WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee -- Meeting MINUTES
Tue., Sept. 11, 2018 -- 7:00 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

   a. Minutes - Aug. meeting. APPROVED 4-0-0.

2. Public Comment - Items not on the Agenda:
   a. Korie Schmidt:
      i. Occupancy rates and Rental prices: In order to see if we want to extend density bonuses, we need to see some statistics on the occupancy rate and the rental prices from all the new structures that have been built that required exemptions from zoning. I've observed them semi-occupied. Drastically changing the neighborhood's character with empty, over-priced, thin-walled, noise procuring buildings doesn't benefit the community.
      ii. Density: Those same buildings crammed full of people is also bad. Noise and congestion and living on top of each other and spilling all that out onto neighbors who likely were opposed to the construction but didn't speak up. More and more and more new "roommates" that nobody (except the landholder) requested. That's why I'm so against all this increase in density. It's going to erode the city of peace and privacy.
      iii. I understand cleaning this city up, revamping all the old buildings. All the buildings around here are from the 1930s and 1950s with no air conditioning. So a facelift would be nice. I just don't understand why all these landholders are insisting on increasing the density and the size of the buildings. I can't imagine they need this density on their property because they can't pay the bills.

3. Government/Agency updates:
      i. Leasing of affordable units: NC and CD11 to collaborate with HCID on establishing a clearinghouse for new units under construction.
         1. CD11 has supported motion for HCID to monitor these units. They have insufficient staff, and must hire more staff to ensure that covenants are recorded.
2. CD11 can call developers to help the NC, but likely cannot be a clearinghouse.

3. Gloria Campbell: HCID must do annual audits to ensure qualified low-income households reside in those units. Fears that developers lease units to friends and family with whom they have connections, and regular neighbors are shut out.

   ii. Bundy Expo Station Plan: CD11 position on NC Resolution and request for meetings in advance of Council vote. Len said that neighbors in the area supported full upzone during his canvassing. JR said neighbors want to cash out, which is poor basis of planning.

   iii. Trident Center: CD11 to negotiate development agreement and possible community benefits. Request for NC to be involved.


   v. Short-term rentals (AirBNB) ordinance: Hearing on Sept. 13. CD11 supports only primary residence with cap of 120 days (may increase via administrative review).

   vi. Trident Center renovation/expansion: Hearing on Sept. 27.

4. Ex parte communications:
   a. Jay Ross:
      i. 12300-12328 W. Pico Blvd. (mixed-use apartment and retail): Irina Tudorache, RSK Architects; Suresh Jain, 12300 Pico LLC - PLUM scheduling, project status with Planning Dept. Alissa Gordon, Planning Dept. - City review status.

      ii. 11512-11516 Mississippi Ave. (small lot subdivision): Fred Larian, Jay Vanos - PLUM scheduling, landscape plan.

      iii. Olympic/Barrington strip mall (southeast corner): Trevor Martin, Tarik Saoud, DBS - plans availability and owner contact information.

      iv. Leasing of affordable units at Santa Monica Blvd./Granville Ave. project: Omri Kuba, CIM Group.

      v. Target store (11800 Santa Monica Blvd.-Alcohol CUB): Beth Aboulafia, attorney, Hinman & Carmichael - PLUM scheduling.

      vi. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Alix Wisner, Armbruster, Goldsmith & Delvac - PLUM scheduling.

   b. Tim Sweeney: Hannah Levien, CD11 – Affordable housing unit leasing and monitoring/auditing.

5. Administrative: Santa Monica Blvd. Overlay Plan: USC student Kevin Barrow (School of Public Policy) met with J. Ross to discuss the scope of the project and deliverables.

   a. Max Sherman will chair the sub-committee and supervise Mr. Barrow’s work. He will report back at Oct. or Nov. meeting.

6. Old/continuing projects:
   a. 11512-11516 Mississippi Ave.: Demolition of 2 1-story houses with 50% lot coverage and new construction of 4-units (2 sets of 4-story
condominium duplexes) with 70% lot coverage in R2 zone. Removal of 7 ficus trees. AA-2017-5222-PMLA.

i. Motion: The Board shall vote to approve the project with the following conditions. APPROVED 4-0-0.
   1. 8 large trees (24-in. boxes) shall be planted on the 2 sites with native flora.
   2. The adjacent neighbors shall be notified by mail with construction dates and phone number of developer, owner or construction staff for complaints.

