WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee -- Meeting Agenda
Tue., Nov. 13, 2018 -- 7:15 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

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• Website: www.WestLASawtelle.org (see Committees tab).
• Dropbox (see PLUM 2018 folder): https://www.dropbox.com/sh/rctc4um5vw08266/AADFXBHAAL0P0OTyY4oAbYfmta?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 6 members (quorum is 4): J.Ross, J.Handal, A.Ghorbani, K.Wataghani, T.Sweeney, G.Pindell.
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: Development agreement with community benefits for 15 years in Planning Commission Staff Report.

4. Ex parte communications:
   a. Jay Ross:
      i. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave. mixed-use: Alix Wisner, Armbruster, Goldsmith & Delvac; Kristen Montet Lonner, Burns & Bouchard - PLUM scheduling.
      iii. 11628 Santa Monica Blvd. mixed-use: Dan Ahadian, NUR Development, representative - PLUM scheduling.
      vi. 11347 W. Mississippi Ave.: Hayk Martirosian - PLUM scheduling.
      vii. 2110 S. Barry Ave.: Hayk Martirosian - PLUM scheduling.

5. Administrative:
   a. 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?
   b. List of developers who refuse to attend NC hearings.


7. New business:
   a. 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.
      i. No consideration of design / entitlements and motion.
      ii. Community status: TBD.
      iv. NC status: First presentation for PLUM to be in Nov.
      v. Representative: Eric Lieberman, QES.

   b. 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

- Consideration of design / entitlements and motion.
- Community status: TBD.
- NC status: First presentation for PLUM scheduled in Nov.
- Representative: Kristen Montet Lonner, Burns & Bouchard; Alix Wisner, Armbruster, Goldsmith & Delvac.
- Owner: Bernard Huberman, Daniel Rosenthal, Quattro SM/Beloit Partners LLC & Berdan Holdings LLC.

**c. Standard Conditions of Approval:** Review of previously approved document.

- **Motion:** Construction shall end by 5:00 pm on all days.
  - Justification: Current end time of 9:00 pm is extremely late.

**d. Conditions of Approval (LA City DBS):**

- **Motion:** All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days.
- **Justification:** Current end time of 9:00 pm is extremely late.

**e. Offsite advertising on construction fences:**

- **Motion:** The city shall revise the LAMC and prohibit posters for offsite advertising and contractors on temporary construction fencing.


**g. 12300 Pico Blvd.:** Conditions of approval for 65-unit mixed-use project.

### 8. West Los Angeles Community Plan update:

**a. Discussion items:**

- **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.

- **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.

- **Floor area to include all uses above grade (including parking).**
- **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. **Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.):** CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909 sf restaurant with 25 seats and 8 exterior seats. ZA-2012-0382-CUB.

- **No consideration of design / entitlements and motion.**
b. Community status: TBD.
d. NC status: First presentation for PLUM to be in Dec.
e. Representative: Elaine Phuong, Food and Family LLC.
f. Owner: Manny Salzman, JMAR Property 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:.

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Dec.
   e. Representative: Daniel Ahadian.
   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 Dec.
   e. Representative: Hayk Martirosian.
   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 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 Dec.
   e. Representative: San Kohanim.
   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. --

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 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: 

9. **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: 

12. **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):**

13. 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.
14. Old/new/future business:
   a. 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).
   b. Motion: Sign Ordinance (see exhibit).
   c. 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).
   d. Motion: Transparency in General Plan Update process (see exhibit).
   e. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
   f. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
   g. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).
   h. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
   i. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
   j. 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.

k. 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).

l. Tree replacements in rights-of-way: Sanitation Dept. site, Fire Dept. site, Sawtelle (old Satsuma and Giant Robot sites).

m. Alcohol licenses: Discussion.

n. Affordable housing linkage fees/inclusionary requirements: Discussion (see exhibit).

o. 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).

p. Open Space Element (General Plan): Discussion and possible answers to city’s questions.

q. Sawtelle Corridor Overlay Plan: Discussion.

r. 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. Board action on previous PLUM motions:

a. 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: PLUM resolution passed in Oct.

v. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.

vi. Owner: CIM Group.

b. 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: PLUM resolution passed in Oct.

v. Owner: Michael Ghodsi, Franklin Views LLC.

c. 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.

a. 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.

17. Status of previous decisions:


   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.

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

19. Member announcements.

20. Adjournment.

Members: Jay Ross, Chair (310) 979-9255 JRoss@WLANC.com
Jay Handal, Boardmember representative JHandal@WLANC.com
Arman Ghorbani, Boardmember representative Aghorbani@WLANC.com
Galen Pindell, Boardmember GPindell@Gmail.com
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Exhibits on next page ➔