WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee -- Meeting MINUTES
Tues., Oct. 9, 2018 – 7:15 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

1. Call to Order.
   b. Minutes from Sept. meeting – Approved 6-0.

2. Public Comment: None.

3. Government/Agency updates:
      i. Leasing of affordable units: CD11 to meet with HCID on establishing a clearinghouse for new units under construction.
      ii. Trident Center: CD11 to negotiate development agreement and possible community benefits.

4. Ex parte communications:
   a. Jay Ross:
      i. Olympic/Barrington strip mall (southeast corner): Babak Bard Chaharmahli, Barrington Olympic Partners.
      ii. Target store (11800 Santa Monica Blvd.- Alcohol CUB): Beth Aboulafia, attorney, Hinman & Carmichael - PLUM scheduling.
      iii. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave. mixed-use: Alix Wisner, Armbruster, Goldsmith & Delvac; Kristen Montent Lonner, Burns & Bouchard - PLUM scheduling.
      iv. 2465 S. Purdue Ave.: Michael Ghodsi, representative – PLUM scheduling.
      vi. 11628 Santa Monica Blvd. mixed-use: Dan Ahadian, NUR Development, representative - PLUM scheduling.
      vii. 12001 W Pico Blvd. mixed-use: Susan Steinberg, Howard Robinson & Assoc., representative - PLUM scheduling.
   b. Max Sherman: Santa Monica Blvd. Overlay Plan - Kevin Barrow, USC student.
   c. Tim Sweeney: Affordable units leasing - Hannah Levien, CD11.

5. Administrative: NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood? Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
a. JR: No one on the PLUM committee or NC Board has presented any evidence or details about Planners who deride the community and criticize community input. The Planners are very professional, and they respect neighbors who develop reasonable, well-thought ideas to improve design. NC members who claim that our NC is held in poor regard offer no evidence, and are using the same excuses as developers do, in order to try to scare the NC to side with developers instead of neighbors.

   a. Santa Monica Blvd. is a rough street and tough for pedestrians. The height may be low for a commercial corridor.
   b. The roadway is wide – 3 lanes + 3 lanes + a left-turn lane.
   c. Public right-of-way improvements can activate the commercial life. A flex lane can be built.
   d. The future subway station at the Veteran Administration is a good transit opportunity that can be accessed via Federal Ave. The Exposition Stations at Sepulveda and Bundy Ave. are also opportunities.
   e. The R3 zone behind the corridor has a 35-ft. base height. I would not support changing the neighborhood. It should be planned block by block with transitional heights, to avoid out of character development.
   f. Transit nodes should be developed at major intersections.
   g. An easement for a greenway would provide a buffer along the busy street.
   h. Public space should be provided at corners.
   i. KW: There is no space for green areas currently. A flex lane for bikes, scooters and buses would be good. The WLA Civic Center should be redeveloped.
   j. JH: Wilshire has a bus lane, which can accommodate bicycles. Santa Monica Blvd. is owned by CalTrans, so they must approve changes.
   k. GP: Bundy Triangle is an opportunity to expand open space. The Exposition Station area developments have weak frontages. The Riot Games site is closed off to the public domain like a fortress.
   l. TS: Lighted/flashing crosswalks should be installed. The NC proposed 3 in various locations in 2017.
   m. Len Nguyen (CD11): The NC should submit comments like these to the West LA Community Plan update. The City is trying to buy the courthouse (owned by County, State must approve purchase). A Persian or Oaxacan ethnic neighborhood node can be proposed.

7. New business:
   a. Transportation options: Presentation by Phil Brown:
      i. Flow Boulevards consist of extra lanes going in each direction, to increase capacity for cars and busses. A set can be built on each side of the 405 freeway, along the Beloit Ave. and Sepulveda/ Cotner Ave. routes, which would require demolition of buildings and reserving space on sites of upcoming developments. Beloit could handle 50,000 more car trips daily, and Sepulveda/Cotner could handle 43,000 more car trips daily.
      ii. The Sepulveda Pass subway will take a long time to build (by 2035) and its cost is $5.7 billion. An extension to the LAX airport will take longer (by 2057). A bus lane may not fit on the 405 [regular car travel lanes can be converted]. The subway provides a long, commuter-type route, but does not provide local circulation.
iii. By building high-density projects in West LA, traffic will increase. Land is cheaper in outer areas (East L.A., South Bay), so housing should be built there. This will avoid suburban sprawl like Palmdale. The average commuter trip length is 15 miles, and it would decrease to 12 miles with this planning.

