2. Public Comment: None.
3. Ex parte communications: Jay Ross:
   b. Trader Joe’s (11755 W. Olympic Blvd. - alcohol CUB): Kam Fung Lau, Art Rodriguez Associates - PLUM scheduling
   d. Leasing of affordable units:
      i. Len Ngueyn, CD11 - request to contact developers with vacancies.
      ii. Omri Kuba, CIM Group - request to notify stakeholders of vacancies in Buerge projects (leasing may begin in May).
4. Timely projects with representatives/ presentations (7:07):
   a. Trader Joe’s market #215 (11755 W. Olympic Blvd.): CUB to allow sales of full line of alcohol for offsite consumption and onsite tasting room area of 72 sf as part of 14,893-sf grocery market in M2-1 zone. Hours of operation are 8:00 am to 10:00 pm, ZA-2011-2580-CUB, ENV-2011-2051-MND.
      i. Community status: TBD.
      iii. NC status: Board will consider at Mar. 14 meeting.
      iv. Owner: Trader Joe’s Co. c/o Flaherty and O’Hara PC.
      v. Representative: Kam Fung Lau, Peter Impala, Art Rodriguez Associates.
         1. Renewal of approval from 2011 with 5-year term until expiration.
         2. No changes in hours of operation.
      vi. Committee comments:
         1. RK: Ensure that ages of consumers are checked. Food tasting area should be part of alcohol tasting area.
         2. GP: Supports it.
   vii. Motions:
      1. Free food shall be provided to reduce impact of alcohol – Failed (3-3-0).
      2. Support renewal of CUB - Approved (4-1-1)
b. Walgreen’s #12149 (11795 W. Olympic Blvd.): CUB to allow continued onsite sales of beer and wine for offsite consumption as part of 13,220-sf drug store/ market. Hours of operation are 8:00 am to 10:00 pm. ZA-2017-4335-CUB. ENV-2017-4336-CE.
   i. Community status: TBD.
   iii. NC status: Board will consider at Mar. 14 meeting.
   iv. Owner: Walgreen’s Co.
   v. Representative: Ralph Saltzman, Solomon Saltzman and Jamieson.
      1. Renewal of approval from 2011 with 5-year term until expiration.
      2. No modification of terms or conditions.
   vi. CD11 (Len Nguyen) called and emailed Chair J. Ross to express support, and stated that LAPD had no concerns.
   vii. Committee comments:
      1. RK: Staff should have proper training.
      2. JK: Requested no sale of single cans.
   viii. Motion: Support renewal of CUB - Approved (4-0-2).

c. 1225 S. Wellesley Ave: Demolition of 2 duplexes (4 units) and new construction of 10-unit, 4-story apartment. Zoning adjustment to increase density by 1 unit. ZA-2017-4306, ENV-2017-4307.
   i. Consideration/motion for requested zoning variance/adjustment to increase density and design.
   ii. Community status: TBD.
      1. Planner: TBD.
   iv. NC status: First presentation for PLUM (not considered at Jan. meeting).
   v. Owner: Wiseman Development, Michael Cohanzad, Don Tolentino.
   vi. Committee comments:
      1. GP: Supports 4-story building near Wilshire Blvd.
      2. JK: Future Westside Multi-family Q conditions may apply only to larger projects.
      3. PK: Prefers lower parking ratios.
      4. JR:
         a. Rear yard is too small because the developer chose to shrink it and use the alley centerline to measure the setback. As a result, no real landscaping is provided.
         b. Front yard provides no real landscaping or open space, because a ramp takes up all the space.
         c. No usable or convenient open space is provided at ground level or podium level. The roof deck is inconvenient for handicapped persons, senior and children.
   vii. Motions: Design and entitlements shall be revised as follows (6-0-0).
      1. Trees shall be planted in the rear yard in dirt.
      2. Driveway should be via the alley.
      3. Increase in unit count shall be done using the Density Bonus Ordinance (which would require the 10th unit to be restricted to low-income households with restricted rents per HCID), instead of a Variance (which would provide no affordable units).

