WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL REGULAR BOARD  
Wednesday, May 24, 2017, 7:00 PM - MINUTES

START: 7:05 pm  ADJOURN: 9:55 PM

Attending: Jamie Keeton (Chair), Eric Nakamura (Vice Chair), Jay Handal (Treasurer), Naomi Kageyama (Secretary), Arman Ghorbani, Danilo Torro, Jian Kierendian, Ron Migdal, Rosie Kato, Zana Glisovic, Jean Shigematsu and Jay Ross (new – seated after Item V.)

Absent: none

I. Call to Order  7:05 pm

II. General Public Comment

Ileana W. - Coalition to Preserve LA. They have a motion for review next month. General Plan needs to be more transparent. We want community input. They want all NC’s to approve them. We are behind other cities. Haven’t updated City Plan in 20 years.

Jay R.: for Agenda Item #8 – hold until agenda VIII

Nunya: Looking for contributions for goody bags for homeless veterans.


III. Community Partner Reports

Officer Jim Lavenson: Permanent senior lead. Wilshire to the 10. Centinela to the 405. Theft especially from motor vehicles. Keep things off your front seat. Local robberies too. Some broad daylight. Ring program is a good way to catch those on video. 30627@lapd.online. Had neighborhood cleanup on this past Saturday. Great event. Another one at Bundy Triangle in a few weeks.

Len Nguyen (Sr. Deputy for Councilmember Mike Bonin): Has been working with Fantasy Island (new owners) that is set to be a café and adult entertainment. Their full permit was granted. The operation will continue to be watched closely. Jay H. noted that there is a problem with the map so there may be a problem with the CUP. Len says the Planning folks are reviewing this. Jay believes there may have been an error with police commission.

IV. Approvals

a. Draft meeting minutes for February and March 2017 meetings (Secretary Naomi Kageyama) –

   Motion to accept minutes for Feb. and March 2017. 10 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Rosie K., Jean S.) 0 no. 1 abstain (Zana). Motion Passes.

b. Outstanding MERs reports (Treasurer Handal) – March and April 2017. Copy of bank statement attached. Rosie asks why no invoices. Jay does not get paper invoices. Some are direct pay. Others via email through DONE. Jamie will make the request.

   Motion to accept MERs reports for March 2017 and April 2017. 9 yes (Jamie K., Eric N., Jay H., Naomi K., Danilo T. Jian K., Ron M., Rosie K., Jean S.) 0 no. 2 abstain. (Arman G. and Zana Z.) Motion Passes

V. Vote on applications for vacant Board Seats

2 at-large plus 1 north west seat and 1 organizational rep seat available.

Motion to accept all 3 applicants. 2 for at-large and 1 for north-west. Motion withdrawn.

Carole N: I want to encourage everyone to accept Jay Ross on board. He is honest and hard worker.

   Motion to accept Jay Ross on WLA-Sawtelle NC board. 10 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Rosie K., Jean S.) 0 no. 1 abstain (Zana G.) Motion passes.

   Motion to move the other 2 candidates to next month. Approved. 10 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Rosie K., Jean S.) 0 no. 1 abstain (Zana G.). Motion passes.

Jasmine (DONE) noted that Jay Ross had completed his ethics certification so he can be immediately active.

VI. Update on Bundy and Missouri project from Blake Coddington from Thomas Safran & Associates

Speaker is Blake Coddington for Safran & Associates.

Corner of Missouri and Bundy. This is a City owned site. For affordable housing.

Tom Safran and Associates – currently have 6500 units across Los Angeles
This is a preliminary plan. 90 units of family affordable housing. Some permanent supportive housing – some percentage still tbd. 6 levels. 55 parking spaces. 42 parking spaces are required. This is in keeping with the Expo Corridor Plan.

General questions on specifics of the location in relation to existing neighborhood sites (e.g. New West school parking lot, LA Fitness parking).

Question on what impact this will have on property values. Answer: For example on Del Rey Properties on Culver Blvd. in Inglewood. Property values prior to start of construction 2012. But now are higher. Reputation of firm is high for quality property and management. [another speaker from Safran & Assoc. stood up and encouraged people to go and see other Safran & Assoc. properties].

Question from Danilo if possible to have someone on the board for this project. Answer: Will have to check. Question from Jay H. – Acknowledges the quality of the work Safran & Associates has done as evidenced in previous work. But traffic is a concern. And would like more details and renderings. Also would like to know details about cost including how much funding is for permanent supportive housing via City of LA (Proposition H). Wants more details of the business side. Including how the transaction will be negotiated since this is City property with involvement of Prop. HHH funding. Answer: still tbd.

Question from Arman – What is the average rent for the other properties presented (Del Rey)? Answer: 1 bdr $488 – $997. 2 bdr $586-$1173. $677-$1354 for 3 bdr. Some subsidies expected from Prop. H.

