ATTENDING: Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.


TIME BEGINS: 7:18 p.m. TIME ENDS: 9:33 p.m.

I. Call to Order

The board began hearing community partner updates at 6:50, and the meeting was officially called to order when quorum was met at 7:18 p.m.

II. Community Partner Reports

Alice Roth gave an update from Councilmember Ryu and talked about new bridge supportive housing for veterans that was being constructed in the district. The opening of the housing project has been postponed until summer because the workers found the sewer beneath the project has asbestos in it, and the rains have made it even harder to complete the project.

Jessica Salans introduced herself as a representative of Councilmember Mike Bonin, and explained that the West LA Community Coalition is working on the community garden on Saturday at 1p.m. Bonin has also unveiled a new program revamping transportation system-wide called Westside Fast Forward, and Ms. Salans explained that as part of it they released a new app for smartphones called LA Now so stakeholders can see where the LA Now shuttle stops. The transportation revamp also includes funding for new traffic signals. She said she is still getting to know neighborhood leaders and the structure of West LA, and will be starting a mailing list going up by the end of April.

Zachary Gaidzik introduced himself as a representative from Supervisor Sheila Kuehl’s office. He said the office was examining the use of education management, and the supervisor advanced a motion that calls for reporting back in 30 days for outlining alternatives for Roundup use and best practices. In addition, they are developing a county-wide micro-loan program for entrepreneurs and small businesses. They have also updated the county code smoking ordinance to specifically strengthen them for a smoke-free environment; the update also anticipates future smoking-related developments and technologies to prohibit them. There was also a motion from Lisa Barter for pet-friendly housing in all county-funded housing. In many cases, when people are trying to move from homelessness to a new home, not being able to take their pets with them is a huge issue. There was also a change to HUD funding, specifically HACLA allowing foster youth for vouchers to lease additional properties.

Also, Kuehl’s office is planning a connect date on April 24th for our unhoused community at the Westwood rec center along with volunteers, governmental agencies, etc. so that homeless can be connected to services and resources they need to move off the streets. The coming connect day will have
the DMV to provide ID cards, the Department of Public Health, etc. The UCLA global clinic will be conducting eye exams and providing glasses. They will have pet and veterinary services as well, plus clothing, bags, wallets, blankets, showers, hygiene kits, and more. One of the ways to be involved is to volunteer. They are also coordinating with local restaurants to get food and drink to the event.

Senior Lead Officer James Lavenson introduced himself, and began a summary of crime in the area. West LA Sawtelle is down in stolen car crimes, but Palisades and Brentwood are up. Frequently, the thefts are preventable as they are the result of key fobs being left in cars. Newer luxury cars such as Mercedes, Jaguars, BMW’s, Lamborghini’s, and Ferrari’s are being stolen. A lot of them have been found in South LA, and they’ll use the car for parts or to commit a crime so the license plate does not come back to the perpetrator. The area still has the same problems with homelessness as last month. There’s also a lot of opportunistic crime, and while the homeless contribute to a portion of that crime, typically with homelessness, he’s dealing with mental illness and addiction.

Galen Pindell asked, if someone is blocking an intersection, and another stakeholder called 911, what’s the chance a traffic cop will come out? Officer Lavenson said that if there’s someone blocking the box, he can get a traffic cop over there; his number one complaint is traffic. Now, vehicles will speed through residential areas to avoid congestion and end up hitting pedestrians. He does not have an easy answer, but they can work on it. He added that locals have told him that they don’t go to the store between 4 p.m. and 7 p.m. as a result of traffic. Ms. Salans added that there is a new app called LA Hop, where if you see an unhoused person who’s consistently in an area, you can plug their info into the app and it goes directly to outreach case workers at St. Joseph’s center. Jay Handal asked Ms. Salans if she could email information about the app to WLASNC’s Outreach Chair, and she agreed.

Officer Lavenson added that he works with a ton of people besides St. Joseph’s, including Path, LAHSA, etc. And they can also fast track homeless individuals if there’s a need, like if they’re suffering from disabilities. For example, the lady from Tacos Plus, she’s been there for months, and they finally got her into a hospital, as she didn’t want any help previously. He reiterated that the number one problem in West LA is homelessness.

Stakeholder Rosie Kato asked if the LAPD ever caught the suspects breaking into houses and burglarizing them on Barry Ave, saying that there were two African American men and one white woman who was the lookout. Officer Lavenson said he would reach out to detectives, explaining that a lot of these theft rings come from out of town and burglarize the homes, then leave at the end of the weekend. They’re sophisticated, but when the LAPD works with the Sheriffs, they can do things that the LAPD need court orders to do. Kato also asked about the typhus spray downtown, and whether their area would be getting something like that? Officer Lavenson clarified that the danger was not so much bloodborne pathogens in areas of high homelessness, but airborne pathogens as well. Some officers have been infected with typhus, and scabies is also out there.

