WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee – MINUTES
Tue., Aug. 14, 2018 – 7:00 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

   a. J. Handal was present at 7:00 pm. He advised the chair that the NC was under instructions due to an ADA violation, that it must have a speaker system and a microphone. The chair was unaware of a formal directive to the NC via the city attorney. JH stated that he would not take part in an illegal meeting, and departed at 7:10 PM.
   b. No attendees (committee, audience) requested ADA accommodations for the meeting. NC Chair J.Keeton notified the chair at 7:30 pm that, in the absence of a public address audio system, hearing-impaired persons can be accommodated by having another person sit next to them and repeat statements.
   c. Review of Minutes from Jul. meeting: Tabled (no quorum).

2. Public Comment:
   a. Korie Schmidt: Long-time resident of WLA and concerned about increased development creating a Manhattan environment. New, big buildings are out of line with current neighborhood. Interested in the plan for future growth.
   b. Lady: Concern about difficulty in getting developers to respond to inquiries about their affordable units. Encourages support of Prop. 10, which would eliminate Costa-Hawkins Act and allow cities to determine if they want to enact rent control (the State of California current prohibits that).
      i. TS volunteers to assist in creating a process with CD11 and developers to publicize leasing information for affordable units.
      ii. Concern that affordable units required in the Coastal Zone are built out of the area (via an in-lieu fee), and tenancy requirements of low-income households are not enforced (and wealthier, non-qualified households are actual tenants).

3. Government/Agency updates:
   a. Council District #11 - no report:
      i. Leasing of affordable units: CD11 to be clearinghouse for new units under construction.
      ii. Bundy Expo Station Plan: CD11 position on NC Resolution and request for meetings in advance of Council vote.
      iii. Trident Center: CD11 to negotiate development agreement and possible community benefits.

4. Ex parte communications: Jay Ross:

b. 11512-11516 Mississippi Ave. (small lot subdivision): Fred Larian, owner; Jay Vanos, architect - PLUM scheduling.

c. Olympic/Barrington strip mall (southeast corner): DBS staff - plans availability.

5. Administrative:
   a. Santa Monica Blvd. Overlay Plan: A USC student is interested. JR and MS will meet with him to start the project.
      i. Make need to request stipend funding from Board.

6. New projects:
   a. Olympic/Barrington strip mall (southeast corner): Demolition of 1-story strip mall and new construction of 3-story building with restaurant and retail on ground floor and medical office on upper floors with 3 levels of underground parking. Permit #17010-30000-01991.
      i. No response from DBS inquiry for plans.
      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.

   b. 11512-11516 Mississippi Ave.: Demolition of 2 1-story houses with 50% lot coverage and new construction of 4-units (2 sets of 3-story detached condominium) with 70% lot coverage in R2 zone (HD-1 limits to 35 ft.). Removal of 7 ficus trees. AA-2017-5222-PMLA.
      i. Project shall be forwarded to Board of Directors for consideration at Aug. 22 meeting.
      ii. City status: Request to convert to condominiums (guest parking provided, per requirement for condominium). DBS approved permit (by-right project, so no Planning Dept. review). Submittal 12/12/2017.
         1. Planner: Zuriel Espinosa (213) 978-1249
            Zuriel.Espinosa@LACity.org
      iii. Community status:
         1. Ruth Atkinson (neighbor): Concern about construction noise and dust, asks about replacement trees because 7 ficus trees will be cut down. Requested perimeter wall be installed first (will be).
         2. Korie Schmidt: Design is nice, not audacious. 3 stories is tolerable (not if 4 stories).
         3. Nathan Bartley: Likes the additional housing be site plan is marginal.
      iv. NC status:
         1. JR:
            a. Notes 15-ft. setbacks with dirt, which allow planting of large trees (24 in.).
            b. Permit is not posted, as required, for demolition. Notice of intent must be filed for asbestos remediation.
            c. Neighbors may appreciate notice of demolition and construction.
            d. Landscape Plan that details tree planting will be helpful at Board meeting.

