



WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee -- Meeting Agenda

Tue., Aug. 14, 2018 -- 7:00 PM

Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

THE 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 and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jay Ross, Board Member, at (310) 979-9255 or email JRoss@WLANC.com.

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 viewed at our website:

www.WestLASawtelle.org, public dropbox at

<https://www.dropbox.com/sh/rctc4um5vw08266/AADFxBHAA0LP00Ty4oAbYfmta?dl=0> , or at the scheduled

meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Jay Ross, at (310) 979-9255 or email JRoss@WLANC.com.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing 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 limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS – PLUM agendas are posted for public review as follows:

- Website: www.WestLASawtelle.org (see Committees tab).

- Dropbox (see PLUM 2018 folder):

<https://www.dropbox.com/sh/rctc4um5vw08266/AADFxBHAA0LP00Ty4oAbYfmta?dl=0>

- Email: Subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

RECONSIDERATION AND GRIEVANCE PROCESS - For information on the WLASNC’s process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Bylaws. The Bylaws are available at our Board meetings and website www.WestLASawtelle.org

RECORDING MEETINGS –Meetings may be sound or video recorded.

LOCATION – For questions, contact Zel Limenih (310) 479-4119 or Zel.Limenih@LACity.org.

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 Jay Ross a JRoss@WLANC.com para avisar al Concejo Vecinal.

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

1. Call to Order and review of Minutes from Jul. meeting.
 - a. Committee is 8 members (quorum is 5).
2. Public Comment (stakeholders and government agencies) - Items not on the Agenda: 1 minute minimum per speaker.
3. Government/Agency updates:

- a. Council District #11 (Planning Deputies - Len Nguyen, Krista Kline. Field Deputy - Hannah Levien):
 - i. Leasing of affordable units: CD11 to be clearinghouse for new units under construction.
 - ii. Bundy Expo Station Plan: CD11 position on NC Resolution and request for meetings in advance of Council vote.
 - iii. Trident Center: CD11 to negotiate development agreement and possible community benefits.
- 4. Ex parte communications: Jay Ross:
 - a. 12300-12328 W. Pico Blvd. (mixed-use apartment and retail): Irina Tudorache, RSK Architects; Suresh Jain, 12300 Pico LLC - PLUM scheduling, project status with Planning Dept. Alissa Gordon, Planning Dept. - City review status.
 - b. 11512-11516 Mississippi Ave. (small lot subdivision): Fred Larian - PLUM scheduling.
 - c. Olympic/Barrington strip mall (southeast corner): DBS - plans availability.
- 5. Administrative: None.
- 6. New projects:
 - a. Olympic/Barrington strip mall (southeast corner): Demolition of 1-story strip mall and new construction of 3-story building with restaurant and retail on ground floor and medical office on upper floors with 3 levels of underground parking. Permit #17010-30000-01991.
 - i. Consideration of design / entitlements and possible motion.
 - ii. City status: By-right, so no Planning Dept. review. Submittal to DBS on May 22, 2018.
 - iii. Community status: TBD.
 - iv. NC status: First presentation for PLUM.
 - v. Owner:.
 - vi. Representative:.
 - b. 11512-11516 Mississippi Ave.: Demolition of 2 1-story houses with 50% lot coverage and new construction of 4-units (2 sets of 4-story condominium duplexes) with 70% lot coverage in R2 zone. Removal of 7 ficus trees. AA-2017-5222-PMLA.
 - i. Consideration of design / entitlements and possible motion.
 - ii. City status: No hearing scheduled. Submittal 12/12/2017.
 - 1. Planner: Zuriel Espinosa (213) 978-1249
Zuriel.Espinosa@LACity.org
 - iii. Community status: TBD.
 - iv. NC status: First presentation for PLUM in Aug.
 - v. Owner: Fred Larian, Focus Line, LLC.
 - vi. Representative: Kamran Kazemi, Tala Associates. Jay Vanos, Vanos Architects.
 - c. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
 - i. Consideration of design / entitlements and possible motion.
 - ii. Community status: TBD.

