
3. General Managers of both departments recommended consolidation in a joint report of Apr. 5, 2013. The goals are to:
 - a. Streamline development services.
 - b. Eliminate inconsistent zoning interpretations (B&S does not follow the Community Plan, but Planning sometimes does).
 - c. Increase transparency (stakeholders can get more information and earlier).
 - d. Improve customer service (one point of contact for stakeholders).
 - e. Reduce the number of staff who review projects.
4. Stakeholders do not wish for the draft report to be delayed.
5. Building and Safety Dept. union and staff oppose consolidation, in general, and fear that it will reduce their power/authority.
6. Some stakeholders disprove of the motion and the delay:
 - a. All parties will benefit. Developers will get clear instructions on what they can build and a less complex process, and residents will get information on projects more quickly and have more responsive staff.
 - b. The motion wastes time and money. The report is ready to issue and includes items request in the new motion. The motion to delay would require a new RFP and expenditure of more funds to do possibly duplicative work.
 - c. Most concerns are from the union and staff of B&S only. A policy that benefits the entire city is more important than a single group.
 - d. Many city departments operate as “silos” with insufficient communication and collaboration. A single consolidated department may improve this dysfunction.
7. What will happen with the consolidated department:
 - a. Increase communication between permit and case tracking systems and staff, and reduce the problems called by provincial departments (“silo” problem). Easier to track permits of new buildings, and no new surprises of new buildings coming out of nowhere.
 - b. Eliminate ability of developers to “shop” for answers from different staff in different departments, who communicate ineffectively, and get approval for the biggest possible project.
 - c. A clearer process in one department, instead of jumping around between staff in different departments, who communicate poorly.
 - d. B&S’s code enforcement and Planning’s condition compliance will be combined, so violations will be easier to monitor and prosecute. Inspectors will train with and work with planners, to ensure conditions are understood and properly monitored.
8. Notes: Planning Dept. has recently created a Condition Compliance Unit, to review cases and their CUPs and other conditions of approval.
 - a. The CCU is collaborating with the State’s Alcohol Board of Control to ensure that all city planning and building requirements are done before an alcohol permit is issued (this did not happen before).
 - b. Funding for this unit could be through a fee on new developments, instead of the General Fund.