   v. Owner: Fred Larian, Focus Line, LLC.
   vi. Representative: Jay Vanos, Vanos Architects.
c. 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. Project shall be forwarded to Board of Directors for consideration at Aug. 22 meeting.
   ii. Community status:
      1. Korie Schmidt: Density is high, concerned that it will look like the C on Pico project on the north side of Pico (5 story building with sheer façade) and increase in people. Concern that rents will be high, and low-income households will be forced out of the neighborhood. Concern about changing neighborhood with more high-density, like New York City, and notes 2 other large projects under construction on Pico Blvd.
      2. Man: The density is OK, but worries a bit about more crowded neighborhood.
   iii. City status: Hearing may be scheduled in August, 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:
      1. AG: Explained how affordable housing works with tiered incomes and tiered rents and categories of very low-, low- and moderate-income.
      2. JR: TOC projects like this are approved quickly by the Planning Dept., and this project was submitted 9 months ago in Dec. 2017. A Determination is likely imminent, and NC should submit comments as soon as possible, or it will miss its opportunity.
         a. The 11272 Nebraska project was submitted at the same time in Dec. 2017, and the Planning Dept. already approved it, before the NC could comment.
   v. Owner: Suresh Jain, Pico 12300 LLC.
   vi. Representative: Michael Ko, Irina Tudorache, KSK Design.

7. Exposition Transit Neighborhood Plan: CD11 added enhancements regarding affordable housing:
   a. Revise the affordable housing requirements for projects utilizing Bonus FAR to be consistent with the requirements of the citywide TOC Affordable Housing Incentive Program Guidelines for Tier 4 (up from the proposed Tier 3 requirement)
   b. Revise the New Industry (NI/EC) zone in the Bundy Station area to allow a maximum of 35% of total floor area to be dedicated to Live/work units for projects with a total FAR of less than or equal to 2.5:1 FAR (base). Similarly, allow a maximum of 55% total floor area dedicated to Live/work units for projects greater than 2.5:1. (Refer to Table D in section 2 of the proposed plan).
   c. Clarify that the regulations of the Permanent Supportive Housing ordinance apply to the Expo TNP.
   d. Revise the Specific Plan to require affordable housing for any project that includes a residential component, if they are pursuing the Bonus FAR.

8. West Los Angeles Community Plan update: Motion –
The following items were tabled:

b. Motion: The NC shall request the following information from the Planning Dept. in advance of work on the update:
   i. What is the population in 2018, and what is the source?
   ii. What is the population projected in the build-out year, and what is the source? Will SCAG or U.S. Census population data be used?
   iii. What is the current zoning and population capacity in the Community Plan area, including the Expo Station Plan, TOC density bonuses and ADUs?
   iv. Will the community plan area be upzoned to exceed the projected population in the build-out year?

c. Discussion items:
   i. City shall require inclusionary housing in all multi-family housing (State law allows cities to mandate this.)
   ii. Include zoning and design standards from WLASNC’s approved revisions to:
      1. Small Lot Subdivision Ordinance Amendment.
      2. Westside Multi-Family Q Conditions.
      3. Exposition Station Neighborhood Transit Plan - Bundy Station.
      5. Design Standards.
         a. Floor area to include all uses above grade (including parking).
         b. FARs to be the same as in NC resolution on Exposition Station Neighborhood Transit Plan.

10. Standard Conditions of Approval:
   a. Motion: Projects that request TOC incentives shall provide the following community benefit – 12-month free transit pass for all new tenants and employees of commercial in perpetuity (TAP card for use on MTA and Santa Monica bus line).
      i. Justification: The developer and project is benefiting from extra incentives, and if a project is truly transit-oriented, users should be encouraged to actually use the transit.
   b. Review of draft checklist (see exhibit).

