I. Call to Order: Meeting called to order at 7:19 PM.
      Absent: J.Handal.
   b. Board of Directors: J.Ross, A.Ghorbani, Korie Schmidt (quorum is not achieved).

II. Administrative: Review of Minutes from Aug. meeting.
    Jay Ross moved to approve the minutes from the August meeting. Galen Pindell seconded.

    **Motion to approve the August meeting minutes.**
    5 Yes (Ross, Temme, Sweeney, Ghorbani, Wataghani), 0 No, 1 Ineligible (Schmidt).
    Motion passed.

III. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
    Stakeholder Marion Klein (via email): There is too much traffic and too many large apartment buildings in the area. Also, she is in favor of a tax on vacant buildings, particularly newer buildings with no renters due to their expensive rents.

    Galen Pindell added that numbers matter in issues like this, clarifying that all the PLUM committee and NC are is an advocacy group. He added that it is also important to reach out to their city councilperson.

    Thank you for allowing me to participate in your meeting last evening. You asked me to put in writing my concerns. The secretary also asked for a copy of this. Please forward this email to him.

    1. The outer limit on new zoning and increased building heights - distance from the expo line - is too far. It is encroaching on single family home communities. Distance from Expo line should be no more than 0.1 miles…or next to the line only for high rise apartments and commercial space.

    2. New apartments are being constructed with rents much too high, resulting in apartments buildings that are about 50% or more empty. In addition, in my neighborhood, these buildings are ugly on the outside and near freeways…no wonder the units are not rented. A developer
should not be allowed to build more buildings until their previous ones are 80% filled. Developers should not be allowed to get a tax deduction for empty units. **In addition, the proposed tax on empty apartment units should be passed by the city council.** These units could be used for homeless populations...not just low income housing.

3. When access to new higher buildings is in an alley, the entire alley should be widened to accommodate the new traffic. In addition, construction should be regulated so that people already using the alley for business, etc. should be able to park and get through. Construction trucks and crews should not block these pathways.

4. Traffic impact studies should be done by the city for ALL new buildings. PLEASE don’t give up because it doesn’t always work!!! FYI, a study was “forced” on the developer of the apartment project on the North side of National just East of Barrington, and he was required to make some changes even though construction had already started.

5. When traveling North East on Gateway and turning Right onto Pico...that intersection used to allow right turn on red. I understand changing it with the Expo line during rush hours, etc. However, right on red should be ok nights and weekends. I rarely see pedestrians crossing Gateway and it is a VERY long wait.

   1. 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.

   No government agencies present.

2. **Ex parte communications:**
   Jay Ross:
   2. 1721 S. Colby Ave. apartments: Janet Nass - PLUM scheduling.

   K. Wataghani: Developers next to Target will pour concrete via trucks on Stoner Ave.

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

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

5. **New business:**
   1. 2415-2419 S. Barrington Ave. apartments: Demolition of 2 1-story houses and new construction of a 7-story, 86-ft. tall building with 38 apartments (including 4 extremely low-
income units). Request for TOC Tier 3 incentives for 30% reduction in side yards, 30% reduction in rear, and 25% reduction in open space. DIR-2019-2171-TOC, ENV-2019-2173-EAF.


ii. Community status: TBD.


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

v. Representative: Daniel Ahadian, Nur Development Consulting.

vi. Owner: Steve Amona, Barrington Five LLC.

Developer presentation:
Daniel Ahadian (representative) wanted a courtesy presentation and show the stakeholders the project for context and to collect feedback and community concerns and suggestions. The project’s goals are to create much-needed housing, including below-market rate housing, and he explained that the developers would like to limit the displacement of rent control housing. They would like to improve pedestrian experience along the street and repave the alley, and want to provide options for residents who would like to drive less and live near transit.

