1. Call to Order (1 minute)
7:20pm start
Roll Call: Present: Haggai Mazler, Jian Kerendian, Don, Rosie, Xochitl, Aric

2. Public Comment for Items Not on the Agenda (2 minutes)
Stakeholder: Completed requirements for compliance, but one requirement requires city community approval. No information or reference, I went to the FB page. No one knows how it’s done for the city.
Board Chair: It’s design for sweets and no meats. Have you tried to get approval from City Planning?
Board member: Contact Van Nuys Planning Department via 311.
Board Chair: We will try to help you.

3. Approval of Past Minutes (2 minutes)
Board member: I have issues with the minutes.
Rosie: We have no comments from Wholefoods- cross walk, loading dock area, no change to cue conditions – had 60 affordable units, check the correct number.
Board Member: There were minutes then, but were not transcribed.
Ezra: Will follow up on item.
Vote: Minutes tabled to the next meeting.
4. Comments from Government Representatives (3 minutes)
None.

• Revised project presented by Zachary Andrews of three 6ixty
  Board Chair: Hag abstains, and will recuse himself. He is not on board. So it is his choice.
  Dana Sales: Represents the corner of side conditions Colby, Pico, Exposition and Gateway.
  There is an auto body shop there now. They held an open house on the site. Over the summer
  convene a focus group. We have brought feedback from the neighbors. In the in the spring was
  1,000 square feet, 172 parking, 5 stories, 3 driving entrances. The primary entrance of the project
  is on Colby. The neighbors expressed concern. The Fantasy Island neighbor. There will be a gate
  for the protection of neighbors - gated section on Colby. The original project had retail, a Zen
  garden in the back. , 654 feet of commercial. We asked for a waiver for height requirement 2
  have 5 stories. There was concern that this pushes building to Butler, and provides open space.
  We were asked to redesign to push back from the neighbors. There is concern the building is too
  large, too high, needs more affordable housing in project, privacy issues, #1 concern is parking.
  The new version reduced the height, added 4 additional affordable housing units, 2 story down,
  open space in alley, eliminated entrance on Colby, illuminated the commercial use, along
  gateway replace win/ live/work unit, and increase residential parking. The project has been
  vetted with a focus group of neighbors, still has 129 units, oriented along driveway, live-work on
  ground floor, corner lobby, gym, enter side from Butler street, 2 story down house element,
  merge the alley,
  last floor two opened space areas oriented downwards gateway, illuminated looking in two NC
  yard.
  Chair: Open space is 4 stories?
  Dana: It is a 3 story apt building / distance from property line 50 ft., 150 ft. of separation from
  the closes house, also did rendering from alley
  David, architect: We completely redesigned from garage up. We had a meeting with the
  neighbors, project 20% smaller, took alley from Pico. Fourth floor is 40% smaller than the
  original, moved all retail, removed all parking on ground floor, 12k disappeared, all mass on
  Gateway – 4 units /left a hammerhead, so couple can turn around their truck, Repeated element,
  and use material people liked. Colby/Butler alley rendering – goes behind homes on west side of
  Butler – garages don’t’ open towards alley. The other two have alley access. We replaced gates
  and will give keys to everyone. We merge alley that runs thru site. Off menu, 2 permit 5 stories
  in commercial zone. The board was vocal about affordable housing, keep everything within the
  box. We are 2.2 instead of 3, 5 stories requested on Gateway - the owners of the property own
  the site for 50 years. It is important for them to do the best that they could. We are asking for
  support from the board.

Public Comment
Jay Ross: Looks like a good compromise, roof deck to a smaller size, remove buildings, great to have less parking - what kind of building materials?

Michael: Neighbors to Southwest – Mar Vista. The way we did it in Mar Vista, they will layout informally and get input from the neighbors and get input from the neighbors. I have an apartment building a few 100 feet from this building. Before you give away the alley which is essential for police and fire. Why don’t we partner up and give 50% and 20% seniors? Too large, 14% for low income is not enough to give up alley.