Future items:
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: 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 Aug. or Sept.
   e. Representative: San Kohanim.
   f. Owner: .

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

4. 11628 Santa Monica Blvd.: Demolition of ___. New construction of mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: Daniel Ahadian.
   f. Owner: .
   g. 11261 Santa Monica Blvd.

5. 1848-1850 S. Barrington Ave.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: .
   f. Owner: .

6. 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 Aug. or Sept.
   e. Representative: Alex Woo.
   f. Owner: .

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   c. City status: No hearing – Director’s administrative determination (may be decided by Oct.). Submittal on Jun. 1, 2018.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: Susan Steinberg, Howard Robinson & Assoc..
8. 2465 S. Purdue Ave.: Demolition of ___. New construction of 17-unit apartment (1 very low-income, 2 extremely-low income) with TOC Tier 3 incentives. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   c. City status: Submittal on 2018.
   d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
   e. Representative: Michael Ghodsi.
   f. Owner: 

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

11. New Target store 11800 Santa Monica Blvd.: Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
    a. No consideration of design / entitlements and motion.
    b. Community status: TBD.
    d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
    e. Representative: Beth Aboulafia.
    f. Owner: 

12. ___ 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.
    c. City status: Submittal on 2018.
    d. NC status: First presentation for PLUM to be scheduled in Aug. or Sept.
    e. Representative: Peter Elias, QES.
    f. Owner: 

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

13. Administrative:
    a. Which developers reject invitations to present at PLUM meetings?
    b. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
    c. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
d. What does it mean when developers say “The Council Office supports it”?
   i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.

e. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
   i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).

f. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
   i. Facts vs. speculation (i.e. hearsay).
   ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
   iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.

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

14. Old/new/future business:
   a. 1731 S. Federal Ave.: Modification of Condition #12 to allow the project to reduce the required automobile parking through bicycle parking. VTT-72573.
      i. Consideration of of design / entitlements and possible motion.
      ii. Community status: TBD.
      iv. NC status: First presentation for PLUM to be scheduled in July.
      v. Representative: .
      vi. Owner: .
   b. 2210 S. Sawtelle Blvd. (southeast corner of Olympic Blvd.): New 1,900-sf restaurant with 37 indoor seats and 24 patio seats with CUB for alcohol (beer and wine), hours from 10:00 am to 11:00 pm. ZA-2018-3241-CUB. ENV-2018-3242-CE.
      i. No motion - review of design and entitlements.
      ii. Community status: TBD.
      iii. City status: Submittal on Jun. 6, 2018.
      iv. NC status: TBD first presentation for PLUM.
      v. Representative: Alex Woo.
      vi. Owner: ___.
      i. No motion - review of design and entitlements.
      ii. Community status: TBD.
      iv. NC status: TBD first presentation for PLUM.
      v. Representative: Sam Kohanian.
      vi. Owner: ___.
      i. No motion - review of design and entitlements.
ii. Community status: TBD.
iv. NC status: TBD first presentation for PLUM.
v. Representative: Susan Steinberg, Howard Robinson & Assoc.
vi. Owner: ___.
   i. No motion - review of design and entitlements.
   ii. Community status: TBD.
   iv. NC status: TBD first presentation for PLUM.
   v. Representative: Daniel Ahadian.
   vi. Owner: ___.
   i. No motion - review of design and entitlements.
   ii. Community status: TBD.
   iv. NC status: TBD first presentation for PLUM.
   vi. Owner: ___.
g. 1848 S. Barrington Ave.: Conversion of three existing buildings into a condominium. ZA-2018-2697-CE, ENV-2018-2696-CO__.
   i. No motion - review of design and entitlements.
   ii. Community status: TBD.
   iv. NC status: TBD first presentation for PLUM.
   v. Representative: Ping Yang.
   vi. Owner: ___.
h. 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: ___.
i. 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).
j. Santa Monica Boulevard Overlay Plan: Discussion of sub-committee with stakeholders and academics - Max Sherman.
k. 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).
l. 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.

m. Motion: Sign Ordinance (see exhibit).

n. 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).

o. Motion: Transparency in General Plan Update process (see exhibit).

p. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).

q. Motion: Planning Dept. shall provide population, current zoning capacity and proposed zoning capacity of all Community Plan areas (per current General Plan updates).

r. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.

s. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).

t. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).

u. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.

v. 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.

w. 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).