He then showed a map of the location of the project, between two Metro Expo Line stations. They are just south of Pico on Barrington. He then gave a closer overhead look at the site and surrounding properties/commercial entities, explaining that two single-family dwellings will be demolished to make room for this project. There will also be 9 total transit opportunities within ½ of a mile of the project. As part of the project, there will be 38 housing units, with 4 units set aside for below-market rent. It will be 7 stories, with 36 car parking stalls and 37 bike parking stalls.

He then displayed a rendering of the project, saying they will be using a variety of materials and colors to make the project a little more interesting. All access to parking is off the side or rear alley. On the front yard, they want to put in turf and a new street tree, which they’ve discussed with the city’s Department of Urban Forestry. There will also be several trees lining the back. They are trying to create an experience with pedestrian users. They will also be using dead spaces to introduce some more landscaping, and will also be repaving the alleys. On the corner where the two alleys intersect they will also be proposing some landscaping.

He then showed the roof floor plan and the landscaping they will be putting in. The way that the roof slopes, it is designed in such a way that there is no peer-over effect to the neighbors or the properties of the building.

They have also reached out to the most critical neighbors nearby. Karim Wataghani asked to clarify whether the neighbors did not reply, and Mr. Ahadian said that the neighbors were contacted by certified mail and did not respond.

A stakeholder asked what the total number of bedrooms in the project would be; Mr. Ahadian said that there is a blend of different types of apartments in the project, but there were 41 bedrooms overall.
Public Comment:
Stakeholder Edith Padill (via email): This is my concern about 2415 S. Barrington Ave. since 7 stories in small space. TOC Tier 3 exemption for side yards, rear yard, and open space of at least 20-25%. Need to uphold building standards to maintain proper spacing and open space of project.”

Eric Erb: He lives on the other end of the street adjacent to the project. Because of construction, they’ve stopped the left turn lane into his dwelling, and he is extremely opposed to a project of this scale. He is not against a three-story or smaller unit, but says that there’s no traffic flow to get into or out of the street and it is a safety accident waiting to happen. The alley repaving goes all the way to the next street, since cars will be going all the way down the alley. They should also limit parking at the curb entrance to the alley.

Marion Klein: Wanted to know what the developers meant by the rent control project goal. She added that the alley off of Barrington is being used by a number of other businesses, who can’t get their own trucks in there. Jay Ross offered that he believes Mr. Ahadian’s point is, when developers tear down rent controlled buildings, they have to replace those units, but when houses are demolished, developers aren’t required to put affordable housing in their place, leading to a decrease overall in affordable housing. Since these dwellings being demolished are not apartments, they don’t have to replace them, but they are including 4 low income units.

Walton Chu: Asked to explain the greenery and landscaping they plan on putting in, and the species of plants they will be using, saying he was concerned about the water usage of the site. Mr. Ahadian explained that the majority of the landscaping is being provided on the ground floor and on the rooftop, and all of the plants being utilized are drought-tolerant. He then summarized the different species being put in. All the water that is being captured on-site is going to be routed through various pipes and will go into a planter that has various trees and plants inside. The rocks and pebble system will help filter the water. He added that on the rooftop, they have made sure to pick trees and provide enough planter depth so that they can last for a long time. In addition, the owner has an incentive to use the least amount of water as possible.

Cindy Morales: Echoed the statements that the project is too large for the size of its lot. She lives in the cul-du-sac on Stoner, and they are getting more and more people trying to get in and out of their neighborhood with a narrow street and parking on both sides. They have so many other issues that putting this huge project with only 4 affordable units will exacerbate parking and driving issues. The other properties on Barrington are 3-story units with parking, and there’s nothing this huge in the area.

Anna Vellanoweth: Asked if the units in the project were condominiums for sale or apartments for rent, and Mr. Ahadian confirmed that they were apartments for rent. She also asked what studies they are relying on to see how this project will impact parking in the area, the environment, etc. Arman Ghorbani explained the conditions that TOC projects must meet, noting that they are exempt from being required to do a traffic study. Mr. Ahadian added that they conducted air quality and noise studies of the project. Ross commented that he works for a
developer that does projects like the one being discussed, and that it is very hard to have a significant impact on air quality and noise because the standards are so low.

