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- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

HERITAGE ■ PROPERTIES

Re: Housing Element Update CPC-2022-2698-GPA
Formerly: Housing Element Update 2021; CF 21-1230
Attention: City Planning Commission members
Date: Commission Special Meeting May 19, 2022

Honorable Commissioners:

I recommend you do not vote “yes” on the Staff recommendations. There is not a time pressure. Dig much much deeper into a document you are taking responsibility for.

I prepared a detailed analysis of the Housing Element Update in 2021, based on an extensive analysis of the data in Appendices 4.1, 4.3, and 4.7. I see that this Housing Element amendment continues the huge huge disconnect between the zoning recommendations for 192,000+ land parcels and requiring affordability. It shows a continuing pattern of channeling growth and incentives to areas already booming with new apartments, and leaving behind the need for housing and investment in established lower income areas.

The State was correct in requiring the City to synthesize its existing programs which cut across many departments. Equity can be implemented through vouchers, supportive services, legal services, downpayment assistance, information, monitoring of loss of deed restricted units, environmental clean ups, etc as the charts tell.

But what your Commission voted for and controls is upzoning. Right now there is no substantive connection, no specific metrics, and no specific requirements to tie the upzoning recommended in the Housing Element to actual affordable housing production. This Housing Element is just developer nirvana, until you take the time to make your part in this—the zoning part-- do what it claims for affordability and equity.

I concluded the following, which should be of extreme concern to you.

1. Housing Element includes 650% of the upzoning City says is needed: The Element did what the State asked—it is a blueprint for massive upzoning. In fact, while City Planning calculated a need to upzone for 219,732 units to meet the RHNA 2029 upzoning mandate, the Housing Element complied with 1,444,413 units-- 6.5X this amount! (See Appendix 4.7)
2. No clear way to follow through by Community Plan Area: What the Element did not do was quantify, map clearly, or total anything by Community Plan Area. Yet the entire implementation strategy to meet the State mandates rests on following through with large scale upzoning Community Plan area by area.
3. Recommended upzoning in stark conflict with goals and programs: The words sound affirmative and fair, but buried in vast pages of data about zoning, the actual story is of evictions and displacement. For example, in the Hollywood Community Plan area alone, the Housing Element recommends and tallies the destruction of 6,600 RSO units to meet the Element recommendations. No replacement policy, or even a mechanism to track RSO evictions, was offered.
4. Upzoning in commercial areas is not tied to producing housing: It does not appear that the dots are connected between upzoning in commercial areas and any kind of requirement to build affordable housing. Commercial areas are where the majority of housing is being built

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5. Higher opportunity areas—how much and where? The Element speaks about for focusing new affordable housing in “high opportunity” areas but then is egregiously vague—vague maps only. No possible metric or measuring or follow-through can be tracked.
6. How to pay for all this “affordable” housing? . Economic studies commissioned by City Planning, and also basic math, show that incentive density bonuses cannot produce a substantial quantity of housing to meet a 40% affordable housing goal. The Housing Element is still recommending 84 units of housing to replace Grauman’s Chinese Theater! Now an added data column clarified that that should be low income housing..
7. Algorithm of “Available Sites” egregiously flawed: City Planning used an algorithm from the Turner Center for its “Available Sites” analysis. Spot checking a sample through Hollywood has found this to be egregiously flawed.
8. The EIR is not sufficient. Growth has consequences which were not quantified, evaluated as required, nor mitigations recommended. The impact on historic buildings is a tsunami.
9. Housing Element data shows that Hollywood Community Plan Update has major errors.

Housing is critically needed for a certain number of Angelenos, and housing our 50,000 or so homeless is important. Far more importantly, large numbers of Angelenos are housed, but need money---rental assistance. And a certain unquantified number are in overcrowded living situations. Massive upzoning does not solve most of our problems, and unfettered upzoning is your responsibility to catch and correct.

I extracted data specifically for the Hollywood Community Plan area because that was manageable (about 12,000 parcels), and is a good snapshot for comparing housing data from the Element with Community Plan data released to the public to date. My findings are attached. All of the housing that is needed to meet 2029 RHNA or 2040 Community Plan goals has already been permitted or entitled in Hollywood, according to the figures in this Housing Element.