III. Public Comment

There was no public comment.

IV. Approvals
Item D has been pulled so it can be made into an NPG.

a. Outstanding Draft Meeting Minutes

Ron Migdal moved to approve the draft minutes from the February board meeting. Galen Pindell seconded.

Motion to approve outstanding draft meeting minutes from 2/27/19 WLASNC Board Meeting. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes.

b. Outstanding MERs reports

Migdal moved to approve the outstanding MERs reports, and Danilo Torro seconded.

Motion to approve outstanding MERs reports. 9 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Ross, Rudnick.). 0 No. 1 Abstain (Kwok). Motion passes.

c. $350.00 for Criterion Films for license from Movies in the Park 2018.

Migdal moved to approve the expenditure, Dylan Wright seconded.

Motion to approve $350.00 for Criterion Films for license from Movies in the Park 2018. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes.

V. Outreach Report

There was no outreach report.

Stakeholder Rosie Kato implored the Board and committee members to make stakeholders feel more welcome at Outreach meetings.

VI. Election Report

Stakeholder Rosie Kato said that Jay Handal has to resign as chair of the election committee since before he had said he was not running for re-election, but was now. She also said that they need to select a new polling location for the election that is approved by the handbook.

Jay Handal began with an election update, explaining that not all of the election seats are contested. Further, he had spoken with the board’s chair and with the city, and since he is running unopposed, it was determined that there is no conflict of interest. Also, the election location is the same as it was last
Handal added that they will have quorum for the 2 seats to be set up next week or so after the city clerk certifies everybody else who’s involved. April 3rd they’ll release the actual certification, so there will be time for appeal. Ron Migdal asked if there will be online voting, and Handal clarified that it will strictly be an in-person paper ballot, with no electronic voting or vote by mail.

VII. Presentation by Our House re: Run For Hope.

Sylvia Moskovitz introduced herself as Chief Development Officer for the Our House grief support center, and said that Sunday, April 28th Our House is having their annual Run For Hope. She said she was fairly new to Our House, and had lived in LA since 1969. She came to work with them last year, and was moved by last year’s “in memory” ceremony at the Run for Hope, and so decided to work with them.

Our House grief support center has always been a part of the West Sawtelle community, and last year was their 25th anniversary. It filled a hole in grief counseling in the area. They provide age- and relationship-specific groups for children’s, teens, and adults, and those services are provided on a sliding scale. And if someone can’t afford it, they are offered for free. They also hold groups in English and in Spanish. In 2018 Our House educated, served, and reached over 20,000 people. Grief is a normal part of life, and not something to be cured. In the West LA community, they have provided grief support for kids at University High School, and provided on-site grief response in schools and businesses. She then introduced Nidia Ortega, former volunteer, now employee, to talk about what Our House means to her.

Nidia Ortega introduced herself, saying that she was grateful to be able to take part in their work for the community and beyond. They created a safe space for those to get love and support when they need it most. Working at the front desk, she sees kids and parents coming together every day to support each other, and the run helps reinforce the services they provide for people.

Moskovitz explained that the run reduces isolation for grievers, and it helps normalize a common life experience. 2019 marks the 18th anniversary of the Run for Hope and the 10th anniversary of it as a separate event. In 2018, they had 300 runners and raised $5,000 for critical services. It begins at 7:30 a.m. with an adults-only in memory ceremony. It’s a day to share grief, love, and loss, and to help sustain the services we provide to kids, teens, and adults. The Run/walk begins at 9 a.m., and ends at approximately 10 a.m. They are so grateful to Councilmember Bonin, Jessica Salans, and Hannah Levien as well as WLASNC for their support. They have paid tribute to Councilmember Rosenthal who helped pave the way for their creation, and they will do so again. There is a charge to do the 5k run, but they have included a special WLASNC discount code, and there will be a free t-shirt and free food and free beverages for those registered. There will also be Paws for Life there, and puppies up for adoption. Also, a door to door mailer will be mailed along with door hangers advertising the Run.

There will be large signs on the corners to let them know the dates and times they will be in the neighborhood, and they want the board to know they are committed to the safety and security of the neighborhood. They are also ensuring there is access for emergency vehicles if needed. The map on the
door hanger will show the route of the course. She thanked the board for their support and is looking forward to a very successful event.

Stakeholder Rosie Kato requested that Our House be sensitive to the needs of the community and move the route out of the community. In the past there’s been police tape drawn off in private driveways so people can’t access the sidewalks. There’s 1700 people being inconvenienced, and there’s a lot of people who are older, and there needs to be access for first responders.