   1. Planner: Zuriel Espinosa (213) 978-1249
      Zuriel.Espinosa@LACity.org

iii. Community status: TBD.

iv. NC status: First presentation to PLUM in July, to Board in Sept.

v. Owner: Fred Larian, Focus Line, LLC.


b. Bundy Triangle Park:

i. Motion (revised) - The City shall create a public park and expand the Bundy Triangle area to include Ohio Ave.: APPROVED 4-0-0.
   1. The Ohio Ave. roadway can double the size of the area for use by people.
   2. Design improvements can include better crosswalks, an entry arch, more landscaping, a seating area, a walking path through the site, a fountain, a nicer wall/fence, playground equipment, and commercial use(s), which do not detract from a serene park experience.
   3. Commercial tenant(s) shall pay a market rent to help fund improvements.
   4. A portion of Ohio Ave. shall remain to provide access to garage of south building (1516 S. Bundy Dr.).
   5. A 1-lane stretch of Ohio Ave. shall remain open if the Fire Dept. requires it to provide access.

ii. Motion - All of Ohio Ave. shall be closed and converted to parkland, except for a stub to allow access to the south building. FAILED 1-2-1.

iii. Public comments:
   1. R.Kato: Ohio Ave. should not be shut down. Public access should be restored, and the police can easily enforce homeless from overrunning it. No gates/fences should be installed. Bollards should be used to protect from errant cars, and they provide more open access.
   2. N.Burns: Ohio Ave. is a great candidate for a bike/scooter lane. It’s a convenient east-west corridor that is well-trafficked by bikes and scooters. It would also be less politically challenging to put a
bike/scooter lane on Ohio, than taking parking or a driving lane off of the parallel section of Santa Monica Blvd. The park on Ohio and Santa Monica could play a role in enhancing West LA’s non-auto transit infrastructure by becoming a park that doubles as a hub for scooter parking. Or even simply converting that section of Ohio into a scooter lane w/ adjacent stalls for scooter? This would a) activate the park by ensuring it’s active during “Birding” hours, and b) facilitate progress on making West LA a safer place to get around.

iv. CD11 comments:
   1. The intersection is problematic. DOT must do a major study, and is not interested in doing.

v. NC comments:
   1. JR:
      a. DOT’s opinion is irrelevant. They work for the city, and shall do a major study if directed.
      b. DOT and BOE can make any intersection work. Traffic will not be impede if it is re-routed around Ohio Ave.
      c. Police and other city staff have prevented homeless and gangs from inundating Stoner Park. Targeted, dedicated work will do that.
      d. 250 parking spaces are available in a 2-block radius. The removal of 11 spaces will have marginal effect. Businesses that depend on parking for their success must focus on providing a better service at a better price. K-Mart and Montgomery Ward had tons of parking and failed, so parking does not make businesses succeed.

   2. GP: If the park is activated with people, that will deter the homeless.
   3. TS: If the park is enlarged, that will make it more popular, and more successful.
   4. AG: Maybe keep 1 lane and build a café to attract users to the park.
   5. MS: Include an area for multi-modal transit hub (bikes, scooters, pedestrian focused). Ask Bird or Lime to fund a bike lane. Both companies have publicly committed (or at least Bird) to help fund new bike lanes.

   c. Motion: The city or a state-certified property management company shall manage the leasing of income-restricted affordable housing units that are created by the density bonus. The Housing and Community Investment Dept. likely would be the city departments to manage advertising, applications and qualification. APPROVED 4-0-0.
d. **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. APPROVED 4-0-0.

e. **Motion**: The City shall designate some Prop. HHH funds to HCID to audit and enforce restricted affordable units, to ensure that qualified households are the actual tenants. APPROVED 4-0-0

7. 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. Plans requested.
      ii. City status: By-right, so no Planning Dept. review. Submittal to DBS on May 22, 2018.
      iii. Community status: TBD.
      iv. NC status: First presentation for PLUM.
      v. Owner: Babak Bard Chaharmahli, Barrington Olympic Partners.
   b. **12300-12328 W. Pico Blvd.**: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
      i. **Motion**: The project shall be revised as follows: APPROVED 4-0-0.
      1. Affordable housing unit shall be allocated as follows:
         a. Very low-income: 10% of total units.
         b. Low-income: 7.5% of total units.
         c. Moderate-income: 5% of total units.
      2. 500 sf of open space shall be provided at podium level, which is more convenient and usable that the roof deck (provides all the open space).
      3. 2 areas of 15 x 15 ft. shall be provided at ground level to plant large trees, which provides sufficient space for roots and the canopy to spread. Location of courtyard is preferably facing the street (and away from the freeway, which is a huge pollution source).
      4. Stepbacks shall be provided in the front on the 4th story and above, per the Multifamily Q Conditions that the NC approved.
      5. Height shall be 6 stories.
      6. Garage shall be designed and constructed so that it can be converted to active land uses in the future.
      7. The owner shall provide in perpetuity MTA passes for 1 year to all new tenants and staff/workers.
ii. Community status:

1. Nick Burns: Garage should be designed so it can be converted to active land uses, if parking demand decreases. If more units are approved, more affordable units can be built. Likes the TOC density bonus. It’s good to request more affordable units. Pico Blvd. is a good location because it’s a bigger street and commercial-oriented. Traffic is heavy because Santa Monica built insufficient housing, and commuters drive through West LA. More housing like this will decrease that traffic.