Respectfully submitted:

Fran Offenhauser



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Re: Housing Element Update 2021; CF 21-1230
Attention Councilmembers
Date: Council Meeting November 24, 2021

Honorable Councilmember:

The Housing Element promises housing equity and affordability, but those are NOT what you are being asked to approve Wednesday.

To make this Housing Element DELIVER what it says, ADD AMENDMENTS TO YOUR APPROVAL –Proposed amendment texts are attached on page 2.

This Housing Element does NOT deliver what you want now: to limit evictions and displacement; relieve the financial pressure of overcrowding and rent burden; house our homeless; offer affordability in “high opportunity areas”.

It is written to meet the State’s RHNA requirements for “rezoning”—upzoning to change quantities of housing allowed on land parcels.

- The State did NOT order affordable housing production, or tenant protections. The operative part you are asked to approve Wednesday is “rezoning”.
- The Element speaks at length about “goals” and “programs”. But your vote will not DO any of them unless you link them to the upzoning. Council must specifically require these actions, and show how they link to the upzoning.
- The current Housing Element dangles, but does not deliver: 40% housing affordability; Adaptive Reuse citywide; non-displacement of RSO tenants; housing location and affordability equity; replacement of demolished affordable housing.
- Upzoning is what is delivered—in the next 3 years-- via 35 Community Plan updates.

The Housing Element text states that affordability won’t realistically happen, even with all this upzoning. So you can ensure it does by amending your Housing Element approval Wednesday so that community Plan updates will attach conditions to each parcel -by- parcel upzoning. Cause each project to deliver on those “goals” and “programs” that appear to be at the core of the Housing Element **Otherwise your vote for this Element is simply developer nirvana.**

You can add amendments that say “If the upzoning is to be used by a developer on a parcel, the promised housing goals must be met.” An actual proposed text is on page 2.

What exactly does this Housing Element do?

- **456,379 new housing units** is RHNA target for Los Angeles: 2021-2029 (in 8 years)
- Population increase? If homeless units are for 40,000 people maybe 30,000 of those? Who are the rest for?
- **266,647 new housing units** is the Housing Element estimate to answer RHNA “Expected Development”. The question is “how many sites will likely get built on in the next 8 years?” The question of existing zoning capacity for the City was not asked,.
- **219,732 new housing units** are thus “required” by RHNA to be “rezoned” (upzoned)

How does the Housing Element affect your district?

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- Council members cannot see what is being proposed, or know how to follow through in their Community Plans. For example, you cannot that when you vote for this Element you vote for a massive loss of RSO units.
- Maps are unreadable and the data is presented citywide, not broken out.
- The promise of “equity” is a “Wizard of Oz”. get it out from behind the curtain. I have taken apart the data—it should be required- not in 90 days, but in a week. See our Exhibit #1 attached.

So why does the Housing Element recommend 6.5 X the 219,732 units for upzoning?

- Housing Element recommends upzoning for 1,444,413 units—6.5X the State requirement. This is disclosed on page 191. This oversupply is intended to give wide choices during the Community Plan Updates.
- Without your direction prior to any approval of this Housing Element Update, the operative result will be massive upzoning, with no guarantee that any of the promises will happen.

ADD TO MOTION (#1): Addendum stating “when the Housing Element recommendations are implemented through each of the Community Plans in the next 3 years, the parcel by parcel upzoning will be conditioned so that it does not trigger RSO evictions; it allows adaptive reuse, microunits or other zoning adjustments as promised; and the upzoning delivers the housing affordability (low income etc) promised in the Housing Element or it cannot be used.”

ADD TO MOTION (#2): Addendum stating “when the Housing Element recommendations are passed down for implementation by Community Plan area, ensure the following: clear mapping and all Ch. 4 data subtotaled for each Community Plan area; reduction of Appendix 4.7 upzoning to the 219,732 housing units mandated by RHNA; clearly stated quantities by Community Plan area; no demolition of RSO units—only additional units allowed as possible on those sites; recalculation by Community Plan Area of Adequate Sites(Appendix 4.1) and Entitlements (Appendix 4.3) with corrected data;. SB 9 and 10 projection included in “expected Development”; and complete environmental analysis, including infrastructure and historic buildings, with all adverse effects avoided and including proper mitigation measures.”