Stakeholder Korie Schmidt said, in regards of the event, he saw the roads were closed from 5 a.m. to 1 pm., and if it’s on a weekend, he was wondering about access if people are on that route.

Jay Handal read a comment from Naomi Kageyama onto the record: as residents along the route, she and her family and fully support Our House and the Run for Hope. They have never had a problem getting in or out of their driveway during the event.

Dylan Wright acknowledged that it can be inconvenient, but it is worth it. And it is only for half a day, and he has never had a problem.

Ron Migdal said that he thinks moving it out of the community makes little sense since it’s a benefit to the community.

Jay Ross asked how many police will be there and will there be an ambulance there, and Brennan, the professional event coordinator planning the Run, explained that he does not know how many police will be there, but a lot will be handled by LADOT. They will not have an ambulance, but they will have professional medical staff on hand.

Migdal moved to approve support for the run. Danilo Torro seconded. Handal realized that there was no possible motion to support, and clarified that if the agenda only lists a presentation, they are limited to the presentation.

VIII. Motion to approve up to $500 for Santa Monica Overlay Plan by USC Planning Student Kevin Barrow

Jay Ross moved to approve, Ron Migdal seconded. Jay Handal asked, since there’s been a lot of back and forth, that they need to make sure that the invoice language is very specific. Ross added that this is submitted by a student, it’s in the packet, and he did a good job on the proposal. Steven Kwok asked how they met Kevin Barrow, or how he found the board, and Galen Pindell explained that the overlay plan was pitched to students in a Masters program and they sort of self-selected and applied.

Motion to approve up to $500 for Santa Monica Overlay Plan by USC Planning Student Kevin Barrow. 9 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Ross, Rudnick.). 0 No. 1 Abstain (Kwok). Motion passes.
IX. Presentation by Philip Ganchev, discussion and possible motion re: quicker closure of Scattergood by LADWP

Philip Ganchev introduced himself, explaining that this is the second continuation of the previous presentation last month. Last month the board had questions about three specific power plants. They asked how many were employed there, and Ganchev explained that he could not find that information and the water and power union declined to tell him. DWP said that they want to retain the workers in the transition. The other question was when they are planned to be phased out as it stands. For Scattergood, 2024. The other ones will be phased out by 2029, and that’s only the units that haven’t been refurbished, roughly half.

The only plan for the city so far is to stop using gas to generate electricity by 2045. He wanted to say 2045 is late, and why it’s late is that the goal of this is to push to commit to all renewable electricity by 2030. In order to limit warming to 1.5 degrees celsius, we have to attack the problem in a variety of ways. If warming is by 2-4 degrees, it will affect our ability to grow food, will increase extreme weather, and exacerbate the refugee crisis. LA is in a great position to lead the world on this. There was a report by Synapse Resource Economics that says we can become 100 percent renewable. Now is the time to ask the city to focus on 2030 as a target day. The decisions to stop the repowering and then abandon them came after advocacy from neighborhood council’s and other groups, so their voices are important.

Ron Migdal asked, related to the third question from last meeting, where will replacement kilowatt hours come from? Ganchev said that the Synapse report had been commissioned by Clean Water Watch, and outlined two options: the use of large-scale solar power outside of the city, or local rooftop panels. Other contributing factors are energy efficiency and power storage. He acknowledged that so far there was no specific plan.

Jay Ross said that this is a complex and tough issue to gauge out in the future, but suggested they can motion to say they encourage the city to get 100% renewable energy and fasttrack the other items by 2030.

He formally moved that they encourage the city by 2030 to aggressively move to 100% renewable energy, fast track four different items to make up the power gap with fossil fuel, including solar farms, energy efficiency, and power storage, and ask that the gas plants be closed quicker as soon as DWP is able to use those items to make up the power gap. Migdal seconded.

Arman Ghorbani asked Ganchev if DWP has a plan for retraining employees. Ganchev said that he had asked them, but they were vague on the phone.

Motion to encourage the city by 2030 to aggressively move to 100% renewable energy, fast track four different items to make up the power gap with fossil fuel, including solar farms, energy efficiency, and power storage, and ask that the gas plants be closed quicker as soon as DWP is able to use those items to make up the power gap. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Ross, Rudnick, Kwok.). 0 No. 0 Abstain. Motion passes.
XI. Discussion and possible motion to add members to the community plan ad hoc committee.

Ron Migdal motioned to add Dylan Wright onto the Ad Hoc committee. Danilo Torro seconded.

Motion to approve the addition of Dylan Wright onto the Community Plan Ad Hoc Committee. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes

Jean Shigematsu was nominated by Jay Ross, Migdal seconded.

