WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee - Regular Meeting
MINUTES
Wed., Nov. 8, 2017 -- 7:00 PM
Felicia Mahood Senior Center
11338 Santa Monica Blvd. - Los Angeles, Calif. 90025

1. Call to Order (7:00): Jay Ross, Rose Kato, Jian Keredian, Partho Kalyani, Karim Wataghani, Tim Sweeney, Max Sherman. Absent: Galen Pindell
   a. Minutes from Oct. meeting (approved 7-0-0).
2. Public Comment:
   a. Phil Brown: Flow Boulevard Plan to widen 16 miles of roads (requires demolition and eminent domain of properties) in 405 corridor to increase car capacity. Concern that bigger buildings near subway stations create more traffic.
   b. Norma Bracco: Concern with difficulty of discovering vacancies in density bonus affordable units among different developers. She volunteers to collaborate with CD11 to create a database/ clearinghouse for vacancies.
3. Ex parte communications:
   a. Jay Ross:
      i. Olympic/Corinth site (Manatt Building - 11355 W. Olympic Blvd.): Malina Brown, Sugerman Communications - status update, design proposal.
      ii. 702 S. Granville Ave.: Vincent Jay Vanos, Vanos Architects - schedule for NC.
      iii. 12128 Idaho Ave.: Owners: Mina Zahiri, Arastao Zahiri, Hamid Omrani, Omrani Group - schedule for NC.
      iv. Old Vons site (Santa Monica & Barrington): Matthew Hayden, Hayden Planning - leasing for affordable units.
      v. Gateway apartments: Dana Sayles, 360 - leasing for affordable units.
4. Timely projects with representatives/ presentations:
   a. Lumen project (Trident Center-Manatt Building - 11355 W. Olympic Blvd.): Renovation of 2 existing office towers and expansion of 3-story 100,000-sf retail/office addition in front open space area along Olympic Blvd.
      i. Discussion of project status.
      ii. Community status: Open house on Oct. 17.
      iii. City status: Draft EIR in process. 2/21/17 Comments were due after scoping meeting. ENV-2016-1463-EIR.
      iv. NC status: Presentation to PLUM on 8/30/2017.
      v. Plans posted: www.WestLASawtelle.org (TBD)
   i. Public comment:
      1. Jessie Lichauco (11768 Iowa, adjacent neighbor to east, 4-story house): Supports 4-story building next to his 4-story building, stated owner paid $1,200,000 for the site and must build the big project that is proposed to be financial feasible.
      2. Adjacent neighbor (north): Concern with construction noise, more traffic from increased density.
   ii. PLUM discussion:
      1. PK: Supports approving project, based on 4-story building next door.
      2. TS: Trees should be added.
      3. KW: Supports approving project.
      4. MS: Shorter setbacks may increase pedestrian activity and improve urban interface.
      5. RK: Height should be reduced to 3 stories, no roof deck.
      6. JK: 4th story interior space should be reduced to small alcove, not larger recreation room.
      7. JR:
         a. Project is out of character for the 1700 block of Granville.
         b. On the block, no projects have reduced 5 ft. rear setback, proposed front setback of 12 ft. is shorter than the prevailing setback of 16-18 ft (only 2 of 20 buildings on the block have shorter setbacks).
         c. No trees can be planted in the 2 side yards or rear yard because they are too short at 5 ft. and driveways cover the area.
         d. Note: JR talked to CD11, and Len Nguyen asked developer if he could reduce the unit sizes in order to increase the unit count (Len did ask the developer to increase the overall size of the project).
   iii. Motion (failed 3-3-1): Support the project as proposed.
   iv. Motion (failed 3-4-0): Support revisions to the project - height of 3 stories, setbacks that comply with underlying zone.
   v. Resolution (approved 4-2-1): Forward the project to the Board of Directors for review, because no consensus on committee.
   vi. Owner: V3 Development LLC (unknown persons).
   viii. Representative: Kamran Kazemi, Tala Associates.
   x. NC status: First presentation for PLUM.