Timothy Sweeney referred to the previous stakeholder’s question about rent control, and Mr. Ahadian explained that one of the goals of the project is to minimize the displacement of rent controlled housing. With a lot of older apartment buildings that are rent-controlled, developers will demolish for example 15-unit buildings to make room for 50-unit buildings. So whenever they come across a site with low density, making more affordable units in the project that replaces them helps both sides. Regarding alley access, if it wasn’t on the alley, it would be on the street. Planning policy these days is always trying to get it on whatever street/alley has the lower DOT classification. If the project was on Barrington and Wilshire, DOT would want them to have access off of Barrington. They put a lot of thought into having a nice pedestrian experience. By having it on the alley, it gets rid of that problem, but he does understand that a lot of people will be using the alley. They will be repaving both sides of the alley, which should help out. In a sense, they are expanding the alley, and there will be a little bit more room to maneuver.

**PLUM comments:**

A.Ghorbani: Would like to see the traffic study done since it’s one of the biggest concerns they are hearing from stakeholders. He added that the project is right next to a street-level Expo line station, which has further exacerbated traffic issues. Also, regarding the height, he thinks even if they came in with a 5 story project people would complain, but he thinks they could knock off one floor. Even just getting one additional unit of affordable housing would also be great, since the committee has asked for 15% affordable housing in the past.

T.Temme: Agreed that it would be good to do a traffic study.

G.Pindell: Reiterated that a traffic study would be appropriate given stakeholder concerns. He added that a building the size of the project with balconies for its units will affect everyone around it for blocks. He would recommend setbacks and doing something about the balconies overlooking the back area. He added that they are interested in keeping working families in the area, so he is in favor of more affordable housing.

K.Wataghani: He was worried about the roof, and asked if they plan on having a time for the tenants to be off the roof at night. Mr. Ahadian said that they had not set something yet, but that the natural features on the roof act as a sound barrier. Wataghani asked if the developers are asking for anything, or if the project is entirely by right, and Ross said that technically all TOC projects aren’t by right, they still have to go to the planning department, etc. Wataghani added for clarification for the stakeholders that developers are not required to come to PLUM or board meetings.

T.Sweeney: Asked why double the required number of parking spaces are proposed, and Mr. Ahadian said that parking was important, and they are trying to be as efficient with it as possible. Parking will be unbundled, and each spot will be a normal size. Mr. Sweeney also asked if their landscape architect will explore incorporating native plants into the plan, and the architect who was present clarified that all of the plants are native and drought-tolerant.
J.Ross: The project is a tall, massive cube. He proposed they do not support the project as designed, and that they ask for one more moderate income unit, a setback on the 6th and 7th story, the rear setback having 48-inch box trees and grass, that they propose a rooftop closing time and that they have 50% EV ready parking spaces.

Sweeney said that he thought the trees would obstruct some of the parking. Ross clarified that the parking is in the building underground. Wataghani said that he did not agree with putting trees in the alley, since he sees homeless people in the area using trees to leave trash in.

Ross asked who was in favor of a traffic study; Ghorbani said that he likes the idea, but if the project is going before the board next week, it will just be a waste of money. Ross also asked what the committee thought about the issues of height and setbacks; Pindell said height should be the priority, and Ghorbani said he would add recommending either to lower the height or include setbacks. Ross then polled the committee about how many stories they’d like. The consensus was to ask for only 6 stories.

Wataghani asked how tall the walls are around the roof deck, and the architect said they were about 8 or 9 feet, with Wataghani noting that effectively made the building 8 stories.

Ross summarized the motion again, including asking that the roof deck close at 10 PM, and asked Mr. Ahadian if he had a quick rebuttal. He said they would certainly consider all of the asks, and look at what’s allowed in the zone.

Motion (Ross, Wataghani) to recommend to the Board not to support the project as is, and to ask developers to have the rooftop deck close at 10:00 PM, have setbacks on the upper stories OR limit the project to 6 stories, have 48-inch box trees at the rear setback, add another moderate income unit, and ask that 50% of the parking spaces in the building be EV ready.