Motion to approve the addition of Jean Shigematsu onto the Community Plan Ad Hoc Committee. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes

XII. Report re: Homeless Committee

a. Jay Handal explained that the first issue under agenda item XII was pulled, as they are not allowed to have a table at the Westwood Connect Day, so they will have to attend as individual board members.

b. Discussion and possible motion re: Town Hall information sharing meeting in lieu of a regularly scheduled Homeless Committee meeting on May 21, 2019, including inviting speakers from neighboring NCs; approval of up to $500 for refreshments at said event.

Ron Migdal motioned, Dylan Wright seconded.

Motion to hold a Town Hall information sharing meeting in lieu of a regularly scheduled Homeless Committee meeting on May 21, 2019, including inviting speakers from neighboring NCs, and to approve up to $500 for refreshments at said event. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes.

Jay Handal suggested they take a 5-minute break at 7:56 p.m. considering how full the PLUM slate was. Meeting reconvened at 8:05 p.m.

X. PLUM

a. Discussion and possible motion re: 2146 Colby Ave. zone change - no PLUM recommendation.

Jay Ross explained that the item had been incorrectly posted on the agenda. The owner owns parcels along Olympic that are in a C2 zone and he has the first R3 lot. He is seeking the R3 to be turned into a C2, and intends to renovate the house on the parcel into a business.

Elaina introduced herself as an architect representing the property owner, and explained that there are three parcels adjacent to each other. All the lots share a common parking, so basically whenever this change occurs for this parcel, they would be reconsidered altogether as one parcel because of the shared
parking. We’re proposing a change to commercial use instead of residential. The building is basically a single story with a small roof, and pretty hidden. The owner wants to make it uniformly zoned, then remove a dividing fence.

Stakeholder Rosie Kato wanted to advocate for the community, a property at Olympic and Butler also asked for the zone change. She does not think this should be approved, residential should stay residential and commercial should stay commercial.

Stakeholder Korie Schmidt said that he did not have a problem with a zone change for usage from R3 to C2, but wanted to bring attention that they can be conglomerated in a larger project at some time as a C2 altogether, and he is a little concerned about large buildings.

Ron Migdal asked if PLUM had a recommendation, and Jay Handal said they did not. Jay Ross passed out his motion, saying that the NC shall support the zone change with these conditions: the 15 foot front setback retained, 10 foot and additional 5 foot setbacks shall be in future buildings. Also, a 15 foot rear setback. Migdal seconded.

Danilo Torro asked, once they get the zoning change, won’t all this be speculative with the conditions of the motion? Ross said that it was, and Jay Handal added that if they give them these conditions in writing, there’s a shot they might actually do it.

Steven Kwok asked if there are other C zones with the full C zone, or are there others split with C zone and R. Migdal asked if the conditions they’ve decided on agreeable were agreeable to the architect, and Elaina said that they were. And half of the parking for this building is on the adjacent lot, so no matter what you have to look at all the parcels anyway.

Motion to approve rezoning 2146 Colby Ave parcel as C2 on the condition the parcel retains the 15 foot front setback and rear setback, and that 10 foot and additional 5 foot setbacks shall be in future buildings. 10 Yes (Handal, Pindell, Ghorbani, Nakamura, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes.

b. Discussion and possible motion re: 2300 Wellesley block zone change proposal – PLUM resolution

Jay Ross explained that PLUM voted 4-2 to recommend the board support the rezoning to make them the same as future zoning for the rest of the area. The Expo plan upzones all the R1 partial to the south of both sides of the station at Bundy. There were a handful of parcels down Sepulveda that retained the R2 zoning. The property owners are requesting their strip of R2 to be upzoned as well. Jay Handal said that at PLUM committee they requested verification that other properties were being upzoned too, and Ross confirmed that they have confirmed it.

A property owner representing the properties added that for reference, the city clerk file is 18-04372. They have the transit authority and community plan update by this ordinance surrounding the Expo Bundy station, the goal is to overall increase the density of homes around mass transit. And the TOC covers a point-five mile radius around the station. In page number 1 of the ordinance, there are properties
outside that zone that have been upzoned. When you apply those TOC guidelines on top of it, it will be 10 units per lot. He then showed a map that outlined in red the 5 lots covered by the motion. They found among the neighbors that one of them wrote a letter to Councilmember Mike Bonin, then somebody recommended they be included as part of the West LA update. The recommendation they got from PLUM two weeks ago is that 2 lots is not enough, and they should get all 5 lots upzoned. The board asked Glenn if his office was in support of unifying these properties, and Glenn said that if they vote to approve, they will be happy to talk to the community planning people.