5. New business (8:30 pm):
a. Westside Multi-Family Q Conditions:
   i. Motion: Revise to include the following items – Approved 5-0-0:
      1. Expand project plan area south to I-10 freeway to overlap with
         Expo Station Transit Neighborhood Plan.
      2. Lower front stepback height to 3rd story.
      3. At-grade garages shall be “wrapped” by residences or active
         land uses, not simply cloaked by landscape and façade
decor.
      4. Driveways shall be via the alley.

b. Mobility - Cut-through traffic, traffic signal synchronization.
   i. RK:
      1. Parking meter revenue should fund traffic mitigation, and not be
         taken by the General Fund.
      2. Lack of enforcement of cars that run stop signs.
      3. Traffic calming on streets (requires 1,000 trips per day).
      4. Left-turn lanes/arrows should be added to side streets along
         Santa Monica Blvd. (this will increase traffic on those streets).
   ii. JK: A bridge should have been constructed over Barrington Ave. for the
        Expo Line train (this would have increased cost of project).
   iii. Motions:
      1. DOT shall support Expo Line bridges at Westwood Blvd.,
         Barrington Ave. and other at-grade crossings - Approved 4-1-0.
      2. Traffic lights shall be synchronized for eastbound traffic in
         the evening rush hour, and left-turn signals should be added
         to traffic signals on both sides - Approved 4-1-0.
      3. Traffic enforcement and walking patrols should be increased
         or re-allocated to hot spot intersections, especially where
         cars regularly block the intersection - Approved 5-0-0.

c. Beverage and Entertainment Streamlined Program - expedited application
   review: The CUP will be placed into a new Planning group that will keep the
   process the same but aim to expedite it. Hearings will remain at the West L.A.
   Civic Center.

d. Santa Monica Boulevard Overlay Plan: JR created abstract for distribution for
   interns or class project. GP will submit to UCLA, and MS will submit to USC.

6. WRAC Land Use and Planning Committee resolutions:
   a. Resolution - Approved 4-0-1: Opposition to the Planning Commission’s
      recommendation and revisions to Expo Transit Neighborhood Plans: The
      Westside Regional Alliance of Councils opposes the Planning
      Commission’s recommendation and revisions to increase density around
      the Westside NC and West L.A. Sawtelle NC district areas in the Exposition
      Station Neighborhood Transit Plan for the following reasons (Westwood,
      Sepulveda and Bundy Stations):
      i. Insufficient consideration of the years-long public processes,
         including numerous outreach meetings and public hearings,
         undergirding the plan.
      ii. Insufficient analysis of population growth and zoning capacity.
      iii. Insufficient analysis of infrastructure expansion capacity needs and
          costs.
      iv. Failure to analyze the plan options within the context of the existing
          community and neighboring properties and land uses.
b. **Resolution- Approved 4-0-1: Opposition to SB828:** The Westside Regional Alliance of Councils opposes SB828, which would allow the state to require cities approve zoning capacity for 200% of state assigned RHNA goals, and trigger a by-right process for approvals overriding all local plans if cities fail to meet all assigned RHNA goals.
   i. Info:
      https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB828  
   ii. WRAC notes this bill is based on arbitrary numbers, and by-right approvals with no affordable housing requirements would be a disincentive for developers to use city density bonus ordinances that produce affordable housing—and an unintended consequence of the legislation.

c. **Resolution- Approved 4-0-1: Opposition to SB831:** The Westside Regional Alliance of Councils opposes SB831, which would eliminate the FAR, floor area square footage, of Accessory Dwelling Units from a site’s total floor area.
   i. No compelling reason, and no planning justification, has been presented that demonstrates how the physical conditioned, livable space of an ADU is different from the physical conditioned, livable space of the primary residence on the property.

7. **Member announcements:** KW:
   a. Problems with trash pick-up in early morning (Jan. 23).
   b. Possible illegal construction sitework at CIM site on Santa Monica Blvd. permits should be posted onsite (Jan. 16).
   c. Goodwill store: Continual trash and homeless.

**The following items are tabled:**

1. **New business (8:30 pm):**
   a. Motion: Projects that request off-menu incentives or development waivers as part of the Density Bonus Ordinance shall provide an additional 5% affordable units.
   b. Motion: Commercial uses within 200 ft. of residences shall reduce nighttime noise after 10:00 pm to 35 decibels.
   c. Motion: Proposed Small Lot Subdivision Ordinance amendment - Projects shall comply with the underlying setbacks of the zone. The proposed amendment shall be revised to eliminate proposed shorter setbacks. CPC-2015-4499, ENV-2015-4500 (see exhibit).
   d. Discussion: Proposed Short-Term Rentals - CD11 proposal for 180 days per year, fee for enforcement, primary residence only. WRAC proposal for primary residence only, 60 days maximum per year, register with city, public review process and public notification, payment of transit occupancy tax. CF-14-1635-S2.