- iii. City status: Hearing may be scheduled in August, per discussion with planner. Plans may be revised per discussions with Planning Dept. Submittal Dec. 2017.
 - 1. Planner: Alissa Gordon (213) 978-1456.
 - iv. NC status: First presentation for PLUM in Aug.
 - v. Owner: Suresh Jain, Pico 12300 LLC.
 - vi. Representative: Michael Ko, Irina Tudorache, KSK Design.
7. Exposition Transit Neighborhood Plan: CD11 added enhancements regarding affordable housing:
- a. Revise the affordable housing requirements for projects utilizing Bonus FAR to be consistent with the requirements of the citywide TOC Affordable Housing Incentive Program Guidelines for Tier 4 (up from the proposed Tier 3 requirement)
 - b. Revise the New Industry (NI/EC) zone in the Bundy Station area to allow a maximum of 35% of total floor area to be dedicated to Live/work units for projects with a total FAR of less than or equal to 2.5:1 FAR (base). Similarly, allow a maximum of 55% total floor area dedicated to Live/work units for projects greater than 2.5:1. (Refer to Table D in section 2 of the proposed plan).
 - c. Clarify that the regulations of the Permanent Supportive Housing ordinance apply to the Expo TNP.
 - d. Revise the Specific Plan to require affordable housing for any project that includes a residential component, if they are pursuing the Bonus FAR.
8. West Los Angeles Community Plan update: Motion –
- a. Planning 101: Community Planning
 - i. Tues, Aug 28, 7-8:30pm, Windward School (in Mar Vista)
 - ii. Sat, Sept 8, 9-10:30am (Spanish), 11am-12:30pm (English), Westchester Senior Citizen Center
 - iii. Thurs, Sept 13, 6-7:30pm, Online Webinar
 - b. Motion: The NC shall request the following information from the Planning Dept. in advance of work on the update:
 - i. What is the population in 2018, and what is the source?
 - ii. What is the population projected in the build-out year, and what is the source? Will SCAG or U.S. Census population data be used?
 - iii. What is the current zoning and population capacity in the Community Plan area, including the Expo Station Plan, TOC density bonuses and ADUs?
 - iv. Will the community plan area be upzoned to exceed the projected population in the build-out year?
 - c. Discussion items:
 - i. City shall require inclusionary housing in all multi-family housing (State law allows cities to mandate this.)
 - ii. Include zoning and design standards from WLASNC's approved revisions to:
 - 1. Small Lot Subdivision Ordinance Amendment.
 - 2. Westside Multi-Family Q Conditions.
 - 3. Exposition Station Neighborhood Transit Plan - Bundy Station.
 - 4. Standard Conditions of Approval.
 - 5. Design Standards.
 - a. Floor area to include all uses above grade (including parking).

- b. FARs to be the same as in NC resolution on Exposition Station Neighborhood Transit Plan.
- 9. Design Guidelines: Review of guidelines (see exhibit).
- 10. Standard Conditions of Approval:
 - a. Motion: Projects that request TOC incentives shall provide the following community benefit – 12-month free transit pass for all new tenants and employees of commercial in perpetuity (TAP card for use on MTA and Santa Monica bus line).
 - i. Justification: The developer and project is benefiting from extra incentives, and if a project is truly transit-oriented, users should be encouraged to actually use the transit.
 - b. Review of draft checklist (see exhibit).

Future items:

- 1. 12401 W. Idaho Ave.: Demolition of _____. New construction and subdivision for 2 condominiums. AA-2018-2636-PMLA-CN. ENV-2018-2637-CE.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on . 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Ben Safyai.
 - f. Owner: .
- 2. 11365 W. Mississippi Ave.: Demolition of house, new construction 2-unit condominium. ENV-2018-3310-CE. AA-2018-3309-PMLA.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on Jun. 8, 2018. TBD hearing.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: San Kohanim.
 - f. Owner: .
- 3. 11347 W. Mississippi Ave.: Demolition of _____. New construction 2-unit condominium (3 stories). ENV-2018-3578-CE. AA-2018-3577-PMLA.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on Jun. 19, 2018. TBD hearing.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Hayk Martirosian.
 - f. Owner: .
- 4. 11628 Santa Monica Blvd.: Demolition of _____. New construction of mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on May 31. 2018. Hearing TBD.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Daniel Ahadian.
 - f. Owner: .
 - g. 11261 Santa Monica Blvd.
- 5. 1848-1850 S. Barrington Ave.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.