c. 12128 Idaho Ave: Demolition of 1-story house and new construction of 4-story apartment. Zoning adjustment to reduce rear setback rom 15 ft. to 8 ft. Waiver of road widening on Amherst Ave. ZA-2016-4627, ENV-2016-4628 (see exhibit).
   i. PLUM discussion:
      1. JR:
         a. Supports waiver to road widening.
         b. No other buildings in area have reduced rear setback. 3-story building under construction to south has 15-ft. rear
setback. No evidence to support Findings that site is unique or demonstrated hardship (required for variances). Project can request incentive to reduce setback in return for affordable unit.

ii. Resolution (approved 6-0-0): PLUM recommend that setbacks comply with the underlying R3 zone, and support for the waiver of road widening requirement.

iii. Owners: Mina Zahiri, Arastao Zahiri.


vi. NC status: First presentation for PLUM.

5. New business:

a. Resolution (approved 6-0-0): PLUM recommends installation of lighted pedestrian crosswalks at 3 intersections, with no installation of vehicle traffic signals: Mid-block crossing at Barry/Santa Monica Blvd., Barrington/Idaho, and Sawtelle/Nebraska.

b. Motion: Proposed Small Lot Subdivision Ordinance amendment - Projects shall comply with the underlying setbacks of the zone. The proposed amendment shall be revised to eliminate proposed shorter setbacks. CPC-2015-4499, ENV-2015-4500 (see exhibit).
   i. Tabled.

c. Motion: Westside Multi-Family Q Conditions – Expand project plan area south to I-10 freeway to overlap with Expo Station Transit Neighborhood Plan, lower front stepback height to 3rd story (see exhibit).
   i. Tabled.

d. Discussion: Proposed Short-Term Rentals - CD11 proposal for 180 days per year, fee for enforcement, primary residence only. WRAC proposal for primary residence only, 60 days maximum per year, register with city, public review process and public notification, payment of transit occupancy tax. CF-14-1635-S2.
   i. Tabled

e. Resolution (approved 6-0-0): PLUM recommends revisions to Sidewalk Repair Program (Bureau of Engineering) - increased funding for Urban Forestry, creation of tree inventory, moratorium on tree removal until completion of EIR, increase replacement ratio of trees that are removed, analysis of impact of tree removal and new trees on wildlife, future assessments of tree growth, and maintenance in the future (watering, replace dead trees) (see exhibit).
   i. NC status: Presentation to Board in Oct.
   ii. City status: EIR is in process (scoping meetings in August).
   iii. Representative: Isabelle Duvivier, Community Forestry Advisory Cmte.

f. Commercial Cannibas Location Restriction Ordinance: Retail/sales shops - Minimum distance of 800 ft. from sensitive uses. Retail with no sales (delivery only) and cultivation (must be in M/I zones) - No minimum distances.
   i. NC status: PLUM will forward to Board for review.
   ii. City status: Planning Commission on Nov. 20, Council on Dec. 7. State of California can begin issuing licenses on Jan. 2, so City is preparing ordinance in advance of that date.
The following items were tabled

6. Administrative:
   a. Role of NC involvement: Desire of land owner vs. desire of community. NC is one
      of several community groups who can influence city.

7. New business:
   a. Santa Monica Boulevard Overlay Plan: Discussion of sub-committee with
      stakeholders and academics.
   b. Beverage and Entertainment Streamlined Program - expedited application
      review: Presentation - Galen Pindell (see exhibit).
   c. Planning Dept.: Proposed new processes / entitlements: Presentation - Max
      Sherman (see exhibit).
   d. 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).
   e. Motion: Sign Ordinance (see exhibit).
   f. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause
      to forms required for demolition, giving the city the ability to punish developers
      who mislead planners about the project’s compliance with the rent stabilization
      ordinance. Prohibit condominium conversions unless neighborhood vacancy rate
      is 5% or more (see exhibit).
   g. Motion: Transparency in General Plan Update process (see exhibit).
   h. Motion: Request status of Quimby/Parks funds available for NC district and
      possible uses (pocket parks, playground equipment, sports fields, Civic Center).
   i. Motion: Planning Dept. shall provide population, current zoning capacity and
      proposed zoning capacity of all Community Plan areas (per current General Plan
      updates).
   j. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-
      calming and other projects to fund.
   k. Motion: Ban on campaign contributions by developers to City Councilmembers
      (see exhibit).
   l. Motion: Planning Commissions appointees shall have defined terms (e.g. 5
      years).
   m. Motion: CD11 shall notify the NC of all meetings with developers and invite an
      NC member to attend.
   n. 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.
   o. Motion: Standard conditions of approval (see exhibit).
   p. 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).
   q. WLASNC Design guidelines: Discussion.
   r. Subdivisions: Discussion of subdivision after planning approval/permit issuance.
   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.

