WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Joint Planning and Land Use Management Committee and
Board of Directors Meeting -- Agenda
Tue., Sept. 17, 2019 -- 7:15 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

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:
   a. Committee is 7 members, 4 are required for quorum.
   b. Board is 15 members, 9 are required for quorum.
3. Public Comment - Items not on the Agenda: 1 minute minimum per speaker.
   a. Leasing of affordable units: CD11 to meet with HCID on establishing a clearinghouse for new units under construction. CD5 motion to be considered by Council.
5. Ex parte communications: Jay Ross:
   b. 1721 S. Colby Ave. apartments: Janet Nass - PLUM scheduling.
   c. 1729 S. Barrington Ave. condominiums: Michael Jones, Sidney Jones Architects - PLUM scheduling.
6. Tasks: Compilation of all projects in West L.A. and list of those who have presented to PLUM.
7. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy).
8. New business:
      ii. Community status: TBD.
      iv. NC status: First presentation for PLUM in Sept.
      v. Representative: Daniel Ahadian, Nur Development Consulting.
      vi. Owner: Steve Amona, Barrington Five LLC.
b. **1721 S. Colby Ave. apartment:** Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./ 1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
   ii. Community status: TBD.
   iii. City status: Submittal on Jul. 8.
   iv. NC status: First presentation for PLUM in Sept.
   v. Representative: Janet Nassirzadeh.
   vi. Owner: Kaveh Bral, 1721 Colby Ave., LP.

9. **Continuing business (already had informational presentations and will return to PLUM for a determination in the future):**
   a. **11801 Olympic Blvd. retail/office building (Sports Chalet site):** Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping. ZA-2018-7490. Class 32 Infill CEQA Exemption.
   ii. Community status: TBD.
   iv. NC status: First presentation for PLUM in Apr. 2nd presentation TBD.
   v. Representative: Dana Sayles, Jason Friedman, 360.
   vi. Owner: Gillis Family Partnership.

   b. **11628 Santa Monica Blvd. mixed-use apartments and retail (strip mall with Nook, Western Bagel, Star Bakery):** Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
   ii. Design is with minimum setbacks and maximum height. Site design has 5% landscaping at ground level and is 95% covered (building footprint and hardscape).
   iii. Initial conference - No consideration of design / entitlements and motion.
   iv. Community status: TBD.
   v. City status: Submittal on May 31 (Planner: Danalynn Dominguez). Hearing date TBD.
   vi. NC status: First presentation for PLUM in Feb. (information only). 2nd presentation TBD.
   viii. Owner: Cameron Broumand, Plaza West LLC.
10. New business:
   a. **Motion**: The County shall require the West L.A. Courthouse project to include substantial amounts of affordable housing, and commercial/institutional that is viable to be leased in the long term.
   b. **12121-12133 Pico Blvd. (Marukai Market)**: Motion to request:
      i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
      ii. Plant more trees on north border with neighbors, per NC approval.
   c. **TOC Ordinance**: Motion for revisions to regulations (see exhibit).
   e. **Motion**: All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days of permitted work (Mon.-Sat.).
      i. **Justification**: Current end time of 9:00 pm is extremely late.
   f. **Motion**: The city shall revise the LAMC and prohibit posters for offsite advertising and contractors on temporary construction fencing and on structures.
   g. **WLASNC Design Guidelines**: Review of previously approved document.


Future projects:
   a. Application/plans: To be posted.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Oct.
   e. Representative: Michael Jones, Sidney Jones Architects.
   f. Owner: Michael Jones, Sidney Jones Architects.
2. **Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service**: CUB for full line of alcohol service as part of a 78-room hotel with 24-hour use. 56-sf market with 8 lobby seats. 1,168-sf food area with 32 seats. 731-sf covered rooftop deck with 20 seats. ZA-2019-4685-CUB, ENV-2019-4686-CE.
   a. Application/plans: To be posted.
   b. Community status: TBD.
   c. City status: Submittal on Aug. 7.
   d. NC status: First presentation for PLUM to be scheduled in Oct.
   e. Representative: Liliana Soto, Intact Companies.
   f. Owner: DH Hotels.
   a. Application/plans: To be posted.
   b. Community status: TBD.
   c. City status: Submittal on Apr. 15. Planner: TBD.
   d. NC status: First presentation for PLUM to be scheduled in July or Aug.
   e. Representative: Ben Safyari.
   f. Owner:
4. **1452-1456 S. Butler Ave. small lot houses/subdivision**: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of X stories on 8,800-sf parcel in R3-1
zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear. Truck trips: X. Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
   a. Application/plans: To be posted.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Oct.
   e. Representative: Aaron Belliston.
   f. Owner: Steve Brourman.
5. 2130 Sawtelle Blvd. karaoke bar: CUB for onsite service of beer and wine at karaoke bar with 12 rooms and 104 seats in C2-1VL zone. Service hours are from 11:00 am to 4:00 am every day. ZA-2019-3824-CUB, ENV-2019-3825-CE.
   a. Application/plans: To be posted.
   b. Community status: TBD.
   c. City status: Submittal on .
   d. NC status: First presentation for PLUM to be scheduled in Oct or Nov.
   e. Representative: Margaret Taylor, Apex LA.
   f. Owner: .
6. Future project
   a. Application/plans: To be posted.
   b. Community status: TBD.
   c. City status: Submittal on .
   d. NC status: First presentation for PLUM to be scheduled in.
   e. Representative: .
   f. Owner: .
   g.