ADD TO MOTION #3: Addendum stating “any implementation in any Community Plan of any upzoning based on this Housing Element shall be specifically tailored to avoid adverse effects on historic buildings.”

In the following Exhibit #1 and 2 we provide back-up for these suggested amendments to the Housing Element motion for approval.

I can be available to explain this further if requested. I have 50 years of experience. I am a housing developer; affordable housing developer; real estate investor; architect; historic architect; was Senior Planner for the Hollywood Community Plan now in effect; and historic preservation advocate.

Respectfully submitted,



Frances Offenhauser

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EXHIBIT #1

Why is Amendment #2 needed?

- Readable maps and subtotalled data are needed by Community Plan area so that implementation by Community Plan area is possible. Right now maps are unreadable and citywide data is all mashed together. My office disaggregated the data by Community Plan Area, and can report that what we did was critical.
- Community Plans must shave down to 1/6 The proposed “rezoning”, or upzoning, in Chapter 4 and Appendix 4.7 is for **6.5X** the upzoning as needed to satisfy RHNA. (see page 191), according to City Planning.
- Appendix 4.1 undercounts adequate sites in Hollywood: City Planning used a citywide model from the Turner Center for calculating sites, looking for probability of new housing development in the next 8 years. For someone familiar with a local area, the results were quite off base: multiple sites which have already had Ellis Act evictions were missed; multiple sites with zoning entitlement applications were missed; obvious easy large empty parking lot development sites were missed; properties on the market and in the media were missed.

How does this Housing Element intersect with TOC's, or City Planning replacements for TOC's in the new Hollywood Community Plan?

Los Angeles Planning for the last 40 years was aimed at integrating growth sustainably with infrastructure, getting rid of “overzoning” and lopsided growth. The Housing Element signals a dangerous turn backwards for us, in the face of our climate crisis.

- TOCS (density bonus) and value capture will work LESS with upzoning. As soon as upzoning hands out added density by right, developers lose incentive to use incentives. Its basic real estate economics. Also proven by experience in Vancouver and other cities.
- TOCs (density bonus) works less with upzoning: The City's own economic studies for the Hollywood Community Plan show that the “value capture” concept does not work as soon as the construction type is taller and the land cost higher. Hollywood CPIO incentives push organized labor out of housing production, but will not deliver “affordable” units in upzoned areas
- Rezoning can't reach the affordable housing goal. A goal of 40% affordable housing is NOT attainable without public subsidy. ONLY 15% of housing produced in the last 3 years in Hollywood was “affordable” – including the housing that was fully subsidized.
- How does the new substitute for TOCS ever work to deliver 40% UNLESS every single upzoning is conditioned to provide the affordability?– Good question. Basic math.

How does Citywide data blur the fact that areas like Hollywood have already met RHNA targets due to high construction activity?

The Citywide model blurs reality: Some areas already have all the needed development under construction and entitled. In Hollywood, 34,766 units are already built or underway, on a need for 31,965 units.

- 14,355 units entitled or in process per Appendix 4.3 plus 4,537 found in City records but missed in the dataset
- 7,000 current vacant units reported by City Planning (HCPU FEIR)
- 2,595 units with building permits (Appendix 4.3) ;
- 6,279 “Adequate Sites” (Appendix 4.1)

How does the Housing Element accelerate displacement?