iv. JH: Talk to CD11, CD5, DOT, CalTrans and MTA.

v. KW: Concern about induced demand. If roads are widened, they will simply fill up with more cars.

vi. Korie Schmidt: Likes the concept of better traffic flow, but concerned that this proposal may not cure the problem.

vii. Motion: PLUM recommends that the NC support the study of this proposal – Approved 5-0.

b. 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. City status: By-right, so no Planning Dept. review. Submittal to DBS on May 22, 2018.

ii. Community status: TBD.

iii. NC status: No consideration of design / entitlements or motion.


c. 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. Community status: No public comment.

ii. City status:
   1. Police Dept. submitted a letter to Planning Dept.

iii. NC status:
   1. JH: Supports the CUB because it provides a neighborhood convenience, and the area needs more stores with sundries. With two new projects in the area, many patrons will shop there, and the location is walkable for them.
   2. GP: All Target stores sell alcohol.
   3. Motion: Approve the CUB for alcohol sales and offsite consumption – Approved 6-0.

iv. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.
   1. The store will have security, staff training and identification checks.

v. Owner: CIM Group.

d. 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. 18 parking spaces.

i. Community status:
   1. Man: It’s great to develop this site, but 5 stories is out of character for the block. The neighborhood already has traffic gridlock, and this is too much density that will further increase the traffic and impose over the neighborhood.
2. Woman (lives nearby in a 3-story apartment): Parking is already difficult, and it has 17 units with only 18 spaces. Students cram into units, which requires parking permits. Tenants of this apartment should not get street parking permits. Purdue Ave. is narrow, so more cars will be dangerous.

3. Woman (lives on Butler Ave. behind the project): Neighbors are concerned that building a tall building like this will set a precedent and lead to numerous similar apartments on the block, and that is out of character for the area, which is mostly small houses and apartments.

4. Korie Schmidt: The building is too tall for the block. 4 stories is better. A taller building creates a slippery slope and precedent for all future buildings to be as tall.

5. Man: The rendering is great. The density is needed.


   iii. NC status:

   1. AG: The height is too much. 4 stories is more appropriate for the area, based on the surrounding buildings. Transit passes should be required.

   2. JH: Does not wish to change the design of buildings that may comply with the zoning code. We should try to get small benefits for the community, and not change the design, such as transit passes for tenants. Developers can walk away if they do not like our recommendations.

   3. KW: Does not wish to change the design of buildings that may comply with the zoning code. We should try to get something for the neighbors.

   4. JR: The site backs up to an R1 zone, and should have a transitional height stepback on the top stories. The setbacks are shortened, and the underground garage will prevent tall trees from being planted in the back and screening the building for the neighbors. The trees will not help to screen the rear neighbors because the building is so tall and imposing. A front stepback should be required, per the NC’s resolution that calls for front stepbacks on all apartment buildings as part of the Westside Multi-Family Q Conditions resolution.

5. Motion: Approve the project as designed and require 1 additional moderate-income unit, require the provision of transit passes of 1 year for every new tenant in perpetuity, and give leasing priority to neighbors in zip codes 90064 and 900125 and to first responders who live and work in the area – Approved 4-2-0.

   iv. Owner: Michael Ghodsi, Franklin Views LLC.

The following items were tabled:


   v. Motion: Construction shall end by 5:00 pm on all days.

      1. Justification: Current end time of 9:00 pm is extremely late.

   b. Conditions of Approval (LA City DBS):
vi. **Motion:** All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days.

vii. **Justification:** Current end time of 9:00 pm is extremely late.

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

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


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

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

a. Discussion items:

i. City shall require inclusionary housing in all multi-family housing (State law allows cities to mandate this.)

b. **Motion:** The West LA Community Plan update shall be placed in the second phase of westside community updates.

i. **Justification:** Extra time will allow more time for a community-generated plan, and the Westside NC (which shares the Community Plan) also advocates to be placed in the second phase.

c. **Motion:** The City shall include zoning and design standards from WLASNC’s approved revisions to:

1. Small Lot Subdivision Ordinance Amendment.
2. Westside Multi-Family Q Conditions.
3. Exposition Station Neighborhood Transit Plan - Bundy Station.
5. Design Standards.

   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.

9. **Prop. 10:** Discussion on proposal to eliminate Costa-Hawkins Act, which prohibits cities from establishing rent control.

