WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
Planning and Land Use Committee -- Meeting MINUTES
Wed., Feb. 13, 2019 -- 7:15 PM
Felicia Mahood Senior Center (11338 Santa Monica Blvd. - Los Angeles, Calif. 90025)

1. Call to Order:
   a. No requests for reasonable accommodations.

2. Review of Minutes from Jan. meeting: Tabled.

   a. JH: Hire a lawyer to write a demand letter, call DBS and ask them to red tag the construction site.

4. Government/Agency updates:
      i. Leasing of affordable units: CD11 to meet with HCID on establishing a clearinghouse for new units under construction. CD5 motion to be considered by Council.

5. Ex parte communications:
   a. Jay Ross:
      i. 11628 Santa Monica Blvd. mixed-use: Chris Murray, Rosenheim & Associates, representative; Sid Paul, developer - PLUM scheduling.
         1. JR worked with Mr. Paul for several years at his company. Mr. Paul left several years ago, and JR has no financial relationship with him.
      iii. 11434 Pico Blvd. (Fantasy Island site) project: Kristen Lonner, Burns & Brouchard, representative - PLUM scheduling.

6. Administrative:
   a. What does “we need housing” mean?
      i. Is it an excuse for developers to build as big as possible?
      ii. Does every project “need” to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
   b. Role of PLUM:
      i. Rubber-stamp for Planning Dept. and approve all project as long as they “comply” with zoning in our opinion (though only the Planning Dept. can determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?
         1. See Exhibit: Letter from Gloria Campbell.
ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?

   c. 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?

      i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?

    d. Design: LID stormwater planters – inability to plant and grow / sustain large trees.

       i. Includes 2 ft. of aggregate to absorb and filter stormwater, which prevents roots from gaining nutrients and trees from growing.

7. Tasks:
   a. Compilation of all projects in West L.A. and list of those who have presented to PLUM.

8. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy).

9. New business - Projects:
   a. 11628 Santa Monica Blvd. (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.

      i. Application/plans (original design, will be revised):

      ii. Design is with minimum setbacks and maximum height. Site design has 5% landscaping at ground level and is 95% covered (building footprint and hardscape).

      iii. Initial conference - No consideration of design / entitlements and motion.

      iv. Community status:

         1. Scott ____: Concern about unbundled parking that can be leased to non-residents.
         2. J.Cromwell: Wants wide sidewalks and more green space, trees.

      v. City status: Submittal on May 31 (Planner: Danalynn Dominguez).

         Hearing date TBD.

         1. L.Nguyen (CD11): Concern about tenants [they are on monthly leases].

      vi. NC status: First presentation for PLUM in Jan. Informational, so no official PLUM comments will be considered.

         1. JH: Thank you for presenting before you submit application. Enhance the alley with nice light fixtures on the rear building wall and colored/stamped concrete pavement. Extra marketing of affordable units to local residents and workers. Solar-powered flashing crosswalk across Santa Monica Blvd.

         2. AG: Concern if current tenants can return [difficult to return after they move and re-establish business at new location]. 12% affordable housing should increase to 15% of total units. Likes social nodes.

         3. KS: Good looking but lego-ish, likes trees and greenery, concern with noise from roof deck. Consider the Whole Food project to the
west, so the retail uses mesh with the grocery story. Units are small, and may be noises with little privacy.

4. TS: Public space should be bigger, it doesn’t feel open, it’s thin. Should have more breadth of affordability, not only 2 categories. Little green space.

5. GP: Needs better context with neighbors to the south. Balconies face the back. Does Whole Foods have corner retail on Barry Ave. [I believe it does]. Lots of green space is on the deck. Traffic is bad through alleys, and both entrances are on Barry Ave. (residential and commercial).

6. JR: I liked the previous design with U-shaped courtyard facing the west and sunsets. Now, it has a thin corridor and no opening at all. The public plaza on the corner is very thin. The setbacks are thin and allow no large tree roots and canopies. Extra affordable housing should be provided for taller incentives. Rear yard should be 10-15 ft. and allow a green strip next to the alley. Much taller than 2-story neighboring buildings to the south (south adjacent neighbor building has a north-facing courtyard that will face the 5-6-story rear wall across the alley). Loading via the alley will be too load for south neighbor, it should be internal like CIM Group did. Prefers sidewalks to be 15 ft. like Whole Foods. Prefers units with stoops along Barry Ave.