2. Korie Schmidt: Total against the project. The height should be 4 stories, 6 stories is too tall. The C on Pico across the street is 5 stories. It’s slippery slope and increases to height like this change the character of the community. At 6 stories, you can’t see the sky.

3. Rose Kato: 70% density increase is too big, the building is too tall. This will worsen the traffic, especially with all the other projects in process (Martin Cadillac, Olympic/Butler, Santa Monica/Barrington medical office). Air filters should be installed.

4. Gloria Campbell: So many big projects are being built in the context of a smaller neighborhood. Traffic is already bad and will worsen. There is no “big picture” view. Infrastructure improvements are needed to accommodate all of this new development.

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 for PLUM in Sept.

   1. TS: Good location for more density and more affordable units. Market-rate units may be expensive, but that is a result of supply and demand. Less parking is good in a TOD location.

   2. AG: Good location for high density across from the freeway. We need more housing. Likes limiting cars. Similar in size to “C on Pico” project across the street.

   3. GP: Good location but concerns for exception to NC’s height limit of 5 stories. Roof deck is OK.

v. Owner: Suresh Jain, Pico 12300 LLC.

vi. Representative: Michael Ko, Irina Tudorache, KSK Design.

8. West Los Angeles Community Plan update:
   a. Planning 101: Community Planning
      i. Presentation: http://www.planningthewestside.org/materials.html
      ii. Sat, Sept 8, 9-10:30am (Spanish), 11am-12:30pm (English), Westchester Senior Citizen Center
b. **Motion:** The NC shall request the following information from the Planning Dept. in advance of work on the update. Approved 4-0-0:
   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. **Motion:** The NC shall request the following revisions to the community plan update process for the Westside community plans. APPROVED 4-0:
   i. A Citizens Advisory Board or working group shall be established for each community plan update, which would allow better and more frequent communication.
   ii. The Planning Dept. shall add input sessions, and provide more feedback to community suggestions during the process, and explain what standards were chosen and why, and which standards were rejected and why.
   iii. Public hearings shall be held, in which all participants can hear all the opinions from others.

d. **Motion:** The Community Plans Update Outreach Plan timeline of 3 years is ambitious (considering that the West Adams-Baldwin Hills-Leimert and Granada Hills Plans required 7 years, and the Expo Station Neighborhood Transit Plan required 4.5 years), which potentially will limit adequate public input and feedback. FAILED 1-3.
   i. Therefore, the Planning Dept. should be funded to extend the timeline if and as needed to accommodate achievement-anchored benchmarks.

e. 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.


Motion: The following revisions to LAMC/Zoning shall be implemented in Community Plan updates and WLASNC Design Standards: Approved 3-0-1.

a. Setbacks/ yards:
   i. Front yard: Must be 50% flat and usable open space.
   ii. Parking is prohibited in all setbacks, only driveways that provide direct access to garage and right-of-way are allowed.
   iii. Rear setback shall be measured from rear property line for all parcels (including alleys).

b. Street/ right-of-way:
   i. 1 tree every 30 linear ft. of frontage.
   ii. Landscaped parkway of 4 ft. minimum size.

c. Landscaping:
   i. 1 tree / 2,000 sf of property area.
   ii. Removal of trees with 6-8-inch caliper or larger shall be replaced at 2 to 1 ratio to encourage developers to preserve mature trees (especially fruit trees, which often die when transplanted).
   iii. Dept. of Urban Forestry shall publicize fruit trees that are proposed for removal, so neighbors can transplant them.
   iv. Trees must be planted in the ground and have:
      1. 8 cubic yards of soil (7 x 7 x 7 ft.) for root growth.
      2. 10 x 10 ft. open to the sky for canopy growth.

d. Open space:
   i. Minimum of 75% of open space must be flat and usable for recreation, and maximum of 25% space may be for planters (15% must be landscape planters with maximum wall height of 2.5 ft.).
   ii. Stormwater planters (which have walls of 4 ft.) cannot fill up open space and make it un-usuable. Only shorter landscape planters can count as open space.