- c. City status: Submittal on . 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative:.
 - f. Owner: .
6. 2210 S. Sawtelle Blvd.: New 1,900-sf restaurant, 37 indoor seats and 24 patio seats, hours of operation 10:00 am until 11:00 pm, alcohol CUB for beer and wine service onsite. ENV-2018-3242-CE. ZA-2018-3241-CUB.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on Jun. 6, 2018. TBD hearing.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Alex Woo.
 - f. Owner: .
7. 12001 W. Pico Blvd.: Demolition of ____. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: No hearing – Director’s administrative determination (may be decided by Oct.). Submittal on Jun. 1, 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Susan Steinberg, Howard Robinson & Assoc..
 - f. Owner: .
8. 2465 S. Purdue Ave.: Demolition of _____. New construction of 17-unit apartment (1 very low-income, 2 extremely-low income) with TOC Tier 3 incentives. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on . 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Michael Ghodsi.
 - f. Owner: .
9. 2110 S. Barry Ave.: Parcel map. AA-2018-4026-PMLA-CN. ENV- AA-2018-4027-CE.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on Jul. 11, 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Hayk Martirosian.
 - f. Owner: .
10. 11768 W. Iowa Ave.: Request for variance for overheight wall in front yard (10-ft. wall along property line). ENV- AA-2018-3956-CE.
 - a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on Jul. 6, 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Jessie Lichauco.
 - f. Owner: .
11. New Target store 11800 Santa Monica Blvd.: Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
 - a. No consideration of design / entitlements and motion.

- b. Community status: TBD.
 - c. City status: Submittal on Jun. 27, 2018. TBD hearing.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Beth Aboulafia.
 - f. Owner: .
12. ___ School – 2000 S. Stoner Ave.: Request to modify Condition #2 (what is it??) of previous plan approval, and allow continued operation of existing private school with maximum enrollment of 120 students. ZA-1999-169-CUZ-PA4. ENV-2018-3342-CE.
- a. No consideration of design / entitlements and motion.
 - b. Community status: TBD.
 - c. City status: Submittal on . 2018.
 - d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
 - e. Representative: Peter Elias, QES.
 - f. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):

13. Administrative:
- a. Which developers reject invitations to present at PLUM meetings?
 - b. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
 - c. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
 - d. What does it mean when developers say “The Council Office supports it”?
 - i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
 - e. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
 - i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
 - f. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
 - i. Facts vs. speculation (i.e. hearsay).
 - ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
 - iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
 - g. Items of consideration:
 - i. Condominiums vs. apartments.
 - ii. Sales prices and rents.
 - iii. Types of retail.
14. Old/new/future business:
- a. 1731 S. Federal Ave.: Modification of Condition #12 to allow the project to reduce the required automobile parking through bicycle parking. VTT-72573.
 - i. Consideration of of design / entitlements and possible motion.
 - ii. Community status: TBD.
 - iii. City status: Submittal in Apr. 2018.
 - iv. NC status: First presentation for PLUM to be scheduled in July.
 - v. Representative: .
 - vi. Owner: .