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. Mobility - Cut-through traffic, traffic signal synchronization: Discussion.

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

8. WRAC Land Use and Planning Committee resolutions:
   a. 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.

   b. 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.

   c. 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.

   d. 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.

   e. 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.

   f. Small Lot Subdivision Amendment approved 7-0-0): The City shall revise the SLS amendment as follows, and complete the on-going planning process in the near future: Retain all of the setbacks for the underlying zone; no fake grass; green landscaping (trees) must be planted in dirt (not pots); rear stepback of 10 ft. required for the 3rd floor and above; rear stepback of 15 ft. required for 3rd floor and above when abuts low-density zone (R1, R2); roof decks shall not substitute for ground-floor open space with grass in high-density zones; roof deck shall be set back at least 5 ft. from edge of roof to increase safety and reduce privacy intrusion on neighbors; guest parking of 1 space per 4 units (or minimum of 1 space if fewer than 4 units).
g. Westside Multi-Family Q Conditions (approved 7-0-0): The City shall amend the draft with the following revisions: The boundary in the West L.A. and Brentwood area shall be extended south to I-10 freeway to cover any R3/R4 or RAS3/RAS4 parcels and multi-family buildings that are constructed in C zones; the plan boundary shall be extended to include the following community plan areas: West L.A. (east of 405 in CD5 district), Venice, Westchester/Playa del Rey, Palms/Mar Vista and Pacific Palisades; the front stepback shall be lowered to above the 2nd story (so the 3rd and 4th stories have stepbacks). [The draft plan proposed above the 3rd story.]; at-grade garage parking shall be wrapped by units, not simply cloaked by landscape and façade décor; driveways (unscreened) shall not make up more than 24 ft. along the frontage; all setbacks shall comply with underlying zone, with no by-right reductions.

9. Old business (9:45):
   a. Tree replacement - Stoner Park: Planting on Dec. 16, register through TreePeople.
   b. 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. 2140 S. Butler Ave. - Olympic/Butler (6-story apartment & retail mixed use): In plancheck, permit in late 2017.
   d. 11460-11488 W. Gateway (5-story apartment): Appeal extended to Oct. 31 or Nov 30.
      i. City status: Oliver Netburn, Planning Dept.
   e. Santa Monica/Granville mixed-use (Buerge Ford site): Construction in progress, discussion of closure of Granville Ave.

    c. NC status: First presentation for PLUM.

11. Board action on previous PLUM motions:
    a. Old Vons site (Santa Monica & Barrington): New construction of 5-story mixed-use building with grocery market along Santa Monica Blvd. and apartments with design revisions for stepbacks in rear and 20% of total unit count restricted to very low-income households in exchange for off-menu incentive for 2 additional stories in height. ENV-2015-2957-EIR.
       i. NC status: PLUM recommendations rejected (none of the 10 recommendations were considered), Board approved developer/ owner’s proposal with no revisions.
       ii. City status: EIR in process.
       v. Developers representative: Peter Wilson.
       vi. Owners representative: Jeff Appel.
    b. Restaurant (11800 Santa Monica Blvd.): CUB - Full line of alcohol service, Mon.-Sun. (all 7 days of the week) until 2:00 am.
       i. NC status: PLUM recommendations rejected, Board came to no consensus and passed no resolution.
c. Resolution: Opposition to Planning Dept. proposal to increase fee for appeals by residents to $13,000.
   i. NC status: Board approved.
d. Resolution: NC resolutions shall include the following text – “Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.”
   i. NC status: Board to consider at Nov. meeting.
e. Resolution: Support for proposed Permanent Supportive Housing Ordinance.
   i. NC status: Board to consider at Nov. meeting.

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

13. Public Comment.
14. Member announcements.
15. Adjournment.

Members: Jay Ross, Chair (310) 979-9255 JRoss@WLANC.com
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