Farzad: I’m an architect. I live in the first single family dwelling on Colby. I have issues with this massive project. It is a big real estate loss for me. I would like to see a reduction of units - height is too much. The building must be lowered. No benefit from giving up alley. It’s a good place for homeless to sleep. Don’t like the fact that people will be using live-work space, and there will be too many people parking in front of his house.

Chair: Butler will remain closed?

Stakeholder: They are bad neighbors now. I can’t see how they will be later. It is not conducive to a family environment. I have a 2 bed home. Who are the responsible parties? Only got info 6 days ago. The parking is inadequate – will push people to park on his side of the street. The work live space in inadequate. If their low income will still turn into a party.

Lori Quinn: We could not turn onto Purdue. She walks a lot and almost gets hit - put blinking lights on Gateway and Pico. There is an extra turn onto Pico – cars drive by very fast.

Stakeholder: What’s changed? 15% low income, total apartments are 129.

Dana (project manager): We had many workshops with the neighbors. One goal was to design outdoor space for a café. The presence of commercial space created problems – more parking, needed more space. We redesigned corner with a plaza, keeping a commercial design element at the intersection of 3 major boulevards – Pico, Colby, and Gateway. We reduced the building’s size, reduced square footage, added more affordable units – 2 bedroom townhomes.

Board Comments
Kay: Are you taking advantage of bicycles?
Dana: We are taking no bicycle reduction.
Kay: On hammer head – ground
Dana: Alley only used by property – gated on Butler side. We will remove alley used by auto body shop.
Kay: Have you spoken to Fire Department?
Dana: Yes, we have - go to hammerhead – to decorate gates added change to present gate, live access for DWP / Fire Department served from Colby
Kay: Transition height?
Dana: First 50 feet no building can’t pass 25 feet / 22 feet townhouses with private gardens. 2nd 50feet can’t exceed 44 feet
Kay: Why not consult with the neighbors, and redraft the two separate buildings?
dir.: $45,000 and 4 units, $70,000 and 5 units.
Don: What’s the number of guess parking places?
Dana: will find that out.
Don: Issue of pedestrian crossing – good some kind of mediation for pedestrians
Dana: Was at West LA DOT, providing blinking cross walk on Exposition, talking about pedestrian safety. DOT wanted parking on Gateway. We need to have visibility mirrors.
Don: Live / work space – keeps cars of site.
Dana: There are 65 studios, and 66 one bedroom apartments.
Don: What kind of exterior finish?
David: Concrete / bass.
Board member: The rear balconies and the area to the east is very dense. Do something about stepping down on the fifth floor.
Dana: Three stories - those units will peer through own townhouses part of building.
Don: Closing the alley doesn’t make a better project.
Chair: Parking – permit parking / permit parking for 2 hours?
Dana: None can apply for permit parking.
Stakeholder: The bleed into Pearl and Coolidge, in ten years it will extend to Pearl and Coolidge.
Chair: What is the crossing on Colby?
Dana: No PED crossing on Colby. The main crossing is on Exposition.
Chair: You are talking about DOT about improvement on Exposition.
Dana: We are looking rework PEDS access on Exposition. They will not force us to have a driveway on Gateway. Three major streets are not residential. It’s a lengthy process.
Chair: What kind of screening are you proposing on the fourth floor?
Dana: Sheet of fifth floor – proposing a planter hedge around the area. A larger screening around the townhouses/ conceptual for now / illuminated active uses in building.
Chair: How many trees are good for screening / something opaque / allies – you will do improvement to the alley where residences are?
Dana: No, it’s off site.
Chair: The problem I have is what are the benefits to the community and neighbors? Can communities get something – maintaining access to those allies is something.
Rosie: Where will you have parking?
Dana: Butler is the alley way – will enter / closing driveway on Gateway and Colby.
Rosie – What other alleyways?
Dana: Between auto body shop – where autos park from the shop’s part of the property.  We will have townhomes there.
Rosie: These are two different zones. You will combine both / building is higher than 45 feet. Now rising to do 55 feet. The traffic is very dangerous on Gateway. Both lanes turn right. If you have cars entering on Gateway. It’s very messy. This project is too big. There is a three story apartment building on Colby - come down to Gateway. I don’t approve this project.
Dana: We would like to move process along.
Rosie: Have you applied to CPC? One hearing in board member - will not have a CPC hearing.
Don: We will give conditional approval based on DOT – something to cutoff.