e. Open space in R3 zones and higher shall be at ground level or podium level.
   i. Rooftop decks are allowed, but may not substitute for ground level or podium level open space.

f. Stepbacks: Stepbacks of 15 ft. shall be required for the 3rd level and above [from Westside Multifamily Q Conditions].

g. Massing:
   i. For buildings with 150 ft. length along the frontage, 1 courtyard/break open to the front and open the sky is required of 30 ft. width and 40 ft. depth (starting at ground or 1st level) [from Westside Multifamily Q Conditions].
ii. Active land uses on the ground-level frontage with direct connection to sidewalks (instead of parking garages that create dead space).

h. Zoning:
   i. C2 development standards may not blend into adjacent R2 parcels (repeal section of LAMC).
   ii. FAR and height shall be revised to:
       1. HD-1: 6.0, no height limit.
       2. HD-1L: 3.0, 6 levels for commercial, 75 ft.
       3. HD-1VL: 2.25, 3 levels for commercial, 45 ft.
       4. HD-1XL: 2.0, 2 levels for commercial, 30 ft.

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). Approved 4-0-0.
      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. All PLUM members have reviewed.

The following items were tabled:

Future items:
1. 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. Consideration of entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM scheduled in Oct.
   e. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.
   f. Owner: CIM Group.

2. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable), 135 car parking spaces, 94 bicycle parking spaces. Transit-Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.
   a. Consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM scheduled in Oct.
e. Representative: Alix Wisner, Armbruster, Goldsmith & Delvac.
f. Owner: Bernard Huberman, Daniel Rosenthal, Quattro SM/Beloit Partners LLC & Berdan Holdings LLC.

   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   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 Sept. or Oct.
   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 Sept. or Oct.
   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: Daniel Ahadian.
   f. Owner: 

   a. No motion - review of design and entitlements.
   b. Community status: TBD.
   d. NC status: TBD first presentation for PLUM.
   e. Representative: Ping Yang.
   f. --
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 Sept. or Oct.
   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 in or Oct. or Nov.
   h. Representative: Eddie Navarette.
   i. 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 Sept. or Oct.
   e. Representative: Susan Steinberg, Howard Robinson & Assoc.
   f. Owner: .

11. 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.
   d. NC status: First presentation for PLUM to be scheduled in Sept. or Oct.
   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 Sept. or Oct.
e. Representative: Hayk Martirosian, Techna Land Co.
f. Owner: Ramin Soofer, 2110 Barry Ave. LLC.

13. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store.
    New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
    a. No consideration of design / entitlements and motion.
    b. Community status: TBD.
    d. NC status: First presentation for PLUM to be scheduled in Oct. or Nov.
    e. Representative: Eric Lieberman, QES.
    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: .

15. ___ 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 Aug. or Sept.
    e. Representative: Peter Elias, QES.
    f. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):
16. 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.

17. 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: Planning Dept. shall provide population, current zoning capacity and proposed zoning capacity of all Community Plan areas (per current General Plan updates).
   g. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
   h. Motion: Ban on campaign contributions by developers to City Councilmembers (see exhibit).
   i. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
   j. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
   k. 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.
   l. 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).
m. Tree replacements in rights-of-way: Sanitation Dept. site, Fire Dept. site, Sawtelle (old Satsuma and Giant Robot sites).

n. Alcohol licenses: Discussion.

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

p. 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).

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

r. Sawtelle Corridor Overlay Plan: Discussion.

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

18. 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.

19. 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.

20. 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

   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. Community status: TBD.
   ii. City status: Hearing in August, case to remain open for Board to submit comments. Submittal in Apr. 2018.
   iii. NC status: First presentation to Board in Sept.
   v. Owner: Conico Coro, Inc.

d. 11588 W. Pico Blvd.: Demolition of 1-2-story commercial and new construction of 21-unit (2 very low-income), 4-story apartment and ___sf with 2 incentives for 1-story/11-ft. increase in height and 35% increase in FAR. DIR-2018-239-DB-CDO, ENV-2018-240-EAF.
   i. City status: No hearing scheduled. Plans may be revised per discussions with Planning Dept. Submittal Jan. 2018.
   ii. Community status: TBD.
   iii. NC status: First presentation to Board in Sept. with PLUM resolution.
   iv. Owner: Kayvan Naimi, 1590 Pico Blvd LLC.
   v. Representative: Shahab Ghods, Plus Architects; Daniel Ahadian, NUR-Development Consulting.

21. Status of previous decisions:
22. Public Comment - Items not on the Agenda: 1 minute minimum per speaker.
23. Member announcements.

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Exhibits on next page ➔