2. **Administrative (9:00):**
   a. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
   b. 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.
   c. 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).
d. 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.

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

3. New business (9:30):
      i. City status: Comments due Nov. 9, Planning commission hearing on Feb. 8, staff report to be released in Jan. Bonnie Kim (213) 978-1330, Bonnie.Kim@LACity.org.
   b. 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).
   c. 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.
   d. Motion: Sign Ordinance (see exhibit).
   e. 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).
   f. Motion: Transparency in General Plan Update process (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: Planning Dept. shall provide population, current zoning capacity and proposed zoning capacity of all Community Plan areas (per current General Plan updates).
   i. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
   j. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).
   k. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
   l. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
   m. 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.
   n. Motion: Standard conditions of approval (see exhibit).
o. 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).

p. WLASNC Design guidelines: Discussion.

q. Subdivisions: Discussion of subdivision after planning approval/permit issuance.

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

s. Alcohol licenses: Discussion.

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

u. 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).

v. Open Space Element (General Plan): Discussion.

w. 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.

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

4. 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 a Short-Term Rentals Ordinance if the following specific conditions--based upon WRAC membership votes and the preceding WRAC letter on STRs--are included [LUPC vote 8-0-0]
      i. Any City of Los Angeles Short-Term Rentals Ordinance shall include the following:
         1. A cap on the number of nights that a room can be rented each year, and with no provision for a CUP or other process for individual hosts to receive permission to exceed the annual cap.
         2. Requirement of proof of primary residence and liability insurance for the specific use.
            a. No self-certification.
         3. Short-term rental tax revenues shall not go into the General Fund. The highest priority for use of revenues shall be enforcement of the ordinance, and after that, revenues shall go to the Affordable Housing Trust Fund.
         4. WRAC notes that Many NCs prefer a full prohibition on short-term rentals in R zones, for reasons that include tranquil...
neighborhoods, impossibility of enforcement, and loss of hotel revenue and jobs. However, many Councilors support short-term rentals in R zones, and full opposition may not be feasible.

c. **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?

d. **Resolution:** Opposition to the automatic renewal of the City’s Bus Shelter/Advertising 20-year contract with JCDecaux. [LUPC vote 8-0-0] - The Westside Regional Alliance of Councils opposes the automatic renewal of the City’s Bus Shelter/Advertising 20-year contract with JCDecaux.

i. WRAC further requests the City to withdraw the renegotiation of the sidewalk furniture contract with JCDecaux from the City Attorney's office, and to allow a process of community input which can culminate in an open RFP, awarded based on parameters laid out by community impact and ridership needs.

ii. The City should solicit comments from the community about problems/issues, and then issue an open RFP that addresses these issues/problems to numerous advertising firms.

iii. Problems noted include lack of bus shelters at mass transit stations and major arterials, which harms the rider experience during rainstorms and windstorms, and which may further reduce the already declining use of transit.

e. **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.

f. **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.

g. 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.

h. 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.

i. 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.

j. Small Lot Subdivision Amendment approved 7-0-0): The City shall revise the SLS amendment as follows, and complete the on-going planning process in the near future: Retain all of the setbacks for the underlying zone; no fake grass; green landscaping (trees) must be planted in dirt (not pots); rear stepback of 10 ft. required for the 3rd floor and above; rear stepback of 15 ft. required for 3rd floor and above when abuts low-density zone (R1, R2); roof decks shall not substitute for ground-floor open space with grass in high-density zones; roof deck shall be set back at least 5 ft. from edge of roof to increase safety and reduce privacy intrusion on neighbors; guest parking of 1 space per 4 units (or minimum of 1 space if fewer than 4 units).

k. Westside Multi-Family Q Conditions (approved 7-0-0): The City shall amend the draft with the following revisions: The boundary in the West L.A. and Brentwood area shall be extended south to I-10 freeway to cover any R3/R4 or RAS3/RAS4 parcels and multi-family buildings that are constructed in C zones; the plan boundary shall be extended to include the following community plan areas: West L.A. (east of 405 in CD5 district), Venice, Westchester/Playa del Rey, Palms/Mar Vista and Pacific Palisades; the front stepback shall be lowered to above the 2nd story (so the 3rd and 4th stories have stepbacks). [The draft plan proposed above the 3rd story.]; at-grade garage parking shall be wrapped by units, not simply cloaked by landscape and façade décor; driveways (unscreened) shall not make up more than 24 ft. along the frontage; all setbacks shall comply with underlying zone, with no by-right reductions.