7. KW: 6 stories with stepback in front. Roof decks are on the Barry Ave. side, may be noisy. Scooter and bicycle parking niches are good. Retail


1. Design changed from original submittal, due to new owner and new architect. It evokes the Whole Foods Market project on the west side of Barry Ave. Units decrease from 108 to 105. Total size decrease from 110,000 sf to 107,000 sf. 12,000 sf of retail is same.

2. Density Bonus application (not Transit-Oriented Communities that provide larger incentives).

viii. Owner: Cameron Broumand, Plaza West LLC.

b. 11434 Pico Blvd. (Fantasy Island site) project (Amoroso Expo): Demolition of 1-story commercial building on 21,000-sf lot. New construction of 6-story building of 75,000 sf with 102 apartments (11 extremely low-income). TOC Tier 3 incentives for 2 reduced setbacks (0 ft. in front, 5 ft. on sides and 10-15 ft. in rear) and increased height of 2 stories. Entrance on Butler Ave., per DOT. 70 parking spaces (51 required by TOC).

i. Application/plans: https://www.dropbox.com/home/2019%20PLUM/Pico%2011434%20apartments%20(Fantasy%20Island)

ii. Community status: Meeting with neighbors will be held on Mar. 7.

1. Man: With this project and Gateway next door, will have 500 more residents and more cars. Requests to keep the alley closed, we have narrow streets and need traffic calming.

2. Woman: Lived on Pearl for 40 years, and it’s been safe and quiet for families. Now we’ll be against a 6-story building that is too tall and dense, and concern about increased traffic and air pollution.
3. C.Nakano: Asks if developer conferred with St. Joan of Arc Church and School nearby.

4. Man: Requests that alley remains closed [CD11 confirms that alley cannot be opened, per its closure as part of the Nuisance Alley regulations]. Nice R1 pocket is quiet. Narrow street is already clogged with traffic.

5. Man: No one of Butler Ave. supports this because of 6 stories, property values will decrease.

6. Woman: Concern about construction noise and traffic, because of large lot coverage.

7. A.Benedict: Our narrow street will be inundated with cars.

8. Man: If change to live-work, project will attract clients/patrons and increase parking demand. 6 stories is too tall, 4 stories is preferred. Concern about privacy issues with R1 houses and yards behind it. Need more parking. Larger units with fewer tenants and cars is preferred.

9. Haggai: Concern about community context, site is next to a 2-story apartment and no transitional height. Should be use restrictions on roof deck to reduce noise and ensure privacy for neighbors. Will be huge increase in traffic with two new projects (Gateway), and already clogged intersections will increase. Concern about shading and increase in parking demand. Next to R1, not R2.

iii. City status: Submittal TBD. Hearing date TBD.

iv. NC status: First presentation for PLUM in Jan.

1. JH: I concur with neighbors’ complaints, but the City will approve this project regardless. You can’t make big changes, and we shouldn’t re-design aesthetics. The main issue is car ingress/egress. You need to explain what you like, not just what you dislike. You should develop community benefits to request.

2. KS: Lots of community input like this is good. I like the amenities. It has good energy. I dislike 6 stories, should be 4 stories with more stepbacks and privacy (blocked out balconies, smaller windows facing neighbors). Many new residents will move it, and need to be accommodated.

3. KW: Project is semi-by-right, so we can get community benefits like traffic mitigation.

4. GP: It’s difficult to oppose semi-by-right projects like this. We can ask for traffic help and DOT improvements, bigger roof patios, and solid balconies. The 15-ft. front stepback is per TOC.

5. AG: I dislike TOC regulations, but they are mandated.

6. JR: Prefers a U-shaped courtyard, stepbacks in the rear above the 3rd floor, large trees planted in soil the ground (not in pots or planters on decks, where their roots cannot expand and canopies cannot grow). Will not believe that developers will lose money unless they submit a proforma. Should mandate 1-year MTA transit pass for each new tenant in perpetuity.

v. Representative: Kristen Lonner, Burns & Brouchard.