**Future projects:**


   a. Consideration of design / entitlements and motion.

   b. Community status: TBD.


   d. NC status: First presentation for PLUM scheduled in Nov.

   e. Representative: Kristen Montent Lonner, Burns & Bouchard; 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.
   c. City status: No hearing – Director’s administrative determination (may be decided by Oct.). Submittal on Jun. 1, 2018.
   d. NC status: First presentation for PLUM to be in Nov.
   e. Representative: Susan Steinberg, Howard Robinson & Assoc.
   f. Owner: .

3. **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 in Nov.
   e. Representative: Eric Lieberman, QES.

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

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

7. **11628 Santa Monica Blvd. (strip mall with Nook, Western Bagel, Star Bakery)**: Demolition of 2-story commercial mall. 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 Nov. or Dec.
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. --

9. 2210 S. Sawtelle Blvd.: New 1,900-sf restaurant, 37 indoor seats and 24 patio seats, hours of operation 10:00 am until 11:00 pm, alcohol CUB for beer and wine service onsite. ENV-2018-3242-CE. ZA-2018-3241-CUB.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
   e. Representative: Alex Woo.
   f. Owner:.

10. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
    d. No consideration of design / entitlements and motion.
    e. Community status: TBD.
    f. City status: Submittal on Aug. 22. TBD hearing.
    g. NC status: First presentation for PLUM to be scheduled. Owner requested delay until tenants are found.
    h. Representative: Eddie Navarette, Dafne Gokcen, FE Design and Consulting.
    i. Owner:.

    a. No consideration of design / entitlements and motion.
    b. Community status: TBD.
    d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
    e. Representative: Hayk Martirosian, Techna Land Co.
    f. Owner: Ramin Soofer, 2110 Barry Ave. LLC.

    a. No consideration of design / entitlements and motion.
    b. Community status: TBD.
    d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
    e. Representative: Jessie Lichaauco.
    f. Owner:.
13. Stratford School - 2000 S. Stoner Ave.: Request to modify Condition #2 (what is it??) of previous plan approval, and allow continued operation of existing private school with maximum enrollment of 120 students. ZA-1999-169-CUZ-PA4. ENV-2018-3342-CE.
   a. No consideration of design / entitlements and motion.
   b. Community status: TBD.
   d. NC status: First presentation for PLUM to be scheduled in Nov. or Dec.
   e. Representative: Peter Elias, QES.
   f. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):
14. Administrative:
   a. Which developers reject invitations to present at PLUM meetings?
   b. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
   c. What does it mean when developers say “The Council Office supports it”?
      i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
   d. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
      i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
   e. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
      i. Facts vs. speculation (i.e. hearsay).
      ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
      iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
   f. Items of consideration:
      i. Condominiums vs. apartments.
      ii. Sales prices and rents.
      iii. Types of retail.
15. 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. 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: .
c. 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.
   i. Justification: Keeping low-income households in restricted affordable units (instead of wealthier, unqualified households), will reduce homelessness.

d. 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).

e. Santa Monica Boulevard Overlay Plan: Discussion of sub-committee with stakeholders and academics - Max Sherman.

f. 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).

g. 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.

h. Motion: Sign Ordinance (see exhibit).

i. 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).

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

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

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

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

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

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

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

q. 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.

r. 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).

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

t. Alcohol licenses: Discussion.

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

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

x. 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.

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

16. 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).
   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.

17. Board action on previous PLUM motions:

a. Report-Community Benefits: Conditions of Approval that require developer contributions for public benefits (affordable housing, transportation improvements, park expansion, etc.), and examples of legal Conditions of Approval in other Los Angeles projects that require these contributions as part of zone changes.
   i. NC status: Submitted to Board at Oct. meeting.

b. 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 and consideration of design/ entitlements. Review of landscape plan.
   1. Planner: Zuriel Espinosa (213) 978-1249 Zuriel.Espinosa@LACity.org
   iii. Community status: TBD.
   iv. NC status: Board approved PLUM resolution at Sept. meeting.
   v. Owner: Fred Larian, Focus Line, LLC.

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: NC status: Board approved PLUM resolution at Sept. meeting.
   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.
   ii. Community status: TBD.
   iii. NC status: Board approved PLUM resolution at Sept. meeting.
   iv. Owner: Kayvan Naimi, 1590 Pico Blvd LLC.
   i. Representative: Shahab Ghods, Plus Architects; Daniel Ahadian, NUR-Development Consulting.