5 Yes (Ross, Temme, Sweeney, Ghorbani, Wataghani). Motion passed.

2. 1721 S. Colby Ave. apartment: Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
   ii. Community status: TBD.
   iii. City status: Submittal on Jul. 8.
   iv. NC status: First presentation for PLUM in Sept.
   v. Representative: Janet Nassirzadeh.
   vi. Owner: Kaveh Bral, 1721 Colby Ave., LP.
Developer presentation: None

“Hi Jay, thanks for the info. Per our conversation, as our presence is not required, I won’t be attending. However, if there are any questions or clarifications that is needed, I would be happy to help via e-mail. I can send you the PDFs of any plans you would like to have, if needed. Also please note that the project is proposing 4 Very Low Income and 2 Low Income units, per TOC and housing requirements, as opposed to 4 ELI and 2 VLI.
Best regards, Janet Nass”

Public Comment:
J. Ross: Zoning code calls for a 15-ft. setback, and they used an incentive to reduce it to 12 ft. They have 57 parking spaces for 34 units, and 6 affordable units (4 are very low-income, 2 are regular low-income).

Katie Chen: She lives across from the property, and in the past year alone she has witnessed very bad accidents because people are rushing through Colby treating it like it’s Santa Monica. They have senior neighbors who cannot walk safely in the neighborhood now. In addition, the project is going to cast shadows because of its height and orientation which will also affect safety, and there is no reason it has to be 5 stories.

Reinhard Kargl: This project is by far the biggest monolith in this section of Colby Ave. Parking is getting worse and worse, and it is out of character for the neighborhood. Families aren’t going to want to live in the area with too many buildings like it.

Arletta Amos: Commented that the project will have a terrible traffic impact. She has almost been knocked down by speeding cars in the area.

M. Klein: Objected to the project having five stories. She added that she used to live in the area, and one of the reasons she moved out was because of traffic congestion.

Ana Vellanoweth: Asked what stakeholders can do to actually limit the height of the project, and K. Wataghani said they could vote for different politicians.

Eric Erb: Asked at what point they can recommend to Councilmember Bonin and city planning to take a look at the situation holistically. He said they need to encourage them to really look at the impact.

Dorothy Helmuth: She agrees with everything other stakeholders have said: also one of the changes that has affected the area is the putting in of amenities like the market and a new movie theater, which pushes parking into their side streets. This also produces an issue with trash pickup and bins, there are now not any places to put it for collection.

PLUM comments:
K. Schmidt: Traffic is gnarly in the area, and is not sure what they can do about that. Reports seldom stop a project from being done. He also agrees that it is out of character for the neighborhood. There are some 3- and 4-story buildings, but no 5-story buildings. Also, to effect change, things should be put into writing.
A.Ghorbani: Traffic has gotten crazy because of the traffic light on Barrington. People tend not to come and patronize the neighborhood unless they Uber because there’s no street parking.

G.Pindell, K.Wataghani, and T.Sweeney reiterated other members’ statements.

J.Ross: It should have setbacks in the rear and parking space on the ground level, and maybe a wider sidewalk to address safety concerns.

T.Sweeney said, if they are knocking off a story, it’s unreasonable to expect the developers to add more affordable units. Ghorbani said that the project was at 17% affordable units right now because they are taking some out, noting that sometimes they do it over the base unit density. Ross amended motion to ask for affordable units above base. Ghorbani asked if they reduce their stories, does it lower their density, and Ross said that it was based on the lot square footage, not the height. They’re not asking for variances, rather incentives.

Motion (Ross, Wataghani) to recommend not to support the project as is, and to request to limit the project to 4 stories, include another affordable housing unit above base, include wider sidewalks with a landscaped parkway with 48-inch box trees, make the courtyard bigger, and make 50% of the parking EV-ready.