vi. Owner: Jason Amoroso, 11434 Pico Boulevard Apartments Investors, LLC, Amreal 11434 Pico Investors, LLC.
c. **Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB**: Beer and wine alcohol onsite sales and service for sit-down restaurant with service from 11:00 am to 11:00 pm. Location is in a strip mall with 11 other restaurants. ZA-2018-6331-CUB. ENV-2018,6332-CE.
   ii. City status: Hearing date is before NC Board meeting on Feb. 27, but planner Lilian Rubio is holding it open until Mar. 1. CD11 has no position.
   iii. NC status: First presentation for PLUM in Feb.
      1. KW: It’s not a bar, it’s quiet and traditional restaurant. Neighboring restaurants have same hours.
      2. KS: Hours of service are fine.
   3. **Motion (approved 7-0-0): Support the CUB with LAPD conditions.**
      1. Part of chain of 31 restaurants worldwide. Will comply with all LAPD conditions. Had permit from 1988 to 1997 but it lapsed. 5 other restaurants in the mall have alcohol (beer/wine) licenses.
   v. Owner: Ritsuko Ito, Integration Kimukatsu Inc.; Takeshi Inouye, Sawtelle Center Inc.

d. **Trident Center expansion/renovation:**
   i. Motion: The Development Agreement shall be revised to:
      1. Begin community benefits at time of certificate of occupancy and run the entire life of the project (not end after 15 years).
      2. Contributions to local community partners, such as the Japan Institute of Sawtelle, Buddhist Temple and West L.A. Methodist Church.
      3. Increase in parking spaces available to the community.
   ii. City status: Council approved in January, so NC motions will be moot.
      1. L.Nguyen (CD11): Parking benefit and payments to school will begin within one year of executing the Development Agreement, and will run for the life of the project (which is starts quicker and runs longer than proposed in Planning Commission approval).

**The following items were tabled:**

10. **New business - Policies:**
   a. **Short-term rentals**: Review of LUPC motion remanded to PLUM to draft more-detailed resolution.
   b. **Standard Conditions of Approval**: Review of previously approved document and new revisions from Dec. meeting.
      i. **Motion**: Construction shall end by 5:00 pm on all days.
      1. Justification: Current end time of 9:00 pm is extremely late.
   c. **Conditions of Approval (LA City DBS):**
      i. **Motion**: All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days.
      ii. Justification: Current end time of 9:00 pm is extremely late.
   d. **Offsite advertising on construction fences:**
      i. **Motion**: The city shall revise the LAMC and prohibit posters for offsite advertising and contractors on temporary construction fencing.
e. **Design Standards/Guidelines:** Review of document/exhibit.
   i. JH: New buildings adjacent to alleys should augment with nice light fixtures along the building façade and nice stamped/colored concrete pavement in the alley surface.

f. **Motion:** Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).

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

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

i. **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.

11. **West Los Angeles Community Plan update:**
   a. Walking tour: Thur., Feb. 21, 1:00 to 3:00 pm. Hosted by Planning Dept.
      i. CD11 to lead supplement tours.
      ii. If you cannot attend, send examples to JR so he can add to the route.
      iii. TOC regulations can be changed via the update process. The affordability requirements must remain, but the incentives can be reduced.

   b. Discussion items: All NC review shall be done by Ad Hoc Committee, and not PLUM.
      i. City shall require inclusionary housing in all multi-family housing (State law allows cities to mandate this.)
      ii. New Neighborhood Mixed-Use Zone (NMU): Westside NC created and Planning Dept. approved.

   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.

**Future projects:**

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

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

4. **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 Jan or Feb.
e. Representative: Alex Woo.
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 Jan or Feb.
e. Representative: Jessie Lichauco.
f. Owner:.

6. **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 Jan or Feb.
e. Representative: Peter Elias, QES.
f. Owner:.

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

7. 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.
   b. What does it mean when developers say “The Council Office supports it”?
      i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
   c. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
      i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
d. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
   i. Facts vs. speculation (i.e. hearsay).
   ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
   iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.

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

8. 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: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
   g. Tree replacements in rights-of-way: Sanitation Dept. site, Fire Dept. site, Sawtelle (old Satsuma and Giant Robot sites).
   h. 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).
   i. Open Space Element (General Plan): Discussion and possible answers to city’s questions.
   j. Sawtelle Corridor Overlay Plan: Discussion.
   k. Link: Mobility vs. place-making - http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/

9. 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.