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. Consideration of design / entitlements and possible motion.
   ii. Community status: TBD.
   iii. City status: Hearing may be scheduled in September, per discussion with planner. Plans may be revised per discussions with Planning Dept. Submittal Dec. 2017.
      1. Planner: Alissa Gordon (213) 978-1456.
   iv. NC status: First presentation to Board in Oct. with PLUM resolution.
   v. Owner: Suresh Jain, Pico 12300 LLC.
   vi. Representative: Michael Ko, Irina Tudorache, KSK Design.

e. **Design Standards/Guidelines:** Board approved PLUM resolution at Sept. meeting.

c. **Standard Conditions of Approval:** Motion: Added - 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. NC status: Board rejected PLUM resolution in Sept.

18. Status of previous decisions:

   ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.
   iv. Representative: Kamran Kazemi, Tala Associates.

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
1- Westside traffic congestion can be solved.

2- A “bottom-up” community scaled traffic solution fixes congestion and can lead to a long term Community Plan that eliminates congestion and excessive CO2e.

3- A heavy rail line in the 405 corridor can’t fix the 405 traffic bottleneck.

4- The solution to the WLA traffic congestion is continuous flowing traffic on two Flow Boulevards.

5- A more compatible low vehicular speed can be made in the community scale while also providing shorter trip time, because with continuous flowing traffic there is no stopping for traffic signals on the Flow Boulevard.

6- Cut through traffic can be reduced by 80% in Brentwood with the proposed Flow Boulevard system.

7- The congestion on the 405/I-10 interchange can be eliminated.

8- A frontage road Flow Boulevard system is proposed in the 405 corridor to restore free flowing freeway traffic and to eliminate commuter congestion on crossing WLA boulevards during distribution and collection periods.

9- The main 405 traffic problem is commuter traffic destined to WLA not the traffic going between LAX/So-Bay and the San Fernando Valley (only 13% of traffic).

10- Heavy rail in the 405 corridor between the Orange line and LAX would not reduce the volume of traffic enough to restore free flowing traffic on the 405. The 19-mile distance would cost about $13 billion dollars making it a boondoggle.

11- The combined additional capacity over that of today’s, which would have free flowing 405 traffic and the Flow Boulevard system with continuous flow traffic, would be an addition of greater than 160,000 trips/day in the 405 corridor which solves the congestion.
12- Santa Monica Boulevard east of the 405 to East Hollywood would be a Flow Boulevard and connect to a Sepulveda/Beloit Flow Boulevard through a continuous “Flow Boulevard Interchange”, then proceed to Culver City on the Sepulveda/Sawtelle Flow Boulevard.

13- The sixteen miles of Flow Boulevard from East Hollywood to WLA to Culver City would be about $1.3 billion dollars in cost which includes 405 and I-10 minor improvements.

14- With the utilization of the Flow Boulevard traffic circulation improvement, more than 780 metric tons of daily CO2 emissions can be removed from polluting the Westside.

15- There needs to be studies that includes all of the jurisdictions, Transportation and Planning Departments to assess what is to be planned, who has responsibility for what and the outcome.

16- Trying to fix the Westside congestion with some heavy rail in the 405 corridor would miss addressing the actual travel demand to and within the Westside, thereby making it a grand boondoggle. What should be done is to actually fix the 405 freeway traffic, the overall Westside vehicular traffic problem, as well as the excessive CO2 emissions with the utilization of the Flow Boulevard improvement system. In addition, new Community Plans should be made that incorporate land use policies that avoid gentrification, inequality and permanently addresses not having increasing traffic over time that overwhelms the infrastructure with congestion.

17- Flow Boulevards are used to fix congestion, give balance between land use and infrastructure, and to reduce CO2 emissions in conditions like those that are in the Westside. They can also be used to structure growth of land use density in the suburbs to make “complete communities”, thereby reducing development targeted for the Westside, and they would reduce VMT and CO2 emissions in the L.A. County areas overall as a significant factor in meeting California Air Resource Board goals.

18- In LA County a basic heavy rail system using both Metrolink and subway lines can be expected. However, what is more urgent is to develop 300 miles or more of Flow Boulevard to quickly begin to evolve sustainable “complete communities” and to achieve climate change goals of less than 80% of the 1990 level of emissions by the 2035 goal period.
These statements are backed up with preliminary plans and traffic engineering and can be seen in a number of Keynote presentations.