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/AADFXBHA0LP0OTy4oAbYfmta?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/AADFXBHA0LP0OTy4oAbYfmta?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.

SERVIÇOS DE TRADUÇÃO – Si require servicios de traducción, favor de avisar al Concejo Vecinal 3 días 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.
2. Public Comment (stakeholders and government agencies) - Items not on the Agenda: 1 minute minimum per speaker.
3. Government/Agency updates:
   i. Leasing of affordable units: NC and CD11 to collaborate with HCID on establishing a 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:
   b. 11512-11516 Mississippi Ave. (small lot subdivision): Fred Larian, Jay Vanos - PLUM scheduling, landscape plan.
   c. Olympic/Barrington strip mall (southeast corner): Trevor Martin, Tarik, DBS - plans availability and owner contact information.
   d. Leasing of affordable units at Santa Monica Blvd./Granville Ave. project: Omri Kuba, CIM Group.
   e. Target store (11800 Santa Monica Blvd.-Alcohol CUB): Beth Aboulafia, attorney, Hinman & Carmichael - PLUM scheduling.
   f. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Alix Wisner, Armbruster, Goldsmith & Delvac - PLUM scheduling.
5. Administrative: Santa Monica Blvd. Overlay Plan: USC student Kevin Barrow (School of Public Policy) met with J. Ross to discuss the scope of the project and deliverables.
6. Old/continuing projects:
   a. 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. Motion and consideration of design/entitlements. Review of landscape plan.
      1. Planner: Zuriel Espinosa (213) 978-1249 Zuriel.Espinosa@LACity.org
   iii. Community status: TBD.
   iv. NC status: First presentation to PLUM in July, to Board in Sept.
   v. Owner: Fred Larian, Focus Line, LLC.
   b. Bundy Triangle Park: Motion to amend previous Resolution -The PLUM shall recommend that the Board request that the City create a public park and expand the Bundy Triangle area to include the north half of Ohio Ave.:
      i. The Ohio Ave. roadway can greatly increase the size of the area for use by people.
      ii. Design improvements can include better crosswalks, an entry arch, more landscaping, a seating area, a walking path through the site, a fountain, a nicer wall/fence, playground equipment, and commercial use(s), which do not detract from a serene park experience.
      iii. A roadway must provide access to garage of south building (1516 S. Bundy Dr.) and for the Fire Dept. along the entire frontage.
7. 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: Babak Bard Chaharmahli, Barrington Olympic Partners.
   b. 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 or September, 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.

8. West Los Angeles Community Plan update:
   a. Planning 101: Community Planning
      i. Presentation: [http://www.planningthewestside.org/materials.html](http://www.planningthewestside.org/materials.html)
      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.
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.


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. 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. Consideration of entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM scheduled in Oct.
   e. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.
   f. Owner: CIM Group.

2. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable). 135 car parking spaces. 94 bicycle parking spaces. Transit-Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.
   a. Consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM scheduled in Oct.
   e. Representative: Alix Wisner, Armbuster, Goldsmith & Delvac.
   f. Owner: Bernard Huberman, Daniel Rosenthal, Quattro SM/Beloit Partners LLC & Berdan Holdings LLC.

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: Ben Safyai.
   f. Owner: .
4. 11365 W. Mississippi Ave.: Demolition of house, new construction 2-unit condominium.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: San Kohanim.
   f. Owner: .

5. 11347 W. Mississippi Ave.: Demolition of ___. New construction 2-unit condominium (3
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: Hayk Martirosian.
   f. Owner: .

6. 11628 Santa Monica Blvd. (strip mall with Nook, Western Bagel, Star Bakery):
   Demolition of 2-story commercial mall. 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.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: Daniel Ahadian.
   f. Owner: .

7. 1848 S. Barrington Ave.: Conversion of three existing buildings into a condominium. ZA-
   a. No motion - review of design and entitlements.
   b. Community status: TBD.
   d. NC status: TBD first presentation for PLUM.
   e. Representative: Ping Yang.
   f. --

8. 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
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: Alex Woo.
   f. Owner: .

9. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of
   operation until 2:00 am for all nights.
   a. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB.
   ENV-2018-4861-CUB.
   b. New 1,261-sf restaurant, 60 indoor seats and 12 patio seats. ZA-2018-4862-
   CUB. ENV-2018-4863-CE.
   c. New 2,022-sf restaurant, 104 indoor seats and 92 patio seats. ZA-2018-4866-
   CUB. ENV-2018-4867-CE.
d. No consideration of design / entitlements and motion.
e. Community status: TBD.
f. City status: Submittal on Aug. 22. TBD hearing.
g. NC status: First presentation for PLUM to be scheduled in or Oct. or Nov.
h. Representative: Eddie Navarette.
i. Owner: .