Stakeholder Rosie Kato asked whether all the owners on the five blocks were requesting the zone change, and why the PLUM vote was 4-2. Ross explained that he had voted against it, and stakeholder Korie Schmidt added that with the TOC’s, it seemed a little redundant. Torro said that there are some properties in the area that are already R3’s, and why their property wasn’t. Ross said it was probably how they did it in the old community plan. Steven Kwok explained that the current zoning is, there’s a block of R3’s, a block of R2’s, and the R1’s are currently in position to be moved to R3. So after that goes through, it’ll be R3’s and R2’s only.

Arman Ghorbani moved to support the PLUM motion, Galen Pindell seconded.

Ross passed out an individual motion he made up, asking if they want to have both sides of the block equal, why not keep one where it is and lower the other one? It’ll be a nice oasis for the community with 6-story buildings all around it, and he is encouraging to vote against the PLUM motion, asking why they would want a 6-story building next to their house.

The property owner said that if they do nothing, they will have 10 building units per lot in front of them, to the west of them, all through Bundy Triangle. If they do nothing, it is an option. Ross asked again why he would want a 6-story apartment next to him. The property owner said that it was not just about money, and that he would like to support the city’s efforts to intensify the city. If they don’t do anything, they’ll start with a single-family home.

Pindell said that he thought there were two different issues being considered. For Ross to lump him in with the issue of Ross not wanting the upvote at all, Pindell thought that was holding the property owners hostage. The property owner just wants to be treated like everyone else has been treated. Ross also passed out the 2017 resolution from the board to support low density surrounding, and said he did not know if this is a reconsideration of that resolution, since this is one of the interior areas they wanted to be preserved.

Jay Handal said that according to the resolution, the motion was to report the revisions to the city’s transportation plan for Bundy. Not all of them were implemented.

Steven Kwok said that the stakeholder has indicated with letters that all five neighbors want this, and moved for an amendment to the PLUM motion that if the future upzoning doesn’t happen, to retain current zoning. Migdal seconded.

Motion to amend PLUM resolution re: 2300 Wellesley block zone change proposal so that if the future
upzoning does not happen, properties will retain their current zoning. 10 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Ross, Rudnick.). 0 No. 0 Abstain. Motion passes.

Motion to approve PLUM resolution re: 2300 Wellesley block zone change proposal as amended. 6 Yes (Handal, Pindell, Ghorbani, Migdal, Kwok, Rudnick.). 1 No (Ross). 3 Abstain (Shigematsu, Wright, Torro). Motion passes.

c. Discussion and possible motion re: 2222 South Corinth and 2255 S Sawtelle office project - PLUM resolution to support

Ross explained that PLUM voted 3-1-2 that the board approve the project as designed including for commission of public parking approval for after hours, and to have a traffic report prepared for the meeting. Ross went over some of the traffic report’s results. Some levels of service were good for PM rush hour, some were bad, and some as bad as you can get.

Christine Wallner, from Vantage Properties, introduced herself. She explained the layout of the whole block and bordering streets. Here on the site today is an 8-story office building. They are proposing on the site of the Oakmont residential facility offices to develop these parcels on Sawtelle, Tennessee, and Corinth. A lot of properties are C2, and this is part of a community that’s zoned industrial, M2. Their proposed 8-story office building would have parking on the Corinth side with 472 parking spaces and 175,000 sq ft of office space. The big story here is really about multiple points of entry. This exists today as sort of an alleyway, the way they have designed it in the proposed design is for a cobblestone passeo, bollards and landscaping to make it pedestrian friendly, where you can choose directionality easier. The other benefit is, currently on site the alley is the only access point. There’s a delivery access on Tennessee today, and their plan would be opening that up for access.

Migdal asked if the Best Buy parking lot was just to the right of it, and Wallner confirmed this. She explained a bit of the idea behind the proposed passeo, explaining that since the are .4 miles from the Expo station, this site is designed to look at different types of mobility. They’re not required as M2 to provide any setbacks, but they are providing rather generous setbacks to make it pedestrian friendly. In addition to that, they’re doing lighted signing on Sawtelle and Corinth to provide increased walkability. They are also providing space in the garage for Uber and Lyft and preferential parking for vanpool and carpool. In addition, the only request on this project is for a site plan review. They are also providing 22,650 sq feet for open landscaping. They will also be providing after hours parking for the Sawtelle neighborhood.

Stakeholder Rosie Kato asked if the open plaza with trees in the design wouldn’t be accessible from the street, and Christine clarified that it would be accessible by Sawtelle and Corinth from the street. Kato suggested having the trees and plaza on the outside of the project, so they could reduce the mass of the building.