5 Yes (Ross, Temme, Sweeney, Ghorbani, Wataghani), 0 No. Motion passed.

9. Continuing business (already had informational presentations and will return to PLUM for a determination in the future):
   1. 11801 Olympic Blvd. retail/office building (Sports Chalet site): Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping. ZA-2018-7490. Class 32 Infill CEQA Exemption.
      ii. Community status: TBD.
      iv. NC status: First presentation for PLUM in Apr. 2nd presentation TBD.
      v. Representative: Dana Sayles, Jason Friedman, 360.
      vi. Owner: Gillis Family Partnership.
   2. 11628 Santa Monica Blvd. mixed-use apartments and retail (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.


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: TBD.

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

vi. NC status: First presentation for PLUM in Feb. (information only). 2nd presentation TBD.


viii. Owner: Cameron Broumand, Plaza West LLC.

10. New business:

1. Motion: The County shall require the West L.A. Courthouse project to include substantial amounts of affordable housing, and commercial/institutional that is viable to be leased in the long term.

2. 12121-12133 Pico Blvd. (Marukai Market): Motion to request:
   i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
   ii. Plant more trees on north border with neighbors, per NC approval.

3. **TOC Ordinance**: Motion for revisions to regulations (see exhibit).


5. **Motion**: All DBS Conditions of Approval shall require that construction ends by 5:00 pm on all days of permitted work (Mon.-Sat.).
   i. Justification: Current end time of 9:00 pm is extremely late.

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


J. Ross: One complaints is that we cannot make rigid rules for developers because they need flexibility; he always says to point to projects where they needed to work outside these rules.

The first provision is to notify all tenants of the Ellis Act. Ghorbani thought they could take out the parenthetical. Timothy Sweeney asked if there was a reason for “relocation payments” to be in quotes, and Korie Schmidt clarified that it is part of the Ellis Act. Sweeney asked if they would be talking about everything here, and Galen Pindell said he thinks they are asking for the developer to confirm that they’ve notified all tenants in the building of their Ellis Act rights.

Sweeney added that he thinks this document is a way for developers to publicly tell PLUM and WLASNC what they have done. And they can lie to the board/committee, but forcing them to...
say they complied with things makes a difference. If they want developers to commit to something, he thinks having more context helps.

The next item was regarding historic buildings. Teri Temme asked how many historic buildings there were in the area. Ghorbani added that if a building does not have a historic designation now, somebody has to really know and care to get them historic designation. Ross added that developers get around it by publicizing the historic designation in select areas and venues.

The next item was regarding affordable housing minimum availability: Sweeney thinks the guidelines should make sure that the board knows, and they can then post about it or make sure the community is informed.

Historic buildings publicity provision.
   All were in favor.

Affordable housing minimum provision.
   All were in favor.

The next item was five bullet points about safety, and Karim Wataghani commented that there are two thoughts about every issue: underground garages might be good for deterring theft, or they can be a place where criminals can hide or commit crime without witnesses.

   The committee decided to keep the provision for now, and revisit it later.

The next item was regarding retail space on the ground floor of buildings.
   All were in favor.

Ghorbani said that he wanted to remove the provision about having open space that isn’t a roof deck. Wataghani said that his stepdaughter loves having a roof deck in her apartment building, it’s safe and away from potential creeps. Ghorbani added that he has been in places with open podium space and no one uses it. Ross said that a roof deck results in a smaller building, and most times when they have the courtyard, they have to have it because of the fire department codes. Wataghani said that he is always walking in the neighborhood, and never sees people on patios because there are too many suspicious figures walking around. Sweeney added that he thinks it is easier to put real plants on the ground floor.

For the open space minimum requirement item, Ghorbani said he would rewrite it to say open space IS the minimum requirement.

For the item on balconies, Korie Schmidt clarified that he brought up the issue because of privacy and noise concerns, since he has experienced balconies with wrought iron railings that have no noise mitigation at all. Only Ross was in favor of the provision, and so it failed.