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- Evictions and displacement: Hollywood data was disaggregated by us. Over 6,600 parcels of land with RSO units (no count of the actual units in the current dataset) are expected to be lost
- Over 25% of sites proposed for upzoning (Appendix 4.7) In Hollywood (and assumed demolition) have rent controlled units
- Over 30% of sites for “Adequate sites” (Appendix 4.1) in Hollywood for immediate new unit construction (and assumed demolition) have rent controlled units.
- Evictions and displacement: To date the monitoring, replacement, and even counting of evictions seems to not happen. In Hollywood, data from CES shows that from 2016 – 2021 evictions from RSO units alone were more than “affordable” units produced by incentive programs. The only gain was in fully subsidized projects.
- City’s Hollywood Displacement Economic Study: City’s own study questions relying on new construction as the panacea for housing affordability, when it actually causes more displacement, and replacing of housing for evicted/displaced residents is questioned as not being feasible.

Why then does this Housing Element suggest upzoning for 75,000 additional new units in Hollywood, when the RHNA numbers are already met?

Citywide data all mashed together buries the data needed to actually inform Community Plan Updates. In maps and Excel spread sheet Chapter 4 Appendices, there are recommendations for 75,000 new units in Hollywood. (This is never disclosed) . These units are in areas already in great contention, with overburdened infrastructure, lopsidedly directed into central Hollywood and very damaging to existing renters and historic buildings. Why? Great question. 300% of RHNA target—all packed in central Hollywood.

How is “equity” carried through? Why are areas with great transit , jobs, and colleges left entirely untouched by the Housing Element, and Downtown and Hollywood are mapped with huge oversupply??

- The maps and Appendixes in the Housing Element contradict the words about equity.
- Over half of the Hollywood flatland area near 3 Metrorail stops is close to the major employers, a huge park, schools, City College. But it is untouched by these upzoning proposals. Instead huge housing quantities are recommended which can’t be supported by existing infrastructure in the already-developed Hollywood/Sunset Boulevard area:
- Areas of the San Fernando Valley—again with access to colleges, schools, parks, transit, etc are untouched.
- New density is concentrated into areas with high land and construction costs., incentivizing demolition of world renowned and nationally important historic buildings. This defies logic. It appears to be some sort of justification for the already-rolled-out Hollywood Community Plan, but it actually exacerbates the lopsidedness and environmental damage .

The Housing Element EIR is inadequate.

We know that the State and RHNA required this Element Update, but the State did not require upzoning over 6 times needed, or to omit all basic planning for infrastructure and for sustainability, livability, and environmental protection, and declare its adverse and OK, with inadequate analysis and inadequate mitigations. As I have been able to do much of the mapping and analysis in my office with my staff, there is no excuse to ask the Council to adopt a Statement of Overriding Consideration based on skipping the work.

- Adverse impacts are avoidable. The State may require a program of upzoning, but it also requires Planning to be coordinated among all Plan Elements. An EIR which shows 13 areas of “unavoidable” adverse impact is by definition inadequate. Some issues—such as Very High Fire

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Hazard Severity Zones—have been considered to date. The Housing Element can direct the forthcoming Community Plan revisions to take specific measures to avoid known adverse effects in the choices made during Community Plan Updates.

- Do not accept the absence of Mitigation Measures—for any environmental impact deemed to be adverse and severe, the public is owed full analysis and genuine credible mitigations. If that can't be done now, institute a condition so it will be done.

Who are 456, 643 new housing units required by RHNA for?: In the next 8 years.

If RHNA expects 900,000 new people in Los Angeles housed in the next 8 years—That's 20% growth of the whole of today's LA being built new in 8 years? Who is this housing for?

- If they are rent- burdened they are housed- they need more money.
- If they are lacking in opportunity, they are housed—they need more opportunity, and more money.
- If they are overcrowded, they are housed, so a certain proportion can be newly housed- *what is that number?* Quantify it.
- The demographic that is unhoused is the homeless- for math's sake assume 56,000 of them. Current zoning can accommodate them in new buildings with no problem. At \$690,000 per unit per the City Controller, only-\$38 billion in cash or borrowed is needed. But no upzoning.
- Interestingly, Section 8 type subsidy could support a renter for 100 years as opposed to new construction.

For Hollywood The Housing Element totals 110,000 units-- thats 220,000 new people on a current population of under 200,000 now. Doubling Hollywood in 8 years.

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EXHIBIT #2

Why is Amendment #3 needed?