Stakeholder Korie Schmidt said that the traffic report said there would be around 700 daily trips around the building, with about 50 to 100 during peak time. He really liked this project when he saw it, and likes
the trees and general classiness of the design. However, he is not thrilled that it’s 8 stories. Also, he wanted to clarify the size of the parking garage; the traffic study says it would be 6-story, but the proposal to PLUM says it’s a 4-story garage. Wallman clarified that it is 4-story, 1 underground story, and 3 stories above ground. Schmidt concluded that the main thing that bothered him was that the open roof space and upper decks would not be accessible to the public.

Ross motioned to approve the PLUM proposal to support the project, Migdal seconded.

Ross explained that that he had concerns about the traffic study, because when they say Olympic and Barrington are level B, these studies are based on formulas and are not worth the paper they’re on. He would amend the motion to put a cap on the number of trips for this building with an annual traffic count, and if exceeded, they would pay a penalty.

Ross motioned to so amend the previous motion, Dylan Wright seconded. Trips shall not succeed 1183 trips a day, and if they exceed that, they will be subject to a financial penalty. Migdal asked how they would count the trips, and Ross said they could put a counter out. Handal said they were told they could not do that by the DOT, but they can let the DOT do a traffic study every year. Migdal asked who would pay for the traffic study. Handal said that the DOT won’t, and the WLASNC probably wouldn’t either, but they can include it in the motion anyway.

**Motion to amend PLUM resolution re: 2222 South Corinth and 2255 S Sawtelle office project to put a cap of 1183 trips a day, and if exceeded, the property owners will be subject to a financial penalty, and to have an annual traffic count. 7 Yes (Handal, Ghorbani, Shigematsu, Wright, Migdal, Kwok, Ross.). 0 No. 3 Abstain (Torro, Rudnick, Pindell). Motion passes.**

**Motion to approve PLUM resolution re: 2222 South Corinth and 2255 S Sawtelle office project as amended. 7 Yes (Handal, Ghorbani, Rudnick, Wright, Migdal, Torro, Pindell). 1 No (Ross). 2 Abstain (Kwok, Shigematsu). Motion passes.**

d. 1730 S. Armacost Ave. small lot subdivision - PLUM resolution to support.

Ross explained that PLUM voted 5-1 to recommend that the board support the project as designed. Joe, the architect for project, and introduced himself. He explained that Ross had brought up the issue that the balconies projected into a shared driveway as originally designed, and need to maintain a 10 ft sky distance, so they are not asking for them. The proposed design is a 4 story, 45 foot tall small glass subdivision, and is intended to help the city in its effort to increase home ownership in an apartment neighborhood. Across the way, the proposed building faces a building of similar height (43 feet) and they are within the prescriptive requirements of the small lot subdivision ordinance.

Stakeholder Korie Schmidt wanted to bring up to them that the thing he keeps seeing is substandard lots, which they get a lot of issues from due to being chopped up so small. The neighbors to the north are in a one story building, and are feeling encroached. He does like the design, but is concerned about the lopsidedness of the property compared to the properties to the north and south. However, he did think they did well in terms of privacy with the addition of balconies and window shades.
Ross moved to support the PLUM resolution, Migdal seconded.

Migdal confirmed that the architect said the building across the street was 43 feet, which he confirmed was pulled from city records. Migdal asked if that was to the top of the chimney or just the roof; the architect said that there are certain allowed projections, so the measurement was probably to the roof. Ross added that when he says 43 ft it’s not the whole front or the whole way back. They’re vaulted ceilings, so this is a 3-story building with vaulted ceilings. So it’s not like the proposed property with a big cube where the whole thing is 45 feet. He would like setback to be the same as the RD1.5 zone. They passed a resolution as a board that for small lots it’s important to keep the same setbacks. He moved to make an amendment that all setbacks conform to the setbacks for the original RD1.5 zoning.

Wright seconded the amendment.

Kwok asked if they would be agreeable to the 15 foot RD1.5 setback given what they understand, and the architect Joe said that they will not be able to build the project in its current form that way. The short answer is no, but they do believe in the city’s attempt to increase affordable density.

Migdal said that he thought it is a little ironic to ask for a greatly increased setback from them if it’s a small subdivided lot. Ross thought it was reasonable that the neighbors deserve 15 feet in the back. Migdal asked if the dimensions the proposal is at now are by right, and the architect said that they are within the prescriptive conditions set forth.

Handal thought that taking away a stakeholder’s right, which is what they are doing, who has the right to do what they’re doing currently, is wrong. He is not going to argue over this issue again or the building across the street. He would personally vote against the setback because he thinks it’s wrong. And he knows the public doesn’t like to hear this, but property owners are stakeholders too.