Other items (may or may not be considered at this meeting, pending time availability):
7. Administrative:
   a. What does “we need housing” mean?
      i. Is it an excuse for developers to build as big as possible?
      ii. Does every project “need” to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
   b. Role of PLUM:
      i. Rubber-stamp for Planning Dept. and approve all project as long as they “comply” with zoning in our opinion (though only the Planning Dept. can determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?
         1. See Exhibit: Letter from Gloria Campbell.
      ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?
   c. 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?
      i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
   d. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
e. 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.

f. 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).

g. 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.

h. Items of consideration:
   i. Condominiums vs. apartments.
   ii. Sales prices and rents.
   iii. Types of retail.

8. Old/new/future business:
   a. Motion: Ban on campaign contributions by developers to City Councilmembers
      and support Councilman Ryu’s Motion (see exhibit).
   b. Motion: Planning Commissions appointees shall have defined terms (e.g. 5
      years).
   c. Motion: CD11 shall notify the NC of all meetings with developers and invite an
      NC member to attend.
   d. 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.
   e. 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).
   f. 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).
   g. Motion: Request status of Quimby/Parks funds available for NC district and
      possible uses (pocket parks, playground equipment, sports fields, Civic Center).
   h. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-
      calming and other projects to fund.
   i. 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).
   j. Sawtelle Corridor Overlay Plan: Discussion.
   k. Link: Mobility vs. place-making - http://curatingla.com/2017/07/31/la-needs-to-
      focus-on-place-not-movement/
9. Board action on previous PLUM motions:
      i. City status: Submittal on TBD.
      ii. NC status: Board approved PLUM resolution in August.
   b. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Westgate Ave. to encroach 6-18 inches onto their property, as part of verbal contract for entitlement support of their project.
      i. NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.
   c. 11857 Santa Monica Blvd. (empty lot next to Wertz): New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
      i. City status: Hearing date TBD.
      ii. NC status: Board approved PLUM resolution in August.
   d. Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site): The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
      i. NC status: Board approved PLUM resolution in August.

10. Status of previous decisions:
   a. 1851-1855 S. Barry Ave. small lot subdivision: Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
      i. City status: Hearing date TBD.
      ii. NC status: Board approved PLUM resolution to oppose project as designed.
   b. 11916 Pico Blvd.: CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
      i. City status: Submittal on May 29.
      ii. NC status: Board approved PLUM resolution of support with condition in July.
      i. City status: Hearing date TBD.
      ii. NC status: Board resolution to support CUB.
   d. 11434 Pico Blvd. (Fantasy Island site) apartment: Demolition of 1-story commercial building. New construction of apartment.
      i. City status: Hearing date TBD.
e. Zone change (2146 S. Colby Ave.): Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.
   i. City status: Hearing date TBD.
   ii. NC status: Board resolution to support with conditions to maintain R setbacks.

f. 2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building: Demolition of 2 1-story commercial buildings of 52,000 sf and new construction of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf) on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.
   i. DIR-2018-7625-SPR. ENV-2018-7626-EAF.
   ii. City status: Hearing date TBD (SPR).
   iii. NC status: Board resolution to support with traffic study and cap.

h. Zoning on 2300 block of Wellesley Ave.
   i. NC status: Board resolution to support similar zone to area, only if upzoned.
   ii. Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.
      i. City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
      ii. NC status: Board approved at Feb. meeting.
      i. City status: Hearing date TBD.
      ii. NC status: Board opposed PLUM resolution (to support project) in Feb.
   k. 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.
      ii. NC status: Board opposed PLUM resolution (to support project with conditions).
   l. 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, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
   ii. NC status: Board supported PLUM resolution (to support project with conditions).