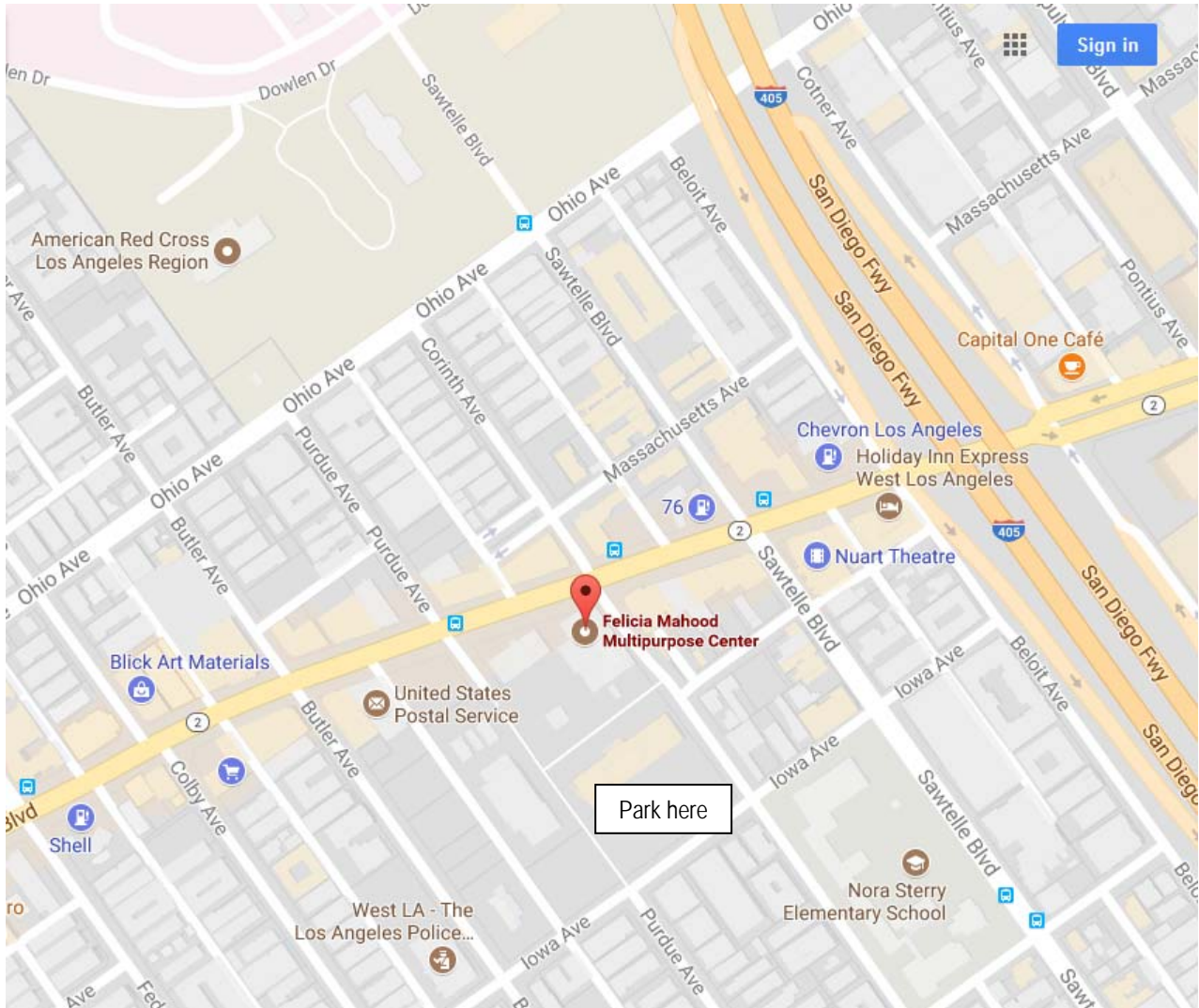
- b. 2210 S. Sawtelle Blvd. (southeast corner of Olympic Blvd.): New 1,900-sf restaurant with 37 indoor seats and 24 patio seats with CUB for alcohol (beer and wine), hours from 10:00 am to 11:00 pm. ZA-2018-3241-CUB. ENV-2018-3242-CE.
 - i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal on Jun. 6, 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Alex Woo.
 - vi. Owner: ____.
- c. 11365 W. Mississippi Ave.: Demolition of 1-story house and new construction of 2 condominiums of __-stories. AA-2018-3309-PMLA. ENV-2018-3310-CE.
 - i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal on Jun. 8, 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Sam Kohanian.
 - vi. Owner: ____.
- d. 12001 W. Pico Blvd. (aquarium shop): Demolition of 1-story commercial and new construction of 6-story mixed-use building (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial and 82 parking spaces. DIR-2018-3172-TOC-CDO. ENV-2018-3173-EAF.
 - i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal on Jun. 1, 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Susan Steinberg, Howard Robinson & Assoc.
 - vi. Owner: ____.
- e. 11628 Santa Monica Blvd. (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 1-story commercial mall and new construction of __-story mixed-use building with 99 units (6 very low-income, 2 low-income, 1 moderate-income affordable). CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal on May 31, 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Daniel Ahadian.
 - vi. Owner: ____.
- f. 11261 Santa Monica Blvd. (Chevron gas station): Demolition of gas station and new construction of 6-story building with 119 units (17 affordable). DIR-2018-3038-TOC-SPR. ENV-2018-3039-MND.
 - i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal in May 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Dale Goldsmith, Alix Wisner, Armbruster, Goldsmith & Delvac.
 - vi. Owner: ____.
- g. 1848 S. Barrington Ave.: Conversion of three existing buildings into a condominium. ZA-2018-2697-CE. ENV-2018-2696-CO_.
 - i. No motion - review of design and entitlements.