The Housing Element recklessly disregards historic buildings. No analysis, no overlaying of upzoning proposals on landmarks, and no parcel-by-parcel data is given to show the true effect of the Housing Element rezoning proposals. But from suggesting Grauman's Chinese Theater be rezoned for high density residential (Appendix 4.7) to suggesting wiping out whole National and California Register districts, the rezoning is flawed and the EIR analysis is non-existent.

The Housing Element text says the only historic areas carved out of upzoning were HPOZs. This means that all of the following were disregarded:

- Cultural Heritage Monuments
- National and California Register districts,
- Landmarks and districts surveyed by CRA when City passed that responsibility to CRA, and transferred back as a City obligation in November 2019
- Survey LA buildings and districts.

it is fully possible to plan for the retention and adaptive re-use of historic buildings and districts—to work with them and around them.

It is, in fact, possible to not touch a single one, and still meet RHNA goals.

No effort has been made—in fact the text says a factor of 50% chance of demolition was used. This is shocking, and violates state law.

1. Current mapping techniques can easily and transparently show what is proposed (and how it will be refined during the Community Plan updates to avoid destruction of historic buildings).
2. An accurate mapping of our City's identified historic buildings and districts OVERLAIN on the proposed upzoning must be done.
3. Avoiding historic properties is fully possible, as the Appendix 4.7 "rezoning" (and Appendix "4.1 "Adequate Sites") provide at least 600% of housing required by RHNA, while historic buildings occupy only 6% of the City's land area. Historic areas can be avoided.
4. The conclusion of unavoidable damage to landmark buildings and neighborhoods in the Housing Element EIR is unacceptable. It is avoidable- by planning for it.
5. The Housing Element EIR gives a broad brush review of the standard protections for historic buildings—but these are already in place, and comparatively weak. The proposed Mitigations are widely acknowledged to be insufficient mitigations. The environmental review is inadequate.
6. Right now, most of the strong current protections already in Hollywood are being proposed to be removed in the Hollywood Community Plan Update. Thus for Hollywood the known future consequences of this Housing Element must be disclosed.

May 17, 2022

City Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: Amendment to Housing Element
Case Nos.: CPC-2022-2698-GPA; ENV-2020-6762-EIR-ADD1
CF 21-1230
REQUEST TO POSTPONE CITY PLANNING COMMISSION HEARING

Members of the City Planning Commission:

We, the undersigned, are writing to ask that the City Planning Commission meeting scheduled for Thursday, May 19 be postponed to give the public more time to review and comment on the amendments to the Housing Element and associated documents. We ask this because we believe the current time frame does not give the public adequate time to read and evaluate all the materials that will be considered at the meeting. We also believe that City Planning has not made a sufficient effort to make these materials available to the public in a timely manner.

On April 21, 2022, LA City Planning sent an e-mail to members of the public with the subject line "Targeted Amendments to City of Los Angeles 6th Cycle Housing Element Update (2021–2029)." This e-mail contained a link to a document titled "Housing Element 2021–2029 DRAFT Targeted Amendments". This document is a helpful summary of the proposed changes, but by itself, it's not enough.

The notice of the CPC meeting was sent out on May 11. In reviewing the agenda, we see that item number two under Recommended Actions is to "Approve the Staff Recommendation Report as the Commission Report." As you know, the Recommendation Report is 2,955 pages long. We were not able to review the Recommendation Report until the agenda was sent out on May 11, only eight days before the meeting.

We hope you'll agree that the time frame given is far too short to allow interested parties to read, absorb, and comment on the document. Furthermore, neighborhood councils will certainly want to weigh in on the amendments to the Housing Element, but since NCs generally only have full board meetings once a month, the City's time frame makes it impossible for them to offer any meaningful input.

We'd like to share with you some comments made by Director of Planning Vince Bertoni to the PLUM Committee at their March 1, 2022 meeting. In talking about the limited time frame that the California Department of Housing & Community Development had given the City of LA to revise its Housing Element, Bertoni stated, "Amending a housing element takes a long time in Los Angeles, as set forward in our City Charter. It requires a public review process." Bertoni also stated that the deadline for amending the Housing Element was October of this year. While we agree that this is a relatively short time to make significant changes to a complex document, this still leaves us five months. The City can certainly afford to postpone the CPC hearing long enough to allow for meaningful public engagement, which, as the Director pointed out to PLUM, is required by the City Charter.