10. Board action on previous PLUM motions:
   a. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
      i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.


iv. City status: Submittal on Aug. 22. TBD hearing.

v. NC status: Board supported PLUM resolution (to support CUB).

b. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.

i. City status: No hearing - Director’s administrative determination.

ii. NC status: Board supported PLUM resolution (to oppose project).

c. Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.): CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909-sf restaurant with 25 seats and 8 exterior seats. Expiration in May 2019. ZA-2012-0382-CUB.

i. City status: Hearing date TBD.

ii. NC status: Board supported PLUM resolution (to support CUB).


ii. NC status: Board supported PLUM resolution (to support CUB).

iii. Representative: Hayk Martirosian.

iv. Owner: .


i. City status: Hearing date TBD.

ii. NC status: Board tabled in Jan. and will consider in Feb.

f. 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, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.


ii. NC status: Board supported PLUM resolution (to support project with conditions).

g. 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.

ii. NC status: Board supported PLUM resolution (to support project).

h. 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. City status: Hearing on Oct. 22.
   ii. NC status: Cancellation of Board meetings prevented NC from considering.
   iii. Representative: Beth Aboulafia, attorney, Hinman & Carmichael.

i. 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.
   ii. NC status: Board tabled in Jan. and will consider in Feb.

j. 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.

11. 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.

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

13. Member announcements.


Members:  Jay Ross, Chair (310) 979-9255  jRoss@WLANC.com
         Jay Handal, Boardmember representative  jHandal@WLANC.com
         Arman Ghorbani, Boardmember representative  AGhorbani@WLANC.com
         Galen Pindell, Boardmember  GPindell@WLANC.com
         Timothy Sweeney  SweeneyTimothy@Gmail.com

West Los Angeles Sawtelle Neighborhood Council
1645 Corinth Ave., Los Angeles, CA 90025
(310) 235-2070  www.WLASawtelle.org
Making a Difference in Your Neighborhood
Exhibits on next page ➔
Public comment: Item #6

Gloria Campbell - Wed 11/28/2018, 7:02 AM

I am a long-time resident/homeowner in West Los Angeles. My schedule conflicts with most of the WLASNC board and PLUM meetings so I'm sending this since I can't be there in person. Perhaps it is appropriate to read at this week's meeting.

I completely understand how popular our neighborhood is with developers and recognize the need for additional housing, especially affordable housing. HOWEVER, I'm looking to the Neighborhood Council and CD 11 to be leaders in approving projects that enhance our neighborhood. As I look at the minutes of the meetings and talk to people who attend meetings it appears that the WLA Neighborhood Council consistently approves projects without requiring/recommending any changes and improvements. That wasn't always the case.

It is critical that we retain and, hopefully increase, the number of trees and the amount of green space. As we learn more about climate change, we know that EVERY effort needs to be made to make sure there are trees that can grow to maturity and grass available for children and pets. All of these green efforts can make a difference in terms of air quality, air temperatures and providing quality of life for the residents.

Requiring set-backs it so important for open space and to maintain/improve the neighborhood's character for all of us, including the people living in the new units. Same with height limits, step backs and even simple perks like balconies or decks. Working closely with developers to maximize the number of affordable housing units in any given project can make a real difference.

A recent example of a project that could have/should have had some recommendations from the NC is the 11261 Santa Monica six-story project. AND, if I remember correctly, PLUM had some solid recommendations for the Whole Foods/apartment project at the old Von's space that were not made part of the NC's approval.

I understand that the Council is advisory but we need you/expect you to listen to our concerns and stand up with constructive improvements that can make the WLA/Sawtelle the neighborhood the best it can be. If the Council and CD11 act as leaders, the developers will learn to create projects that "work" with the neighborhood as well as within their budgets and timelines.

Thank you.

Gloria G. Campbell
Public comment: Item #9 – 4 (Trident Center)

From: Connie Yahata <aznmom22@gmail.com>
Sent: Monday, February 11, 2019 11:43 PM
To: jross@wlanc.com
Subject: Re: Trident Center-time sensitive

Hi Jay,

I was informed that the WLA Sawtelle PLUM committee made a motion for the Trident Center to provide ongoing support (annual contributions) to Nora Sterry school. I think it would terrific if the Trident Center’s annual contribution were to include the Japanese Institute of Sawtelle (JIS), West Los Angeles United Methodist Church (WLAUMC) and West Los Angeles Buddhist Temple (WLABT). All three organizations have had a long historical relationship with the Trident Center and I feel it would be very fitting if they were included.

Regards,
Connie Yahata

Exhibit: Item #10-F

Crossroads of the World development project in Hollywood

TIMELINE:

2013
March 21 Morton La Kretz, founder of Crossroads Management, donates $1,300 to Eric Garcetti’s campaign for mayor.

April 1 David Schwartzman, CEO of Harridge Development Group, donates $1,300 to Eric Garcetti’s campaign for mayor.