5. Old business (9:45):

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

6. Future projects:

a. 11272 W. Nebraska Ave.: Demolition of X and new construction of 24-unit apartment with Transit Oriented Communities incentives. DIR-2017-5551-TOC. ENV-2017-5552-EAF.

i. Consideration/motion of land use and design options.

ii. Community status: TBD.
iii. NC status: First presentation to PLUM.
iv. Representative:
v. Matt Hayden, Hayden Planning - PLUM scheduling.
vi. Owner:
b. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 65-unit, 6-story apartment, 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. Discussion of design and entitlement.
   iii. NC status: First presentation for PLUM to be schedule in Jan.
   iv. Owner: Suresh Jain, Pico 12300 LLC.
   v. Representative: Michael Ko, KSK Design.
c. 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. Discussion of design and entitlement.
      1. Planner: Zuriel Espinosa (213) 978-1249
         Zuriel.Espinosa@LACity.org
   iii. NC status: First presentation for PLUM to be schedule in Jan.
   iv. Owner: Fred Larian, Focus Line, LLC.
   v. Representative: Kamran Kazemi, Tala Associates.
   i. Discussion of design and entitlement.
      1. Planner: TBD.
   iii. NC status: First presentation for PLUM to be scheduled in Mar.
   iv. Owner: ___.
   v. Representative: Daniel Ahadian, ____.
e. 1947 Sawtelle Blvd.: Demolition of 3-story YMCA building and new construction of 88-unit, 4-story apartment and 7,700 sf commercial (_% low income housing - units). DIR-2017-5278-TOC-SPR.
   i. Discussion of design and entitlement.
      1. Planner: TBD.
   iii. NC status: First presentation for PLUM to be scheduled in Mar.
   iv. Owner: Ken Kahane, Landmark California.
   v. Representative: Eric Lieberman, QES.

7. Board action on previous PLUM motions:
   a. Lumen project (Trident Center-Manatt Building - 11355 W. Olympic Blvd.): Renovation of 2 existing office towers and expansion of 3-story 100,000-sf
retail/office addition in front (in open space area along Olympic Blvd.). ENV-2016-1463-EIR.
   i. Consideration/motion of land use and design options.
   ii. Community status: Open house on Oct. 17.
   iii. City status: Draft EIR released and comments due Feb. 5.
   iv. NC status: Board tabled at Jan. meeting, requests more time to review.
   v. Plans posted: www.WestLASawtelle.org (TBD)

8. Status of previous decisions:
   a. Neighborhood Transit Plan - Bundy Exposition Line Station: Board approval of proposed new zoning for upzones and preservation.
   b. 1735 Westgate Ave.: Proposal for discretionary approval for 8 units (1 additional unit).
      i. City approved revised plan with 6 units.

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

10. Member announcements.

11. Adjournment.

Members: Jay Ross, Chair (310) 979-9255 JRoss@WLANC.com
         Max Sherman, Vice Chair Max.Charles.Sherman@Gmail.com
         Rose Kato, Secretary-designate RMKato@WLANC.com
         Partho Kalyani PKalyani@WLANC.com
         Jian Keredian, Boardmember representative JKeredian@WLANC.com
         Galen Pindell GPindell@Gmail.com
         Timothy Sweeney SweeneyTimothy@Fmail.com
         Karim Wataghani Wataghani@AOL.com

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The PLUM Committee will hold its meetings on the 2nd Wednesday of every month, and may also call any additional required special meetings in accordance with its Bylaws and the Brown Act. The NC complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability.

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 Jamie Keeton al jkeeton@wlanc.com para avisar al Concejo Vecinal.
Exhibits on next page →