We ask that the CPC meeting be postponed by 45 days to give members of the public and neighborhood councils adequate time to review and comment on the amendments. This would push the CPC meeting to the beginning of July, leaving the rest of that month, as well as all of August and September for consideration by other council committees and the full City Council.

Public engagement is crucial to the planning process, and as Director Bertoni pointed out, this concept is embedded in the Charter. We urge the CPC to postpone consideration of this matter until the public has had a reasonable opportunity to comment on the amendments to the Housing Element.

Thank you for your time.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael McKeef". The signature is fluid and cursive, with the first name "Michael" and last name "McKeef" clearly distinguishable.

Michael McKeef



Planning CPC <cpc@lacity.org>

Re: CPC-2022-2698-GPA -> Request for RECONSIDERATION -> 2300 Block Wellesley

Ron Prasanna <rangapras@gmail.com>

Mon, May 16, 2022 at 3:15 PM

To: cpc@lacity.org, blair.smith@lacity.org, vincent.bertoni@lacity.org, arthi.varma@lacity.org, matthew.glense@lacity.org, Len Nguyen <len.nguyen@lacity.org>, mira prasanna <mira.prasannas@gmail.com>, Simi Aliu <simi.aliu@lacity.org>, Naomi Guth <naomi.guth@lacity.org>

Dear Arthi Verma / La City Planning / Mike Bonin's office:

You and I had spoken in 2018 about the non-inclusion of 2300 South Block Wellesley in West LA in Expo-Line Transit Plan 2018. Following which I spoke to Len Nguyen at Mike Bonin's office (District 11), who guided me to get approvals from West LA neighborhood council.

In March 2019, we got Approvals from both PLUM and West LA Neighborhood Council (see attached) to Upzone [2300 S Block Wellesley, Los Angeles](#) to Surrounding area zoning. Surrounding area has been Upzoned to R3-EC 1200 (5 unit base/~10 units with TOC bonus).

We have been working with West LA Plan Update team for over a year to request Upzoning and also restore the Twice the units our block has been awarded since 1936.

But the CPC-2022-2698-GPA Housing Element sent last week shows the 2300 Wellesley Block to be still at 2 units/lot. Can you please support our Request for Reconsideration to 20 units/lot to restore the twice the units with reference to surrounding area ?

We want to be treated fairly and strongly support LA's efforts to improve housing. While most lots in the area have not utilized the upzoned status, we plan on building and assisting to improve housing and also reduce carbon footprint by reducing cars on the roads of LA.

Please find attached Request and Supporting slides.

I would like your kind response.

Thank You very much,
Ron Prasanna

4 attachments

 **5.16.2022 Housing Element update, Meeting with LA Planning - Simi Aliu, 3.30.2022 and Kinikia Gardner, Melissa Alofaituli 2.18.2021.pdf**
7297K

 **Resolution PLUM 2300Wellesley 3.2019.pdf**
1358K

 **3.27.19 WLASNC (Neighborhood Council) Minutes - as APPROVED on 4.24.19 - Page 8, 9, 10, Item X-b, PLUM, Section b.pdf**
212K

 **3.27.19 WLASNC (Neighborhood Council) Minutes, pages 8, 9, 10 ONLY focusing on 2300 Block Wellesley.pdf**
571K

Request for RECONSIDERATION
→ Housing Element Public Hearing
Thursday, May 19, after 8:30 a.m.