Migdal said that he will also vote no because he thinks they need places for people to live.

---

**Motion to amend PLUM resolution re: 1730 S. Armacost Ave. small lot subdivision to require 15 foot setbacks per the property’s original RD1.5 zoning.** 2 Yes (Ross, Wright). 8 No (Handal, Ghorbani, Shigematsu, Migdal, Kwok, Torro, Rudnick, Pindell). 0 Abstain. Motion fails.

---

Kwok asked if the developers had asked the neighbors around the project about it. A representative for the developer said that they have spoken with the stakeholders around it, but would not want to misrepresent their feelings through hearsay. Kwok then asked if he abstained from this vote and there are fewer votes than necessary to pass, can he move the board take no stance. Galen clarified that some of the discussion is around what’s behind this lot, and behind it is another apartment building built to the property line. Since that’s a main thing they have been considering, he wanted to make that clear.

---

**Motion to support PLUM resolution re: 1730 S. Armacost Ave. small lot subdivision.** 7 Yes (Handal, Ghorbani, Rudnick, Migdal, Torro, Pindell, Shigematsu). 3 No (Ross, Kwok, Wright). 0 Abstain.
Motion passes.

d. 11434 Pico Blvd (Fantasy Island site) apartment - No recommendation

Ross explained that PLUM voted 4-2 to send the proposal to the board with no recommendation. A motion to approve failed 2-4, and a motion to amend with design changes failed with no second.

Christine introduced herself as a representative of the developers, and explained that currently on this site is a strip club, Fantasy Island. She explained that the project was near the Expo line, the Freeway, Colby, Butler, and Purdue. Colby and Butler are generally single family home streets, and Purdue is a mix of multi-family. Directly surrounding project is R3. An SB1818 project is adjacent. The proposal here is for a 100% residential, 102 unit project of which 11 of the units are extremely low income. They were asked at PLUM to add more affordability to the project, not more extremely low income but more moderate.

Currently there is only 1 residential unit on site. They have committed to 100% rent-stabilized housing on the non-affordable units. They feel this is a big commitment to the everyday population the board spoke about. More and more of her clients are looking at things like this. So she thinks that addresses that concern.

Other things are design-related. They talked through some of the neighbors’ concerns at the committee meeting. They wanted to be upfront: one request from community was removing the 6th floor from the proposed building. They have not done that. They did have some things to talk about in terms of reducing the massiveness. When they came originally, every single unit in the rear had balconies and windows. The developers tried to remove as many balconies as possible facing residential properties, and they have done that. They also reduced window size after the removal of other balconies. They were also asked to put a block or shade to prevent people from looking into single family homes, and have done that as well.

Originally on the project accessing off of Butler, there was concern that would conflict with other proposed project, then secondarily that they would open the alley. She can confirm no way to open the alley, and it doesn’t matter since they’ve moved the entrance over to the other side. Also, the new plan cuts a hole in the building by removing 2 units off the back to put open space ther. Have discovered in conversations with community groups that putting open space on the back seems to be a preference since it provides relief from the massive feel of buildings. That gave rise to new concerns, which they addressed in numerous ways including having open and closed hours for the roof deck.

Stakeholder Rosie Kato thought it the project is too tall for the area, and would like to see 2 stories taken off, and thought there should be more articulation along Pico. This project will only add to traffic in the area.

Stakeholder Korie Schmidt said that there seems to be a lot of dissent in the neighborhood, mainly about traffic on Butler and Expo, plus concerns of increased density with 200+ people living there, plus decreased property values. He does think it could be a cool project, and likes the new rooftop area and jacuzzi. He acknowledges that the developers are trying to do their best.
Stakeholder Armando Lopez said that he was concerned about traffic on Pico, and that Exposition is the new Pico in the area, and is concerned that soon there will be nothing but gridlock in the area.

Stakeholder Francis thought that this will only serve to bring a greater risk of danger to the community because of the traffic impact. It will bring parking congestion and environmental problems. It will also bring a negative impact during an emergency situation if first responders can’t get through.

A stakeholder said that they have a comment about the doors at the front, the Pico/Exposition entrance. For the units accessed from the front, they want the access to be from the inside the building. Another code issue they might further encounter is the city code wants 63 feet high, but their height is 68 right now? Christine assured the stakeholder that they were within code on that.

Stakeholder Kurt said that he wanted to give credit to the developers for working with stakeholders. He wished the project would be one floor less, but does want to allow that they’ve made significant changes and worked with them.

A stakeholder disputed Handal’s assertion that the whole community would never be for the project and would be all against it. She explained that their concerns are traffic; she lives on Butler and traffic is becoming incredibly dangerous, with two recent fatalities. She would like to see there not be so much access to Exposition. She is also concerned about drop off and pick up with Uber since they’ll be stopping on Exposition.