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

y. Alcohol licenses: Discussion.

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

aa. 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).

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

c. 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.

ee. 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. Previous projects/issues:
   a. Leasing for affordable units: Discussion of NC policy to request developers to fill out notification form and notify CD11 and NC of vacancies (see exhibit).
   c. 11460-11488 W. Gateway (5-story apartment): Appeal extended to Oct. 31 or Nov 30.
      i. City status: Oliver Netburn, Planning Dept.
   d. Santa Monica/Granville mixed-use (Buerge Ford site): Construction in progress, discussion of closure of Granville Ave.

17. Board action on previous PLUM motions:
   a. Report: Conditions of Approval that require developer contributions for public benefits (affordable housing, transportation improvements, park expansion, etc.), and examples of legal Conditions of Approval in other Los Angeles projects that require these contributions as part of zone changes
         1. Planner: Connie Chauv.
      ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.
      iv. Representative: Kamran Kazemi, Tala Associates.
   c. Shell gas station mini-market (11570 Santa Monica Blvd.): CUB for sale of alcohol (beer and wine) for offsite consumption in conjunction with existing food market. ZA-2014-4278-CUB-PA1. ENV-2018-2315-CE.
      i. Consideration of design / entitlements and possible motion.
      ii. Community status: TBD.
      iv. NC status: First presentation for PLUM in July.
      vi. Owner: Conico Coro, Inc.
   d. 11588 W. Pico Blvd.: Demolition of 1-2-story commercial and new construction of 21-unit (2 very low-income), 4-story apartment and ___sf with 2 incentives for 1-story/ 11-ft. increase in height and 35% increase in FAR. DIR-2018-239-DB-CDO, ENV-2018-240-EAF.
      i. No motions - general discussion of design / entitlements.
      ii. City status: No hearing scheduled. Plans may be revised per discussions with Planning Dept. Submittal Jan. 2018.
      iii. Community status: TBD.
iv. NC status: First presentation for PLUM in July.
vi. Owner: Kayvan Naimi, 1590 Pico Blvd LLC.
vi. Representative: Shahab Ghods, Plus Architects; Daniel Ahadian, NUR-Development Consulting.

18. Status of previous decisions:
   a. Neighborhood Transit Plan - Bundy Exposition Line Station: Board approval of proposed new zoning for upzones and preservation.
      i. City status: City Council PLUM approved.
   b. 1735 Westgate Ave.: Proposal for discretionary approval for 8 units (1 additional unit).
      i. City approved revised plan with 6 units.
   c. 1225 Wellesley Ave. apartment: Proposal for variance to increase density.
      i. NC status: Board voted to support density bonus for affordable housing.
   d. Trident Center expansion: Board supported Zone Change for increased FAR.
   e. 11272 W. Nebraska Ave.: Demolition of 1 house and new construction of 6-story, 24-unit apartment (3 affordable) with 70% density increase and 5 Transit Oriented Communities (Tier 3) incentives for increased 22-ft. height/2 stories, increased FAR to 3.75, reduced setbacks to 5 ft., reduced open space by 20%, and reduced parking to 0.5 spaces per unit. Near 405 freeway to east. DIR-2017-5551-TOC, ENV-2017-5552-EAF.
      ii. NC status: No presentation or resolution.
      iii. Representative: Matt Hayden, Hayden Planning - PLUM scheduling.
      iv. Owner: Darius Khakshouri, BS8 LLC / BS9 LLC.

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
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