Chair: Moves to approve with conditions, define screening, meeting with DOT,
improvements for PED crossing for Exposition, Clarification, perforated screening on the Southwest side of the building, and on the fourth floor.  
We would like you to come back in November and come to the board meeting on October 26, 2016.  
**Eric:** 2nd  
**Vote:** 3-1-1  
**Motion carries**

6. 2029 Sawtelle Blvd CUB at Marugame Udon (Case Number ZA-2016-1994-CUB-ZV) (15 minutes) (20 minutes)  
- Discussion and Possible Motion  
- New restaurant requesting full liquor license; [http://www.toridollusa.com/about.php](http://www.toridollusa.com/about.php)  
- Presentation by Alex Campbell - came last month

**Chair:** Case is open until the tenth October - need to make a motion  
**Presenter:** The public hearing was held last week – no one showed up. We discussed the parking issue, the breakdown of 25 spaces; the building has 25,000 sq. feet – we need 25 spaces for parking. Now a restaurant – DOT gave credit of 9 spaces - 5 offsite parking spaces. The parking ordinance requires 12 bicycles spaces, lockers and racks - reaches requirement set in code.  
**Board member:** How did you get 9 spaces?  
**Presenter:** Since it was a retail store, and the use was changed, Building and Safety gave credit from its old use.

**Chair:** Moves for approval with conditions - only include a beer and wine license, provide offsite parking for staff emphasizing the hours Sunday through Wednesday from 11am to Midnight and Thursday, Friday and Saturday until 1am, serving beer and wine only.  
**Don:** 2nd  
**Vote:** 4-2-0  
**Motion carries**

7. Second Swelling Units / Granny Flats (Council File: 14-0057-S8) (30 minutes)  
- Discussion and Possible Motion and CIS

**Public Comment**  
**Michael:** I read an article in Wall Street Journal about Granny Flats. We can build Granny Flats – superior court judge - 3 bills promote granny flats passed by Governor Brown. Granny Flats are a good thing for the community.
8. 11750-11770 Wilshire Boulevard (CPC-2015-2662-VZC-ZAD-CDO-SPR
CPC-2016-3257-DA-VTT-73387) (former Pavilions site) (30 minutes)

• Revised project presented by Kristin Lonner at Burns & Bouchard
• Mixed-use project proposal from Douglas Emmett

• Discussion and Possible motion

Jordan Kaplan: I am the CEO of Douglas Emmett. It was founded in 1971 with a focus on office buildings and apartment buildings including Pavilions. Pavilions has the intention to continue as a market, but Pavilions’ permit expired. We did not move with apartments, and now design an apartment building / thing most valuable is green spaces. We asked for a variance – we own have a block and put a green space – design a park / challenged again describe as an office park / we wanted a residential park/ redrafted plans do have a residual park. We are asking for support of the board

Kristin (architect): Previous Pavilion store was 44,000 feet / there is exist an office building. We are proposing a high-rise where Pavilion was - parking lot changed to green space. The high-rise will have 16 very low income units/ under half an acre / vesting zone Z2-2-ZEO – different qualified condition – asking to have that removed. We asked many stores in the area. The design overlay approval – originally proposed restaurant, we since didn’t know we can’t change the zoning. We are requesting a 10% reduction of parking in office building / 376 unit 400 parking spaces in office / ability to use parking after hours / project review / have an IR on project - south Brentwood / Brentwood Council And Homeowners Association / grocery store reduction / least impact on neighborhood / change view on alley – neighbors have more visibility / park design – how to get people to use park / opportunities for people to exercise/ children to play/ security is an issue/ entrance at corner/ more active uses in park.