   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 Sept. or Oct.
   e. Representative: Susan Steinberg, Howard Robinson & Assoc.
   f. Owner: .

11. 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.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: Michael Ghodsi.
   f. Owner: .

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   e. Representative: Hayk Martirosian, Techna Land Co.
   f. Owner: Ramin Soofer, 2110 Barry Ave. LLC.

13. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store. New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Oct. or Nov.
   e. Representative: Eric Lieberman, QES.
   f. Owner: .

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: Jessie Lichauco.
   f. Owner: .
15. ___ 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.
   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):

16. 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.

17. 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.
      iv. NC status: First presentation for PLUM to be scheduled in July.
      v. Representative: .
      vi. Owner: .
   b. 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.
      iv. NC status: TBD first presentation for PLUM.
v. Representative: Ben Safyari.
vii. Owner: .
c. Motion: The City shall designate some Prop. HHH funds to HCID to audit and enforce restricted affordable units, to ensure that qualified households are the actual tenants.
   i. Justification: Keeping low-income households in restricted affordable units (instead of wealthier, unqualified households), will reduce homelessness.
d. 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).
e. Santa Monica Boulevard Overlay Plan: Discussion of sub-committee with stakeholders and academics - Max Sherman.
f. 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).
g. 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.
h. Motion: Sign Ordinance (see exhibit).
i. 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).
j. Motion: Transparency in General Plan Update process (see exhibit).
k. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
l. Motion: Planning Dept. shall provide population, current zoning capacity and proposed zoning capacity of all Community Plan areas (per current General Plan updates).
m. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
n. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).
o. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
p. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
q. 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.
r. 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).
s. Tree replacements in rights-of-way: Sanitation Dept. site, Fire Dept. site, Sawtelle (old Satsuma and Giant Robot sites).
t. Alcohol licenses: Discussion.
u. Affordable housing linkage fees/ inclusionary requirements: Discussion (see exhibit).
v. 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).
w. Open Space Element (General Plan): Discussion and possible answers to city’s questions.
x. Sawtelle Corridor Overlay Plan: 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.

18. 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](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.

19. 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).
   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 (Buerg Ford site): Construction in progress, discussion of closure of Granville Ave.

20. 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
         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 PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.
      iv. Representative: Kamran Kazemi, Tala Associates.
c. Shell gas station mini-market (11570 Santa Monica Blvd.): CUB for sale of alcohol (beer and wine) for offsite consumption in conjunction with existing food market. ZA-2014-4278-CUB-PA1. ENV-2018-2315-CE.
   i. Community status: TBD.
   ii. City status: Hearing in August, case to remain open for Board to submit comments. Submittal in Apr. 2018.
   iii. NC status: First presentation to Board in Sept.
   v. Owner: Conico Coro, Inc.

d. 11588 W. Pico Blvd.: Demolition of 1-2-story commercial and new construction of 21-unit (2 very low-income), 4-story apartment and ___sf with 2 incentives for 1-story/ 11-ft. increase in height and 35% increase in FAR. DIR-2018-239-DB-CDO, ENV-2018-240-EAF.
   i. City status: No hearing scheduled. Plans may be revised per discussions with Planning Dept. Submittal Jan. 2018.
   ii. Community status: TBD.
   iii. NC status: First presentation to Board in Sept. with PLUM resolution.
   iv. Owner: Kayvan Naimi, 1590 Pico Blvd LLC.
   v. Representative: Shahab Ghods, Plus Architects; Daniel Ahadian, NUR-Development Consulting.

21. Status of previous decisions:
a. Neighborhood Transit Plan - Bundy Exposition Line Station: Board approval of proposed new zoning for upzones and preservation.
   i. City status: City Council PLUM approved.
b. 1735 Westgate Ave.: Proposal for discretionary approval for 8 units (1 additional unit).
   i. City approved revised plan with 6 units.
c. 1225 Wellesley Ave. apartment: Proposal for variance to increase density.
   i. NC status: Board voted to support density bonus for affordable housing.

d. Trident Center expansion: Board supported Zone Change for increased FAR.
e. 11272 W. Nebraska Ave.: Demolition of 1 house and new construction of 6-story, 24-unit apartment (3 affordable) with 70% density increase and 5 Transit Oriented Communities (Tier 3) incentives for increased 22-ft. height/ 2 stories, increased FAR to 3.75, reduced setbacks to 5 ft., reduced open space by 20%, and reduced parking to 0.5 spaces per unit. Near 405 freeway to east. DIR-2017-5551-TOC. ENV-2017-5552-EAF.
      ii. NC status: No presentation or resolution.
      iii. Representative: Matt Hayden, Hayden Planning - PLUM scheduling.
      iv. Owner: Darius Khakshouri, BS8 LLC / BS9 LLC.