For the provision about windows.
   All were in favor.
The next item required commercial corridors have a public plaza open to sky with trees. Wataghani reiterated that the issue becomes complicated due to the homeless problem. Pindell added that he thinks the issue only applies to one project. Wataghani said that although it’s been suggested that the Target near the project does not have public space, he would consider the Starbucks inside the Target a public space. Regarding the homelessness issue, Ross asserted that they cannot plan the city around the homeless, and that they might as well just put a 12-foot wall around every building if they do.

Pindell suggested they should say “for large commercial projects” in the provision, and Ross suggested they can say “for commercial corridors”. Wataghani asked why it says “open to the sky”, and Ross explained it was because developers otherwise use that to get out of it. He added that they can make the city a better town center where people want to come out to help with safety issues because more people coming out puts more eyes on the street.

Sweeney left at 9:39 PM.

Ross said they were talking about having public places for the public to gather. They tried to have debates about the Bundy Triangle Park and the biggest argument against it was the homeless. He asserted that they can’t just not do stuff because of the homeless. They have been used to shoot down so many good ideas. Pindell says that he thinks that this provision does not speak for most of their projects, and THAT’S the issue.

Ross proposed to change it to “large projects on commercial corridors”.

The next issue was regarding alleyways and landscaping to the rear of projects.

Favored by 3-2.

The next two items were regarding front and rear setbacks, since code only requires front setbacks on upper levels for commercial buildings in C-zones. All were in favor of the two setback provisions.

Ross said they can put “in all zones” in the provision.

The next item was regarding mandating a minimum of one tree per site or per every 2000 sq ft. Wataghani said he would take out “per site”. Ross clarified that “box tree” means that they come in boxes, not that they are planted in boxes. say “box”, do you mean an actual wooden box? Ross: No, they come in boxes. Bigger box, bigger tree. Wataghani added that he also realized how important grass was when he walked around a neighborhood without turf and you could smell a horrible pee smell from dogs since there was no grass to absorb it.

All were in favor.

The next provision mandated having one street tree for every 30 ft. in front of a project. All were in favor.

Future projects:

   1. Application/plans: To be posted.
   2. Community status: TBD.
   4. NC status: First presentation for PLUM to be scheduled in Oct.
   5. Representative: Michael Jones, Sidney Jones Architects.

2. **Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service**: CUB for full line of alcohol service as part of a 78-room hotel with 24-hour use. 56-sf market with 8 lobby seats, 1,168-sf food area with 32 seats. 731-sf covered rooftop deck with 20 seats. ZA-2019-4685-CUB, ENV-2019-4686-CE.
   1. Application/plans: To be posted.
   2. Community status: TBD.
   3. City status: Submittal on Aug. 7.
   4. NC status: First presentation for PLUM to be scheduled in Oct.
   5. Representative: Liliana Soto, Intact Companies.
   6. Owner: DH Hotels.

   1. Application/plans: To be posted.
   2. Community status: TBD.
   3. City status: Submittal on Apr. 15. Planner: TBD.
   4. NC status: First presentation for PLUM to be scheduled in July or Aug.
   5. Representative: Ben Safyari.
   6. Owner:.

4. **1452-1456 S. Butler Ave. small lot houses/subdivision**: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of X stories on 8,800-sf parcel in R3-1 zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear. Truck trips: X. Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
   1. Application/plans: To be posted.
   2. Community status: TBD.
   4. NC status: First presentation for PLUM to be scheduled in Oct.
   5. Representative: Aaron Belliston.
   6. Owner: Steve Brourman.

5. **2130 Sawtelle Blvd. karaoke bar**: CUB for onsite service of beer and wine at karaoke bar with 12 rooms and 104 seats in C2-1VL zone. Service hours are from 11:00 am to 4:00 am every day. ZA-2019-3824-CUB, ENV-2019-3825-CE.
   1. Application/plans: To be posted.
   2. Community status: TBD.
3. City status: Submittal on.
4. NC status: First presentation for PLUM to be scheduled in Oct or Nov.
5. Representative: Margaret Taylor, Apex LA.
6. Owner: 

**Other items (none were considered at this meeting):**

**7. Administrative:**

1. 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?