Audience question: How close is this project to single family homes. Have you ever built so close to a school? The answer is a yes. The Del Rey project. Also Learning Village in partnership with LAUSD. School is across the street. Another project has on-site school.

Audience question: A lot of kids are in this area. So who will be living there? You can’t stop people from staring out their windows. Who will these people be? What is supportive housing? Who will be living here?

Answer: Affordable Housing is defined for those who earn 60%. 35K or less. Permanent Supportive Housing are those who are homeless. We will work closely with LA County. There are acuity scores as analyzed through the Coordinated Entry System (CES). Jamie noted that there will be a community forum on eligibility and selection issues. This is a much bigger issue than what can be determined tonight.

Rosie: Del Rey is 4 stories. It is not just residential. How will parking be handled? Answer: At all of our properties we have community rooms, libraries, meeting rooms, landscaping. We try to create a community ‘inside’ the building. Typically for family projects the breakdown will be: 30% be 3 bdr or larger. 40% 1 bdr. Remainder 2 bdr.

More forums will be held. More communication is needed. This is still a preliminary report.

VII. Presentation on 1735 Westgate Subdivision – ENV201625555 and possible motion

No presentation from developer.

Jay Ross has a motion that is read aloud. Saying the density application is incorrect.

Motion to have 15’ setback in the front. 7-8’ on the sides to plant trees. No other variances to increase density. They need to respect the community norms.

It is noted that a Community Impact Statement (CIS) can only be filed for those items with council file number. This project does not yet have a council file number.

Motion to accept Jay Ross’s statement re 1735 Westgate Subdivision. 11 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Rosie K., Jean S. Jay R.) 0 no. 1 abstain (Zana). Motion passes. Motion is attached.

VIII. Presentation regarding the Trident Center – ENV-2016-1463-EIR and possible motion

Speaker: Representative from Developer McCarthy Cook. Speaker is possibly Mr. Edward Cook, Co-Pres. – audio inaudible.

Currently there are no amenities. Also absorbs heat. 3.6 acres. Had suffered from old Northridge earthquake.

Needs to build bridges between. 462K total sq. ft. 115,000 office space. 16,000 retail. 20% of remodeled area for significant changes in functionality. 1385 parking spaces.

This is a very exciting project for the community. Full block. Some community residents had discussed Japanese landscaping which fits very nicely with the proposed plan due to making style elements in miniature. Free shuttle for tenants of the project to Bundy/Expo. Will discuss about other riders (non-residents). The plan is to re-purpose the entire complex.

Ron M: That stretch of Olympic is worst traffic snarl. How will traffic be mitigated. Will shuttle to/from Bundy Expo be open for all? Answer: still working on it. Doing traffic study.

Eric N: What will be on top deck? The proposed dog park does not seem to have enough space. Answer: Recreation deck for tenants. Private use. Proposed dog park area bigger than it seems. 1400 sq. ft.

Eric N. and Ron M.: Several questions on parking. Answer: Local businesses will participate in reasonable fees for visitors.
Danilo T.: 1385 parking spaces. Sounds too car-centric. Maybe some way to have an overpass across Olympic. Answer: Traffic study still being worked on. Will have more info about car trips later.

Jian K.: Olympic is too congested. Like a sick man.

Rosie K.: There is supposed to be free parking per old agreement for community free parking. There are some community partners that are provided free parking. What about the single family homes that are right around this project. This is too big for the neighborhood. Answer: the impact is already there due to popularity of Sawtelle. This project is trying to mitigate the problem that is already there. This is intended to be a ‘soft’ project for the neighborhood.

Jay R.: What is plan for sidewalk? Can it be pushed back? Can it be a 15’ walkway? Can this be more residential? Why all office space (that would incur more traffic). Answer: There is a hard wall. Cannot change it. We will look at issue of office space.

Jay H.: how large dog park? What materials will be used to reduce glare to drivers? In prior years Al Casas tried to work on parking at Trident. What about common valet zone? Looks too boxy. Prison like. Answer: 1400 sq. ft. Will look at materials that are non-glare. Right now looking at ceramic materials. No metals. Working on trying to utilize more natural light as well. Looking at creative parking strategies. Maybe valet zone etc.

Arman G.: I agree things are too boxy. I like some of the angular aspects of the current building. But I like the storefronts on Olympic. What about 1 hour free parking or other accommodation? Answer: yes. Shared valet is one idea they are looking at.

Eric N.: When I have been to Expo/Bunch at 6 pm the platform is strangely empty. But the parking issue is something that needs to be discussed. What about community parking privileges? Answer: Yes. We want to be good neighbors. Will continue to provide parking for community groups. That shuttle service is important for future employers to utilize train ridership.


Rosie K.: Ficus trees provide a buffer. Answer: For another project we had 6 years of difficulties. Legal fees. Went to fix sidewalks. One of the big ficus trees toppled on a car. The City of LA forces the selection of trees.

[There are no motions because this was a preliminary presentation. Note: at this point many attendees left meeting.]