- ii. Community status: TBD.
 - iii. City status: Submittal in May 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Ping Yang.
 - vi. Owner: .
- h. 12401 W. Idaho Ave.: Parcel map subdivision to allow two condominiums on 1 lot in R2 zone. AA-2018-2636-PMLA-CN. ENV-2018-2637-CE.
- i. No motion - review of design and entitlements.
 - ii. Community status: TBD.
 - iii. City status: Submittal in May 2018.
 - iv. NC status: TBD first presentation for PLUM.
 - v. Representative: Ben Safyari.
 - vi. Owner: .
- i. Motion: PLUM shall recommend that the NC require commercial uses within 200 ft. of residences to reduce nighttime noise after 10:00 pm to 35 decibels and/or prevent noise from leaving the site (per DBS code).
- j. Santa Monica Boulevard Overlay Plan: Discussion of sub-committee with stakeholders and academics - Max Sherman.
- k. Motion: The city HCID or a state-certified property management company shall manage the leasing of income-restricted affordable housing units that are created by the density bonus. Developers shall register affordable units with CD11, document the leasing process for the public, and notify CD11 when vacancies are available (see exhibit).
- l. Motion: CD11 shall request leasing/new vacancy information from developers for their affordable units, and serve as a clearinghouse to notify residents of West L.A. and the WLASNC.
- m. Motion: Sign Ordinance (see exhibit).
- n. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause to forms required for demolition, giving the city the ability to punish developers who mislead planners about the project’s compliance with the [rent stabilization ordinance](#). Prohibit condominium conversions unless neighborhood vacancy rate is 5% or more (see exhibit).
- o. Motion: Transparency in General Plan Update process (see exhibit).
- p. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
- q. Motion: Planning Dept. shall provide population, current zoning capacity and proposed zoning capacity of all Community Plan areas (per current General Plan updates).
- r. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
- s. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).
- t. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
- u. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
- v. Motion: Planning Dept. staff reports shall list all meetings between the developer and Planning Dept., Planning Commissioners and Council District, and shall list all campaign contributions from developer employees and their spouses/ domestic partners to elected officials.

- w. Motion: The city shall require builders/owners to post health warnings due to excessive air pollution on all residential units within 1,000 ft. of a freeway (see exhibit).
 - x. Tree replacements in rights-of-way: Sanitation Dept. site, Fire Dept. site, Sawtelle (old Satsuma and Giant Robot sites).
 - y. Alcohol licenses: Discussion.
 - z. Affordable housing linkage fees/ inclusionary requirements: Discussion (see exhibit).
 - aa. Parking ratios: Discussion of ratios for suburban, urban, and transit-oriented locations, leadership by government versus desires of drivers, increase in traffic caused by free parking, increase in global warming from car pollution (see exhibit).
 - bb. Open Space Element (General Plan): Discussion and possible answers to city's questions.
 - cc. Sawtelle Corridor Overlay Plan: Discussion.
 - dd. West L.A. Community Plan Update: Begin in 2020 (discussion).
 - i. Housing supply/ demand/ affordability and jobs/housing imbalance.
 - ii. Begin work on areas to preserve and change, types of R1 housing, commercial/ pedestrian districts, opportunity sites for open space/new development.
 - ee. Link: Mobility vs. place-making - <http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/>
15. WRAC Land Use and Planning Committee resolutions:
- a. Resolution: Opposition to SB946 [LUPC vote 8-0-0] - The Westside Regional Alliance of Councils opposes SB946, in which the State of California would establish sidewalk vending regulations for local municipalities. The bill would require local regulations to permit vending in parks and public spaces and would not allow location restrictions unless “directly related to objective health, safety or welfare concerns”.
 - i. Info: http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB946
 - ii. The City of Los Angeles is currently analyzing sidewalk vending options. Local control and jurisdiction over sidewalk vending is strongly preferred, and should be preserved.
 - b. Resolution: Support for the Del Rey NC's public comment letter for the Ballona Wetlands EIR [LUPC vote 8-0-0] Comments include:
 - i. Proposals are for a reconstruction, not a restoration – how is this better than the current re-naturing process?
 - ii. Soil displacement may create large, unnatural mounds, and dirt and dust during grading.
 - iii. Wildlife may be run off and killed during grading – how will animals and birds be protected?
 - iv. Baseball field shall remain in operation as there is a shortage of active recreational field space in the area (although no ecological benefit exists for a baseball field in an ecologically sensitive area, and the city and the community can find other sites and fund them as an alternative).
 - v. No parking garage shall be built.
 - vi. Bike path shall remain in operation.
 - vii. Public access shall be limited – wildlife needs peace and quiet to breed and thrive.