2. 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?

3. 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?

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

5. What does it mean when developers say “The Council Office supports it”?
   ■ Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.

6. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
   ■ Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).

7. 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?
   ■ Facts vs. speculation (i.e. hearsay).
   ■ City prohibition on decisions based on financial impact on owner, developer and neighbors.
   ■ Minutiae of Planning/Zoning Code vs. concept/ vision of best way to integrate with existing neighborhood.

8. Items of consideration:
   ■ Condominiums vs. apartments.
8. Old/new/future business:
   1. **Motion:** Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).
   2. **Motion:** Planning Commissions appointees shall have defined terms (e.g. 5 years).
   3. **Motion:** CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
   4. **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.
   5. **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).
   6. **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).
   7. **Motion:** Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
   8. **Motion:** CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
   9. **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).
   10. Sawtelle Corridor Overlay Plan: Discussion.

9. Board action on previous PLUM motions:
      - City status: Submittal on TBD.
      - NC status: Board approved PLUM resolution in August.
   2. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Wesgate Ave. to encroach 6-18 inches onto their property, as part of verbal contract for entitlement support of their project.
      - NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.
3. **11857 Santa Monica Blvd. (empty lot next to Wertz):** New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
   - City status: Hearing date TBD.
   - NC status: Board approved PLUM resolution in August.

4. **Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site):** The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
   - NC status: Board approved PLUM resolution in August.

**10. Status of previous decisions:**

1. **1851-1855 S. Barry Ave, small lot subdivision:** Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
   - City status: Hearing date TBD.
   - NC status: Board approved PLUM resolution to oppose project as designed.

2. **11916 Pico Blvd.:** CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
   - City status: Submittal on May 29.
   - NC status: Board approved PLUM resolution of support with condition in July.

3. **2218 Sawtelle Blvd. (restaurant) alcohol CUB:** Full line of alcohol for an existing restaurant of 1,050 sf with 30 seats. ZA-2019-2150-CUB, ENV-2019-2151-CE.
   - City status: Hearing date TBD.
   - NC status: Board resolution to support CUB.

4. **11434 Pico Blvd. (Fantasy Island site) apartment:** Demolition of 1-story commercial building. New construction of apartment.
   - City status: Hearing date TBD.
   - NC status: Board resolution to support revised design.

5. **Zone change (2146 S. Colby Ave.):** Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.
   - City status: Hearing date TBD.
   - NC status: Board resolution to support with conditions to maintain R setbacks.

6. **2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building:** Demolition of 2 1-story commercial buildings of 52,000 sf and new construction...
of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf) on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.

- DIR-2018-7625-SPR. ENV-2018-7626-EAF.
- City status: Hearing date TBD (SPR).
- NC status: Board resolution to support with traffic study and cap.

7. **1730 Armacost Ave. small lot subdivision**: New construction of small lot subdivision with 3 houses of 4 stories on 6,000-sf vacant lot in RD1.5 zone. AA—___2018. ENV-2018—____-CE.

   - Application/plans: 
     [https://www.dropbox.com/home/2019%20PLUM/Armacost%20201730%20smallest%20lot%20houses](https://www.dropbox.com/home/2019%20PLUM/Armacost%20201730%20smallest%20lot%20houses)
   - City status: Submittal on 2018. Hearing date TBD. Planner: Connie Chauv.
   - NC status: Board resolution to support.

8. **Zoning on 2300 block of Wellesley Ave.**

   - NC status: Board resolution to support similar zone to area, only if upzoned.

9. **Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB**: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.

   - City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
   - NC status: Board approved at Feb. meeting.


    - City status: Hearing date TBD.
    - NC status: Board opposed PLUM resolution (to support project) in Feb.

11. **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.

    - NC status: Board opposed PLUM resolution (to support project with conditions).

12. **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.

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


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

14. 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.

City status: Hearing on Oct. 22.
NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.

15. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing - 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70%

Adjournment: 9:53 PM.

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