WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee — Meeting Agenda
Tue., Oct. 9, 2018 — 7:15 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/AADFXBHAAl0P0OTy4oAbYfmeta?d=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/AADFXBHAAl0P0OTy4oAbYfmeta?d=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 requiere 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.
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: CD11 to meet with HCID on establishing a clearinghouse for new units under construction.
   ii. Trident Center: CD11 to negotiate development agreement and possible community benefits.

4. Ex parte communications:
   a. Jay Ross:
      i. Olympic/Barrington strip mall (southeast corner): Babak Bard Chaharmahli, Barrington Olympic Partners.
      ii. Target store (11800 Santa Monica Blvd.- Alcohol CUB): Beth Aboulafia, attorney, Hinman & Carmichael - PLUM scheduling.
      iii. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave. mixed-use: Alix Wisner, Armbruster, Goldsmith & Delvac; Kristen Montent Lonner, Burns & Bouchard - PLUM scheduling.
      iv. 2465 S. Purdue Ave.: Michael Ghodsi, representative – PLUM scheduling.
      vi. 11628 Santa Monica Blvd. mixed-use: Dan Ahadian, NUR Development, representative - PLUM scheduling.
   b. Max Sherman: Santa Monica Blvd. Overlay Plan - Kevin Barrow, USC student.
   c. Tim Sweeney: Affordable units leasing - Hannah Levien, CD11.

5. Administrative: NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood? Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?


7. New business:
   a. Transportation options: Presentation by Phil Brown.
   b. **Standard Conditions of Approval**: Review of previously approved document.
      i. **Motion**: Construction shall end by 5:00 pm on all days.
         1. **Justification**: Current end time of 9:00 pm is extremely late.
   c. **Conditions of Approval (LA City DBS)**:
      i. **Motion**: All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days.
      ii. **Justification**: Current end time of 9:00 pm is extremely late.
   d. **Offsite advertising on construction fences**:
      i. **Motion**: The city shall revise the LAMC and prohibit posters for offsite advertising and contractors on temporary construction fencing.
   f. **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.
g. 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.
   i. Consideration of entitlements and motion.
   ii. Community status: TBD.
   iv. NC status: First presentation for PLUM in Oct.
   v. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.
   vi. Owner: CIM Group.
h. 2465 S. Purdue Ave.: Demolition of 1-story apartments (4 units). New construction of 5-story, 17-unit apartment (1 very low-income, 2 extremely-low income) with 4.5 FAR. TOC Tier 3 incentives include 70% density bonus, reduced parking to 0.5 spaces per unit, and FAR increase of 50%. On-menu incentives include decrease in open space by 25%, decrease in both side setbacks by 30%, and increase in height of 1 story. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
   i. No consideration of design / entitlements and motion.
   ii. Community status: TBD.
   iv. NC status: First presentation for PLUM in Oct.
   v. Owner: Michael Ghodsi, Franklin Views LLC.
i. 12300 Pico Blvd.: Conditions of approval for 65-unit mixed-use project.

8. West Los Angeles Community Plan update:
   a. Discussion items:
      i. City shall require inclusionary housing in all multi-family housing (State law allows cities to mandate this.)
   b. Motion: The West LA Community Plan update shall be placed in the second phase of westside community updates.
      i. Justification: Extra time will allow more time for a community-generated plan, and the Westside NC (which shares the Community Plan) also advocates to be placed in the second phase.
   c. Motion: The City shall 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.

9. Prop. 10: Discussion on proposal to eliminate Costa-Hawkins Act, which prohibits cities from establishing rent control.
Future projects:

1. 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 Nov.
   e. Representative: Kristen Montent Lonner, Burns & Bouchard; Alix Wisner, Armbruster, 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.
   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 in Nov.
   e. Representative: Susan Steinberg, Howard Robinson & Assoc.
   f. Owner: ___.

3. 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 in Nov.
   e. Representative: Eric Lieberman, QES.

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
   e. Representative: Hayk Martirosian.
   f. Owner: ___.

   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 Nov. or Dec.
e. Representative: Ben Safyai.
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 Nov. or Dec.
   e. Representative: San Kohanim.
   f. Owner:  

7. 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 Nov. or Dec.
   e. Representative: Daniel Ahadian.
   f. Owner:  

   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. --  

9. 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.
   d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
   e. Representative: Alex Woo.
   f. Owner:  

10. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
    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. Owner requested delay until tenants are found.
h. Representative: Eddie Navarette, Dafne Gokcen, FE Design and Consulting.
   i. Owner: 

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

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

13. Stratford 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 Nov. or Dec.
   e. Representative: Peter Elias, QES.
   f. Owner: 

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

14. Administrative:
   a. Which developers reject invitations to present at PLUM meetings?
   b. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
   c. 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.
   d. 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).
   e. 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.
   f. Items of consideration:
      i. Condominiums vs. apartments.
      ii. Sales prices and rents.
      iii. Types of retail.
15. 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 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.
      vi. 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.

z. Link: Mobility vs. place-making - http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/

16. 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.
xii. 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.

17. Board action on previous PLUM motions:

a. Report-Community Benefits: 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.
   i. NC status: Submitted to Board at Oct. meeting.
   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. 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: Board approved PLUM resolution at Sept. meeting.
v. Owner: Fred Larian, Focus Line, LLC.

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: NC status: Board approved PLUM resolution at Sept. meeting.
   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.
   ii. Community status: TBD.
   iii. NC status: Board approved PLUM resolution at Sept. meeting.
   iv. Owner: Kayvan Naimi, 1590 Pico Blvd LLC.
   v. Representative: Shahab Ghods, Plus Architects; Daniel Ahadian, NUR-Development Consulting.

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 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 to Board in Oct. with PLUM resolution.
   v. Owner: Suresh Jain, Pico 12300 LLC.
   vi. Representative: Michael Ko, Irina Tudorache, KSK Design.

e. Design Standards/Guidelines: Board approved PLUM resolution at Sept. meeting.

c. Standard Conditions of Approval: Motion: Added - 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. NC status: Board rejected PLUM resolution in Sept.

18. Status of previous decisions:
   a. 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).
      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.

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

20. 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 Wataqhani@AOL.com

---

Exhibits on next page →