Jordan: We will secure the park – we need do make change do draw community indo park – multi-generational, chess boards/ playground. We are providing security /3. Closing Park in evening and leave lights during the eve. We are changing fence so it’s secure and inviting.

Public Comments:

Stakeholder: Don’t think everyone in Los Angeles is going to drive. We need more trees not just bushes. The park needs more details. Planters?

Kristin: We will have real trees. We had our hearing. We have a Planning Commission hearing on November 17, 2016.

Board:

Jian: Moves

Had: 2nd

Vote: 5–0 –1

Motion carries

9. 11701, 11711, 11715, 11715 1/2 West Santa Monica Boulevard

1511 Barrington Avenue (CPC-2016-1417-DB) (30 minutes)
• Mixed-use proposal from Markwood
• Revised project presented by Kristin Lonner at Burns & Bouchard
• Discussion and Possible motion

Simon and Mark Wood / Carlos architect.

Kristin: The project is a 53 units / w/ 5 very low income units / of menu request can get 56 feed of height bud can’t get the story. We are compliant w/ yards on Barrington. Asking 6ft on 1st floor, variable setback on Santa Monica Blvd. and on the alley. Parking – use fully automated underground parking / can get up do 80 parking places. Met with neighbors to the north of property and had meeting with renters and owners. They are happy with backside of building. Neighbors experiencing only 45 feet - met with Enterprise Rent-a-Car property owner. Male presenter: We don’t give much of ground floor to the parking places – constrain vehicles. Three townhomes face Barrington, two face the backyard. One unit spaces setback, by limiting parking we can provide retail, larger lobby. We have reworked parking system do be on setback, units mezzanine, balcony, will get more sun sustainable features. Feel - you can get out and open unit windows, upper levels keep it as a courtyard building, and continues to upper levels. Cables of plants that grow up, roof terrace oriented to Santa Monica Blvd, reading nooks on roof. Kristin: What can we do on the intersection - park on Bundy and Santa Monica and Ohio; city ask to fund improvement - use sidewalk on Barrington, and begin improvements on Bundy at Ohio and Santa Monica Blvd.

Board Decision
Chair: Where are you in the process?
Kristin: On November 17 with meet with the City Planning Commission. We already had our hearing.
Architect: Our planner is Lydia Guerrero.
Chair: We would like you to come back before the 17th. We have some conditions and would like to see reduction of density, 2nd story – creating open space feel, pulling back the 2nd floor, resolve parking issue.

10. Nomination and / Election of PLUM Outreach member to coordinate outreach to stakeholders (5 minutes)
Chair: Coordinate with outreach – newsletter
Rosie: Will be PLUM, an Outreach member, I have issues with this.
Table item.

11. Announcement of next PLUM meeting (2 minutes)
None

12. Adjournment
Chair: Moves
GRIEVANCE PROCESS – A stakeholder, or a group of stakeholders, any present a grievance concerning the legality of actions by the Board during public comment. Substantive grievances will be examined by a panel set by the Board, and the decisions may be appealed to the Department of Neighborhood Empowerment.

RECONSIDERATION PROCESS – Reconsideration of a vote by the Board may be called as a motion by Board member(s) that voted on the prevailing side of the decision.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting, may be reviewed at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the Agenda, please contact the Board Secretary at nkageyama@wlanc.com or telephone support at 213-999-9929. The West Los Angeles Sawtelle Neighborhood Council will hold its regular General Board meetings on the fourth Wednesday of every month and its Executive Committee meetings to be announced, and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The West Los Angeles Sawtelle Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Westlake North Neighborhood Council will provide reasonable accommodations 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 the availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Board Secretary at nkageyama@wlanc.com or telephone support at 213-999-9929.

RECORDING MEETINGS – Note that Board meetings may be sound or recorded for backup to Minutes. We look forward to seeing you!

SERVICIOS DE TRADUCCION – Si require servicios de traduccion, favor de avisar al Concejo Vecinal 3 dias de trabajo (72 horas) antes del evento.

Por favor contacte a Xochitl Gonzalez al xochitl@wlanc.com para avisar al Concejo Vecinal.