Stakeholder Paul Fitzgerald said he was a resident of Butler and seconds what Kurt said about working with them, particularly about not opening the Butler gate and moving access. He does believe the project is so huge it’ll stick out like a sore thumb in the whole neighborhood.

A stakeholder seconded the height issue, and thinks it’s too tall, but does appreciate the concessions made with the screening. He also asked if they could work to put up signs to reduce traffic cut-through on Pearl.

A stakeholder asserted that the only people who will protect the stakeholders from these TOC buildings are themselves. Just because city is not having hearings and denying them due process. She does appreciate what the developers have done, but thinks it’s just slapping lipstick on these pigs and calling it affordable housing. And the courts are on the stakeholders’ side with new, recent rulings. She gets that this may not be the hill they all want to die on, but they at least need to throw a punch. She feels like this is rearranging deck chairs on the titanic.

Migdal asked the developer rep about rent stabilization, and thought that in LA anything built after 1979 is not rent-stabilized. She confirmed that they have voluntarily committed to rent stabilization.

Torro asked how many parking spaces the project has, and the developer rep confirmed that they are providing 70 parking spaces with 51 required.

Kwok thanked the developer reps for coming down, but said that ultimately he has to represent the neighborhood and they seem to oppose the 6-story height.
Ross passed out a copy of a proposed motion to approve the project with recommended changes to compromise between all parties. Of the changes listed in the motion provided, he agreed to keep in items 1, 5, and 6, and approve the project with those changes. Pindell seconded.

Ghorbani thought the RSO commitment was great, and Kwok said that he really liked the motion, and thought it addressed the number one thing, the height, and he supported the additional changes regarding providing transit passes and wiring for EV outlets.

Handal asked, regarding the proposed 40-foot rear setback, how many feet off the back of that building it was. Developer rep Christine demonstrated, explaining that they will lose a ton of units. She asked for clarification that the motion deletes the 6th floor entirely, and Handal explained that it either deletes the 6th floor or mandates a 40-foot setback on the 5th and 6th floor. He thought that was asking for a little much. Christine explained that there is a variable 10-15 foot setback on the rear currently and a required 10-foot setback in the front on the 6th floor. Handal said he could not support that item because taking 40 feet from the 5th and 6th floor was ludicrous. Ross offered to change it to 15 feet.

The architect said that he could not provide chargers for the parking lot for electric vehicles, and Handal clarified that the motion says only to wire the lot for electricity, not to put in the chargers. He moved to amend the motion to change the setback request so that instead the sixth floor rear would be all deck except for an area indicated, thereby creating the image of a more open setback area, with all other requests as explained by Ross and the RSO given the same. Migdal seconded, and added that with developers making a lot of concessions, the board needed to reciprocate and compromise at some point.
Motion to amend PLUM recommendation re: 11434 Pico Blvd (Fantasy Island site) apartment to ask for all deck sixth floor except for area indicated, creating the image of a more open setback area instead of setback request. 9 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Kwok, Rudnick.). 1 No (Ross). 0 Abstain. Motion passes.

MOTION (as clarified on 4/24/19) re: 11434 Pico Blvd. (Fantasy Island site). The motion was originally proposed by Jay Ross (not PLUM) and is amended to approve the proposed apartment site with two (2) conditions; 15 foot setback for 6th floor and that all units shall be subject to the Rent Stabilization Ordinance for the life of the project. 9 Yes (Torro, Wright, Nakamura, Pindell, Keeton, Handal, Shigematsu, Migdal, Rudnick. 2 No (Ross, Kwok). 3 Abstain (Ghorbani, Philadelphia, Kageyama)

Motion to support PLUM recommendation re: 11434 Pico Blvd (Fantasy Island site) apartment as amended. 9 Yes (Handal, Pindell, Ghorbani, Shigematsu, Wright, Migdal, Torro, Ross, Rudnick.). 1 No (Kwok). 0 Abstain. Motion passes.

XIII. Discussion re: trash collection issues

The item was tabled.

XIV. Discussion and possible motion re: inventory

The item was tabled.

XV. Public Comment for Items Not on the Agenda

There was no public comment.

XVI. Board Comment and Announcements

There was no board comment or announcements.

XVII. Adjournment

Ron Migdal moved to adjourn. The board voted to adjourn at 9:33 p.m.

Minutes taken by John P. from Apple One an approved vendor for LA City. Minutes presented by Naomi Kageyama Secretary for WLASNC on 4/24/19. Minutes were amended to reflect clarification on Item X.d. (11434 Pico Blvd., Fantasy Island site) during meeting on 4/24/19.