22. Public Comment - Items not on the Agenda: 1 minute minimum per speaker.

23. Member announcements.


Members: Jay Ross, Chair (310) 979-9255 JRoss@WLANC.com
Max Sherman, Vice Chair Max.Charles.Sherman@Gmail.com
Jian Keredian, Boardmember representative JKeredian@WLANC.com
Jay Handal, Boardmember representative JHandal@WLANC.com
Arman Ghorbani, Boardmember representative AGhorbani@WLANC.com
Galen Pindell  GPindell@Gmail.com  
Timothy Sweeney  SweeneyTimothy@Gmail.com  
Karim Wataghani  Wataghani@AOL.com

Exhibits on next page

__________________________
Checklist: Project design

Development:
□ Tenants: Notify all tenants who may possibly be eligible of Ellis Act protection immediately of their rights and payments (buildings constructed prior to 1978).
□ Historic: Determine if existing building qualifies for city registry.
□ Quimby Fees: Request that fees are directed to CD11 area.

Design:
□ Open space: Place flat, landscaped usable space at ground- or podium-level.
□ Trees: Minimum of 1 tree per site (1 per 2,000 sf).
□ Trees: 2 street tree per 30 linear ft. of frontage.
□ Trees: Healthy and mature trees shall be protected (8 in. minimum caliper).
□ Parking: None in setbacks (driveways allowed).
□ Light fixtures: Hooded to prevent light trespass.
□ Hardscape: Semi-permeable paving (to allow stormwater infiltration).
□ Bus stops: Land dedication for bus shelter along existing bus routes.

Construction:
□ Graffiti and posted bills: Removal in 24 hours.
□ Construction fences: No posters (public art preferred) or advertising signs from contractors.
□ Public notice for parking restrictions: Contractor shall mail to all residents within 500 ft. of construction site 2 weeks in advance of start of construction.
□ Temporary no parking: Shall be limited.
□ Street closures: None for longer than 1 day.
□ Sign with contractor information: A sign with the names and phone numbers of contractor and city inspector shall be posted on the fence (minimum size 2 x 3 ft., example below from West Hollywood).

Property Management:
□ No storage of inoperable motor vehicles on the site.
□ Fences: No chain-link fences (only wood or wrought iron).
□ Signs: No advertising signs for home businesses in R zones.
- Billboards/supergraphics: No billboards, supergraphics or digital signs on the property or buildings, except in city-approved Sign Districts.
- Electric vehicles: 5% of parking spaces shall be reserved for electric vehicles and 20% of spaces shall provide conduits for future installation of chargers.

Santa Monica Blvd. Overlay Plan

Resume: Kevin Barrow
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EDUCATION
University of Southern California Sol Price School of Public Policy May 2019
Masters of Planning (MPL)
New York University - School of Engineering May 2017
Bachelor of Science in Sustainable Urban Environments (B.S. SUE)
- Geographic Information Systems (GIS)
- Participatory Community Design
- Design of Cities
- Traffic & Transportation Engineering

EXPERIENCE
- USC Sol Price - Graduate Research Assistant Fall 2017 - Current
  - GIS visualizations and research of LA Metro TOD data
  - Aid in data cleaning and GIS visualizations
- Bobst Library Data Services (ArcGIS Student Consultant) Fall 2015 - Spring 2017
  - Help those in need of assistance with ArcGIS at Bobst Library, New York University
- Sam Schwartz Transportation Consultants (Intern) Spring 2016
  - Research and aid traffic, transportation, and planning departments with projects
- ArcGIS ● Illustrator / Photoshop ● AutoCAD & Revit ● SketchUP / Rhino ● MS Office
- America Reads (student worker) Spring 2015
- State of Place Intern (start-up company) Spring 2015
  - Gathered information on the aspects of place-making in different neighborhoods
  - Gathered media regarding placemaking for the company’s social networks

ACADEMIC
Atlanta Regional Rail Plan – Individual Project Spring 2017
New York University: School of Engineering
- Created a brief proposal and presentation with self-made maps to show population and future rail/station locations in proposed plan
- Presented findings via a comprehensive report on the impacts on the Atlanta metropolitan area
- Worked with a professor to research and analyze data, and create maps

Two Bridges: Microunits – Semester Term Project Spring 2016
Semester Term Project – Two Bridges: Microunits
- Designed two buildings consisting of microunits
- Constructed a complete rendering: residential buildings complete with retail and