- viii. Runoff debris and trash – how will it be prevented and collected?
 - ix. Additional stormwater analysis to ensure no flooding during grading and final finished use.
 - x. Eliminate the gas storage facility.
 - xi. How will the finished use be managed?
 - c. Resolution: Sepulveda/Pico/Exposition station mixed-use project (approved 7-0-0): The City (Planning Dept. and/or DBS) shall provide the site plan in order to provide stakeholders an opportunity to comment on the design.
 - d. Resolution: Temporary offsite advertising signs on construction sites (approved 7-0-0): With regard to Council file CPC-2017-455-CA, WRAC believes no temporary offsite advertising signs should be allowed on construction fencing and that other regulations should be imposed including paint color; openings provided every 50 ft. for police to peer in and deter crime; limiting signage to fences that face/front C zones; signs be allowed only on active construction sites (not on vacant sites that are being leased for car storage or construction staging for another site); maximum amount of signage limited to 6 sf of signage for every 50 ft.; and stringent graffiti cleanup. WRAC believes there is no public benefit to allow such signs all over the city when billboards are limited.
 - e. Resolution: Open Space Element update of General Plan (approved 7-0-0): The Planning Dept. shall open all advisory group meetings, provide agendas and minutes, include public comment and release the membership and composition of the General Plan Elements updates' advisory working groups.
 - f. Resolution: Permit Streamlining Act compliance with deadlines (approved 7-0-0): The City shall take proactive, definitive measures to comply with State laws that establish time limits for entitlement approvals and shall advise Neighborhood and Community Councils.
 - g. Cannibas Locations (approved 7-0-0): The city shall analyze the potential of overconcentration of marijuana dispensaries and growing facilities in M zones, and possible loss of land for needed neighborhood services.
- 16. Previous projects/issues:
 - a. Leasing for affordable units: Discussion of NC policy to request developers to fill out notification form and notify CD11 and NC of vacancies (see exhibit).
 - b. 2140 S. Butler Ave. - Olympic/Butler (6-story apartment & retail mixed use): In plancheck, permit in late 2017.
 - c. 11460-11488 W. Gateway (5-story apartment): Appeal extended to Oct. 31 or Nov 30.
 - i. City status: Oliver Netburn, Planning Dept.
 - d. Santa Monica/Granville mixed-use (Buerge Ford site): Construction in progress, discussion of closure of Granville Ave.
- 17. Board action on previous PLUM motions:
 - a. Report: Conditions of Approval that require developer contributions for public benefits (affordable housing, transportation improvements, park expansion, etc.), and examples of legal Conditions of Approval in other Los Angeles projects that require these contributions as part of zone changes
 - b. 1702 S. Granville Ave.: Re-design - demolition of 1-story house and new construction of 4 small-lot houses of 4 stories (Small Lot Subdivision). AA-2017-3856-PMLA-SL, ENV-2017-3857-CE (see exhibit).
 - i. City status: Re-submittal in 2018. Submittal 9/26/2017.
 - 1. Planner: Connie Chauv.
 - ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for

Members: Jay Ross, Chair (310) 979-9255 JRoss@WLANC.com
Max Sherman, Vice Chair Max.Charles.Sherman@Gmail.com
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