April 5 David Schwartzman, CEO of Harridge Development Group, donates $700 to Mitch O’Farrell’s campaign for City Council.

April 8 Morton La Kretz, founder of Crossroads Management, donates $700 to Mitch O’Farrell’s campaign for City Council.

April 25 Bradley Woomer, the CFO at Harridge Development Group, LLC, donates $250 to Mitch O’Farrell’s campaign for City Council.

September 20
David Schwartzman, CEO of Harridge Development Group, donates $700 to Mitch O’Farrell’s campaign for City Council.

November 18 FIRST MEETING between Los Angeles City Councilmember Mitch O’Farrell, Morton La Kretz, and Linda Duttenhaver of Crossroads Management.

November 22 Bradley Woomer of Harridge Development Groups donates $250 to Mitch O’Farrell’s Officeholder Account.

November 22,
David Schwartzman, CEO of Harridge Development Group, donates $500 to Mitch O’Farrell’s Officeholder Account.
2014  
**September 30,** David Schwartzman, CEO of Harridge Development Group, donates $700 to Marqueece Harris-Dawson’s campaign for City Council.

2015  
**January 6,** David Schwartzman, CEO of Harridge Development Group, donates $700 to Gloria Molina’s campaign for City Council.  
**January 27,** Marc Annotti of Harridge Development Group donates $700 to Mitch Englander’s campaign for City Council.  
**February 12,** Marc Annotti of Harridge Development Group donates $700 to Nury Martinez’s campaign for City Council.  
**March 26,** Yuri Gurevich, a consultant at Harridge Development Group, donates $250 to Carolyn Ramsay’s campaign for City Council.  
**March 26,** James D. Hearn, an attorney at Harridge Development Group, donates $700 to Carolyn Ramsay’s campaign for City Council.  
**March 26,** David Schwartzman, CEO of Harridge Development Group, donates $700 to Carolyn Ramsay’s campaign for City Council.  
**March 26,** Bradley Woomer of Harridge Development Groups donates $700 to Carolyn Ramsay’s campaign for City Council.  
**April 20,** **SECOND MEETING with Councilmember Mitch O’Farrell, O’Farrell deputy Christine Peters, O’Farrell deputy Gary Benjamin and Crossroads attorney Jerry Neuman and Crossroads executive Linda Duttenhaver.**  
**May 20,** David Schwartzman, CEO of Harridge Development Group, donates $500 to Gil Cedillo’s campaign for City Council.  
**May 29,** Media reports for the first time that three skyscrapers are being proposed by Harridge Development Group and Mort La Kretz. Curbed LA breaks the “news” of this project that has been in planning along for two years in MEETINGS with City Councilman Mitch O’Farrell:  
Curbed LA: “As these preliminary renderings show, the Crossroads complex—which is both a Los Angeles Historic-Cultural Monument and on the National Register of Historic Places—will be completely “restored to its glory,” says Glenn Gritzner, a rep for developer Harridge Development Group. (Crossroads owner Mort La Kretz will continue to control the land the project sits on.) …  
“In addition to the reintroduction of retail at the Crossroads, the project will create eight new mixed-use buildings rising on parts of the two blocks between the complex and Highland Avenue to the west, and the block immediately to the north of the complex on Selma: a 308-room, 31-story hotel, a 32-story apartment tower, and a 30-story condo tower with 950 units total (including 70 units of designated affordable housing), 95,000 square feet of office space, and a total of 185,000 square feet of retail/commercial uses (including the 60,000 square feet at Crossroads). The shorter buildings range from two to six stories tall. (Curbed Los Angeles, May 29, 2015)  
**June 30:** Marc Annotti of Harridge Development Group donates $700 to Jose Huizar’s Officeholder Account.  
**October:** Initial Environmental Impact Report (EIR) is released.  
**MEETING, November 2:** Private meeting with O’Farrell Staff Christine Peters, O’Farrell deputy Chris Robertson, O’Farrell deputy Dan Halden with attorney Jerry Neuman.
December 1, David Schwartzman, CEO of Harridge Development Group, donates $700 to Gil Cedillo’s campaign for City Council.

December 31, Gil Cedillo’s campaign returns $700 donation to David Schwartzman.

Result: JAN. 2019: Harridge requested, and L.A. elected and appointed officials agree, that the project should be rewarded a fast-track waiver around California’s CEQA environmental standards by calling the project an “Environmental Development Leadership Project.”