   m. 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.
      ii. NC status: Board supported PLUM resolution (to support project).

   n. 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. City status: Hearing on Oct. 22.
      ii. NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.

   o. 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. NC status: Board supported PLUM resolution (support with design revisions).

   p. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
      i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.
      iv. City status: Submittal on Aug. 22. TBD hearing.
      v. NC status: Board supported PLUM resolution (to support CUB).

   q. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
      i. City status: No hearing - Director’s administrative determination.
      ii. NC status: Board supported PLUM resolution (to oppose project).

   r. 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. Expiration in May 2019. ZA-2012-0382-CUB.

i. City status: Hearing date TBD.
ii. NC status: Board supported PLUM resolution (to support CUB).


ii. NC status: Board supported PLUM resolution (to support CUB).


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.

11. Public Comment - Items not on the Agenda: 1 minute minimum per speaker.
12. Member announcements.

NOTICE: Out of an abundance of caution, this committee meeting is noticed as a joint board meeting, and will be making recommendations for the Neighborhood Council board to take action at a later meeting.

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, or at the scheduled meeting. If you want any record for an item on the agenda, contact Jay Ross, at (310) 979-9255 or email JRoss@WLANC.com.

PUBLIC INPUT AT N.C. 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: Agenda are posted for public review as follows:
- Website: www.WestLASawtelle.org (see Committees tab).
- Planning Dept. Early Notification System: 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 traducción, 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.

Members:  Jay Ross, Chair, Boardmember representative (310) 979-9255 JRoss@WLANC.com
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Exhibits on next page ➔
To: PLUM
Fr: J.Ross
Date: Sept. 17, 2019
Re: Motion: 12121-12133 Pico Blvd. property - trees

Motion: PLUM shall vote to recommend that the Board request that the property owner:
12. Allow trees on the perimeter to grow and stop constant trimming that leaves, which results in large stubs with no branches or leaves.
   a. Trees with full canopies allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
13. Plant more trees on north border with neighbors, per NC approval in 2016.

Facts and background:
1. The NC supported the project in 2016 with the condition that more trees be planted on the north property line, but the owners have planted no trees there.

Findings and justifications:
1. These tree stubs are ugly, and prevent branches and leaves from growing and shading the parking lot and the sidewalk.
2. The neighbors deserve screening from the unsightly parking lot and the tall building.
3. The hot sun beating down on the pavement increases the urban heat island effect, and trees with larger canopies will shade and counter that.

Trees on Amherst Ave. Every time the leaves and branches begin to grow, they are cut off.
This is the north property line with ugly stubs with no greenery.

Trees can be planted between existing trees in these spaces.
Resolution:
WRAC voted, 6-2-0, to request that the City revise the TOC Regulations as follows:

1. Development standards: Revise incentives as follows in R1-R4 zones, RAS3 and RAS4 zones, RD1.5 zones, and C zones that are adjacent to R zones.
   Downtown is all C zones and R5 zones, so these reductions would not apply (see map at end):
   Base incentives
   Units/density increase: Decrease units by 10-20% points in all 4 tiers.
      Tier 4 would decrease from 80% to 60-70%.
   FAR increase: Decrease FAR by 10-20% points in all 4 tiers.
      Tier 4 would decrease from 55% to 35-45%.

   Additional incentives
   Setbacks decrease: Decrease reduction by 50%.
      Tier 4 decrease would reduce from 35% to 17%.
   15 x 15 ft. notches in the building facades shall be provided every 40 ft. in side front and setbacks to plant a tree in the soil (not planters).
   Rear setbacks shall provide an underground setback that is adequate to allow for existing in-ground vegetation to grow and survive, and for future in-ground vegetation to grow, survive and screen neighbors. Treewells of 7 x 7 x 7 ft. for each tree to provide sufficient soil for growth can be provided.
   Open space decrease: Decrease reduction by 33%.
      Tier 4 decrease would decrease from 25% to 17%.
   Lot coverage increase: Decrease the increase by 33%.
      Tier 4 increase would decrease from 35% to 24%.
   Height increase: Decrease increase by 25%.
      Tier 4 increase would decrease from 3 levels (33 ft) to 2 additional levels.
   Tier 3 increase would decrease from 2 levels (22 ft) to 1.5 additional levels (1 full story + half of a 2nd story).
2. Transitional height: Transitional height requirements shall apply to any zone that is next to an R1, R2, R3, RD1.5 or RAS3 zone. The starting point of the transitional height shall decrease by 10 ft. on the rear property line.
   - Tiers 3 & 4 would decrease from 25 ft. to 15 ft.
   - This regulation expands protections for residences next to R3/R4 zones, which currently do not receive transitional height protections.