Request RECONSIDERATION TO RAS4-1VL -> 2307 S Wellesley, 2301, 2303, 2319, 2323 Still showing 2 units



Request RECONSIDERATION TO 20 UNITS, RAS4-1VL -> 2307 S Wellesley, 2301, 2303, 2319, 2323 Still showing 2 units

- Since 1936, 2300 Block Wellesley has been zoned R2 (2 unit) while most surrounding (> 100 single family homes) in the Bundy Triangle was zoned R1 (1 unit). 2300 Block Wellesley had TWICE the units for over 75 YEARS.
- In 2018, **Expo-Line Transit Plan** Changed over 100 Single Family Homes in Bundy Triangle to R3-EC 1200 (5 unit base, ~10 units with TOC Bonus)
 - 2019 (March), PLUM APPROVED 2307 Block (2307, 2301, 2303, 2319, 2323) to MATCH surrounding R3-EC 1200. (See Meeting Minutes attached)
 - 2019 (March), West LA Neighborhood council APPROVED PLUM decision to match 2300 Block to surrounding (R3-EC 1200). (See Meeting Minutes attached)
- → We Request RECONSIDERATION to approve 20 units/lot to 2307, 2301, 2303, 2319, 2323 S Wellesley Avenue Lots, to get back to TWICE the Units wrt Surrounding lots in Bundy Triangle.

Meeting with Simi Aliu, LA City Planning 3.30.2020

Meeting with Simi Aliu, LA City Planning 3.30.2020

Table 1.27: Regional Housing Needs Assessment

	2013-2021 Allocation	2021-2029 Draft
SCAG Region	421,137 units	1,341,827 units
Los Angeles	82,002 units	456,643 units
Lower Income Units (0-80% Area Median Income)	32,862 units	184,721 units

Source: SCAG and Los Angeles Department of City Planning

The City's 2021-2029 RHNA allocation of 456,643 units is five times greater than the previous allotment and represents approximately 34% of the region's total share. Under State Housing Element Law, local jurisdictions must show that they have adequate land zoned to accommodate the RHNA allocation, or must rezone within three years in order to accommodate the assigned allocations. The methodology used to identify these sites is described in Chapter Three.

- 1. 2021-2029 Housing Element Adopted Nov, 2021 has a very high requirement to meet 2021-2029 (Page 98)**
- 2. Request 2300 Block Wellesley to be Upzoned to High Density or Very High Density to restore historical 2X ratio or higher of units and also support LA Housing Element 2021-2029 needs**
 - a) RAS ?**
 - b) R4 or R5 ?**
- 3. PLUM, WLANC have already approved for rezoning to R3-EC 1200. Requesting a Higher Density.**

‘Unlikely’ to meet RHNA targets (p. 100), rezoning, etc to meet targets (p. 101, 2021-2029 Housing Element Adopted Document)

Table 1.29: Quantified Objectives for New Construction vs. RHNA Goals

	Extremely Low Income*	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	21,000	12,000	29,000	10,000	247,000	310,000
RHNA GOALS	57,989	57,989	68,743	75,091	196,831	456,643

*Note: Extremely Low Income and Very Low Income goals reflect a split of the Very Low income RHNA allocation

As shown in Table 1.29 above, the City estimates that, under current assumptions, it will likely be unable to meet its total RHNA targets for new construction. The City is projected to fall short at the affordable (120% AMI) income ranges, but meet the above moderate (market-rate) production levels. While the RHNA allocation suggests that almost 260,000 units affordable to households earning less than 120% AMI will be needed, it is anticipated that approximately 62,000 affordable units may be constructed

15. Office of the City Clerk, City of Los Angeles. Comments on the 6th Cycle Regional Housing Needs Assessment Methodology. https://clcrep.lacity.org/online/docs/2019/19-0773_misc_10-25-2019.pdf

Adopted November 2021 | 2021-2029 Housing Element | CH1: Housing Needs Assessment | 100

within the eight year RHNA period at this range (about 34% of the target). This is a reflection that total housing needs for lower and moderate income households greatly exceeds the ability to meet those needs with existing financial resources and incentives. However, it is important to highlight that this Housing Element is projecting a significant increase in housing production at all income ranges compared to prior cycles, due in part, to many of the Programs identified in Chapter 6.