IX. Motion on Recommendation to City Planning regarding the Expo Corridor Neighborhood Plan
Handout passed out was mistakenly noted as VII; should say ‘IX’. This motion is spoken out loud by Jay R.

Public comment: I would like to see 4 levels on Missouri. No more than that. 2nd comment (same person): What are next steps?

Public comments: Some areas should not be up-zoned especially adjacent to R1’s. Another public comment was wondering why there is a focus on beautification and tree placement when traffic should be more of a priority. Putting “cart before the horse”. Traffic should be looked at first rather than after the fact. Extreme difficulty in turning left from Olympic onto Bundy due to traffic.

Jay H: I would like to amend the motion. To separate out #2 so there are 2 motions (bifurcate). No second to this amended motion so this motion fails.

Original motion regarding the Expo Corridor Plan as spoken by Jay R. (with 3 major points) is back in discussion. Jian K. and Jay H. discuss various points about the motion with differing opinions. Other comments from Rosie K., Ron M., and Naomi K. It is noted that the City Planning Dept. is accepting public comments on their plan by early June 2017.

Motion to approve recommendations for the Expo Corridor Neighborhood Plan. 4 yes (Naomi K., Ron M., Rosie K., Jay R.); 4 no (Arman G., Jamie K., Jay H., Jian K.); 4 abstain (Zana G., Eric N., Danilo T., Jean S.). Motion fails.

X. Bylaws Update
Jasmine – Got recommendations from committees. Need feedback regarding term limits. General discussion and agreement that this is not transparent and too rushed. Deferred. More info will be sent out by Jasmine and/or Jamie. Jasmine needs to have update to the bylaws before WLASNC can be released from EE.

XI. Motion regarding the signage for the Citizens of the World School
Ask to move to next meeting. Granted.

XII. Motion to support budget advocates and 2017 white paper (Handal)
Jay H: 12 month effort. To support budget advocates and the work they do. White paper circulated and also on website. Move to support budget advocates and 2017 white paper with letter of support (CIS). Note: Jay will submit the letter of support to NC.

Motion to support budget advocates and 2017 white paper: 9 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T., Jian K., Jean S., Jay R.). 0 no. 3 abstain (Rosie, Zana and Ron M.). Motion passes.
XIII. Motion regarding accounting of investigative costs
Jay H. Would like to ask Grayce Liu (of DONE) and Genl manager of personnel for accounting for details of costs within 10 days. Including any future costs. Echo Park never got their report. Jay H. wants to make sure to get full investigative report. Zana noted that in the last year no details have been received from DONE because no information is available regarding details.

Motion to request DONE get us breakdown of investigative costs with response within 10 days and when completed to have a full report when EE investigation concluded. 10 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Jean S., Jay R.). 0 no. 2 abstain (Zana G. and Rosie K.). Motion Passes.

XIV. Request to transfer unused WLASNC funds into CD11 holding account

Jay H: Motion - Any money left by June 11, 2017 account (less investigative costs) to be transferred to CD11 holding account similar to last year so we don't lose any funds for next year. 11 yes (Jamie K., Eric N., Jay H., Naomi K., Arman G., Danilo T. Jian K., Ron M., Jean S., Rosie K., Jay R.). 0 no. 1 abstain (Zana G.). Motion passes.

Question from Rosie re Clean Streets. It is clarified that the $2500 is for next fiscal year.

XV. Selection of 2 budget representatives for the 2017-2018 year


XVI. Public Comment for Items Not on the Agenda
Gary (The Pay It Forward Band; payitforwardband@att.net): Echo Park stakeholder. Will be submitting a neighborhood purpose application. Would like referral to proper committee. I get musicians together to perform for those who are sick/dying in nursing homes. We have 2 nursing homes in local area we have been performing for years. We are the best entertainment. Answer: our committees are on pause. We have no committee and no $ When time please go to OR Committee.

XVII. Discussion and action on board resolution on timing of the Neighborhood Council 2020 Elections
Presented by Jasmine (DONE). This was due on May 1st but still want the feedback.

3 options.
* Have elections in 2018 as scheduled. Everyone elected would have 3 year (instead of 4 year) terms for next elections in 2021 at which time entire board re-elected.
* Extend current terms to 2019. And then conduct elections in 2019.
* Do as scheduled in 2018. And then again in 2019 for entire board.
Jay H. – from budget standpoint there is no real budget to do a 2018 election. My opinion is to go with 2nd option. Most reasonable.

Motion to extend elections by 1 year (2019) Yes 8 (Jamie K., Jay H., Naomi K., Danilo T. Jian K., Ron M., Jean S., Jay R.). 1 no (Rosie K.) 2 Abstain (Eric N. and Zana G.). Note: Arman had left a little earlier due to prior commitment. Quorum still in place. Motion passes.

XVIII. Board Comment and Announcements
Rosie K. about upcoming Planning Council meeting.

XIX. Adjournment
Motion to adjourn. 9:55 pm.