3. Streetscape/landscaping: All TOC Projects shall pay a fee of $1,000 per unit for construction/installation of Streetscape Plans in Transit Neighborhood Plans (Expo Plan, etc.).
   - The current Streetscape Plans are unfunded, and date of construction are uncertain because of the lack of funding.

Map of downtown that shows all multifamily zones are R5 and C zones.

Matrix of changes to zoning standards for TOC projects:

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<thead>
<tr>
<th>Zoning standard</th>
<th>Current TOC incentive</th>
<th>Revised TOC incentive</th>
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<tbody>
<tr>
<td>Density bonus – decrease by 10-20% points.</td>
<td>Tier 4: 80% Tier 3: 70%</td>
<td>Tier 4: 60% Tier 3: 50%</td>
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<td>FAR bonus– decrease</td>
<td>Tier 4: 55%</td>
<td>Tier 4: 35%</td>
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<td>Feature</td>
<td>Tier 3: 50%</td>
<td>Tier 3: 30%</td>
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<td>Setback reduction – decrease by 50%</td>
<td>Tier 4: 35%</td>
<td>Tier 4: 17%</td>
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<td>Tier 3: 30%</td>
<td>Tier 3: 15%</td>
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<td>15 x 15 ft. notches every 40 ft. to allow tree root and canopy growth</td>
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<td>Open space reduction – decrease by 33%</td>
<td>Tiers 3 &amp; 4: 25%</td>
<td>Tiers 3 &amp; 4: 17%</td>
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<td>Lot coverage bonus – decrease by 33%</td>
<td>Tiers 3 &amp; 4: 35%</td>
<td>Tiers 3 &amp; 4: 24%</td>
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<td>Height increase – decrease by 25%</td>
<td>Tier 4: 3 levels/ 33 ft.</td>
<td>Tier 4: 2 levels / 22 ft.</td>
</tr>
<tr>
<td></td>
<td>Tier 3: 2 levels/ 22 ft.</td>
<td>Tier 3: 1.5 levels</td>
</tr>
<tr>
<td>Transitional height – Diagonal starting point on the property line decreases by 10 ft.</td>
<td>Projects in only C zones. Neighbors in only R1 zones. Tiers 3 &amp; 4: Diagonal starts at 25 ft. height on property line.</td>
<td>Projects in all C, R, RAS zones. Neighbors in R1, R2, R3, RD1.5 and RAS3 zones. Tiers 3 &amp; 4: Diagonal starts at 15 ft. height on property line.</td>
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Letter from neighbor

Gloria Campbell
Wed 11/28/2018, 7:02 AM

I am a long-time resident/homeowner in West Los Angeles. My schedule conflicts with most of the WLASNC board and PLUM meetings so I'm sending this since I can't be there in person.. Perhaps it is appropriate to read at this week's meeting.

I completely understand how popular our neighborhood is with developers and recognize the need for additional housing, especially affordable housing. HOWEVER, I'm looking to the Neighborhood Council and CD 11 to be leaders in approving projects that enhance our neighborhood. As I look at the minutes of the meetings and talk to people who attend meetings it appears that the WLA Neighborhood Council consistently approves projects without requiring/recommending any changes and improvements. That wasn't always the case.

It is critical that we retain and, hopefully increase, the number of trees and the amount of green space. As we learn more about climate change, we know that EVERY effort needs to be made to make sure there are trees that can grow to maturity and grass available for children and pets. All of these green efforts can make a difference in terms of air quality, air temperatures and providing quality of life for the residents.

Requiring set-backs it so important for open space and to maintain/improve the neighborhood's character for all of us, including the people living in the new units. Same with height limits, step backs and even simple perks like balconies or decks. Working closely with developers to maximize the number of affordable housing units in any given project can make a real difference.

A recent example of a project that could have/should have had some recommendations from the NC is the 11261 Santa Monica six-story project. AND, if I remember correctly, PLUM had some solid recommendations for the Whole Foods/apartment project at the old Von's space that were not made part of the NC's approval.

I understand that the Council is advisory but we need you/expect you to listen to our concerns and stand up with constructive improvements that can make the WLA/Sawtelle the neighborhood the best it can be. If the Council and CD11 act as leaders, the developers will learn to create projects that "work" with the neighborhood as well as within their budgets and timelines.

Gloria G. Campbell