The total projected quantified objective for new construction is based on the amount of housing development potential identified in the adequate sites analysis in Chapter 4 (266,647), along with an increase based on the RHNA Rezoning Program and other Housing Element Programs anticipated to be accomplished during the period (see Chapter 6). The adequate sites figure reflects an analysis of available land, constraints, reasonable development potential, and potential housing projects in the development pipeline. The figures for the affordable income categories are based on the approximate percentages of affordable housing being proposed in housing entitlement applications the last two years (2019-20), broken out by income categories, adjusted based on anticipated fluctuations based on future funding and incentive programs. Objectives for Moderate income units are based on already planned and approved projects, ADUs and public land programs described in Chapter 4 as well as an estimate of market rate new construction. Housing needs and implementation programs described in Chapter Six also help inform the amount of lower and moderate income housing that can potentially be developed through a coordinated effort.

Adopted November 2021 | 2021-2029 Housing Element | CH1: Housing Needs Assessment | 101

Meeting with LA Planning

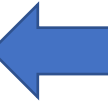
West LA update with Kinikia Gardner, Melissa Alofaituli

2.18.21

2300 W Block Wellesley

- Expo Line Transit Plan did not include 2300 W Block R-2 Lots, while most/all surrounding lots (~200) were upzoned from R1 -> R3-EC1200 in Bundy Triangle (p.16) 
- Worked with Mr. Len Nguyen (Mike Bonin's office) to present request at PLUM & WLANC. **Resolution Passed** in both PLUM & WLANC to Upzone (3/2019). 
- Requested **2X Unit upzoning** to maintain historical ratio during 9/14/2020 Naomi Guth and Melissa Alofaituli. 
- Today's meeting is a follow up to understand status, timelines, etc.

PLUM & WLANC approvals to Upzone 2300 W Block in coming update



- PLUM Meeting (3/13/2019) Minutes → Page 4, Section 9, iv. :
 - “Motion (approved 4-2-0): Support re-zoning to bring the block into compliance with zoning in the area....”
- WLANC Meeting (3/27/2019) Minutes -> Page 10, Section b :
 - “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.** 6-1-3

Meeting with LA Planning

West LA update with Naomi Guth

9.14.20

Agenda

- Introduction
- A Note of thanks p.3
- Aligning two Documents to reflect 'Mid-High Residential' p.4
- Historical Perspective p.5
- Work with West LA PLUM, WLANC p.11
- Impacts to 2300 W Block, Unit Ratio p.12
- Specific Requests to West LA Planners for 2300 W Block p.16

First, Thank You for including 2300 W Block Wellesley in West LA plan update !

Resolution PLUM 2... Page 5! - Webinar S... x

Los Angeles City Planning

PROPOSED CONCEPTS: *OVERVIEW*

Create well-designed commercial areas while preserving multi-cultural identities, expand housing opportunities, and enhance health and well-being with improved access to jobs, amenities and green space.

- Low Residential
- Low-Medium Residential
- Medium / High-Medium Residential
- Mid-Rise Mixed-Use
- Neighborhood District
- Mixed-Use Corridor
- Industrial Corridor
- Open Space

5

9/14/2020

Ron Prasanna

9:35 AM 9/14/2020



Thanks to:

- Len Nguyen, Council Member, District 11
- WLANC
- PLUM – West LA

In this page, Request this be adjusted to Med-High

storymaps.arcgis.com/stories/dd98923bbac845dd895eaa39148c61a1

DRAFT CONCEPTS OPEN HOUSE

Intro West Los Angeles Palms-Mar Vista-Del Rey Venice Westchester-Playa del Rey Learn More Submit Comments

Multi-family residential building in the Pico-Robertson neighborhood

WELL-DESIGNED, WALKABLE COMMERCIAL AREAS

- Apply comprehensive design standards to ensure quality development along corridors, creating walkable environments while respecting neighboring residential areas. Create opportunities for increased housing in areas close to jobs and transit.
- Enhance unique ethnic and cultural identities of commercial corridors, including the Japanese-American identity distinct to Sawtelle Blvd. and

Overall Draft Concept Areas

Story Map Symbolology

- Low Residential
- Medium Residential
- Neighborhood Commercial
- Mixed-Use Corridor
- Industrial Corridor
- Open Space

Community Plan Boundary

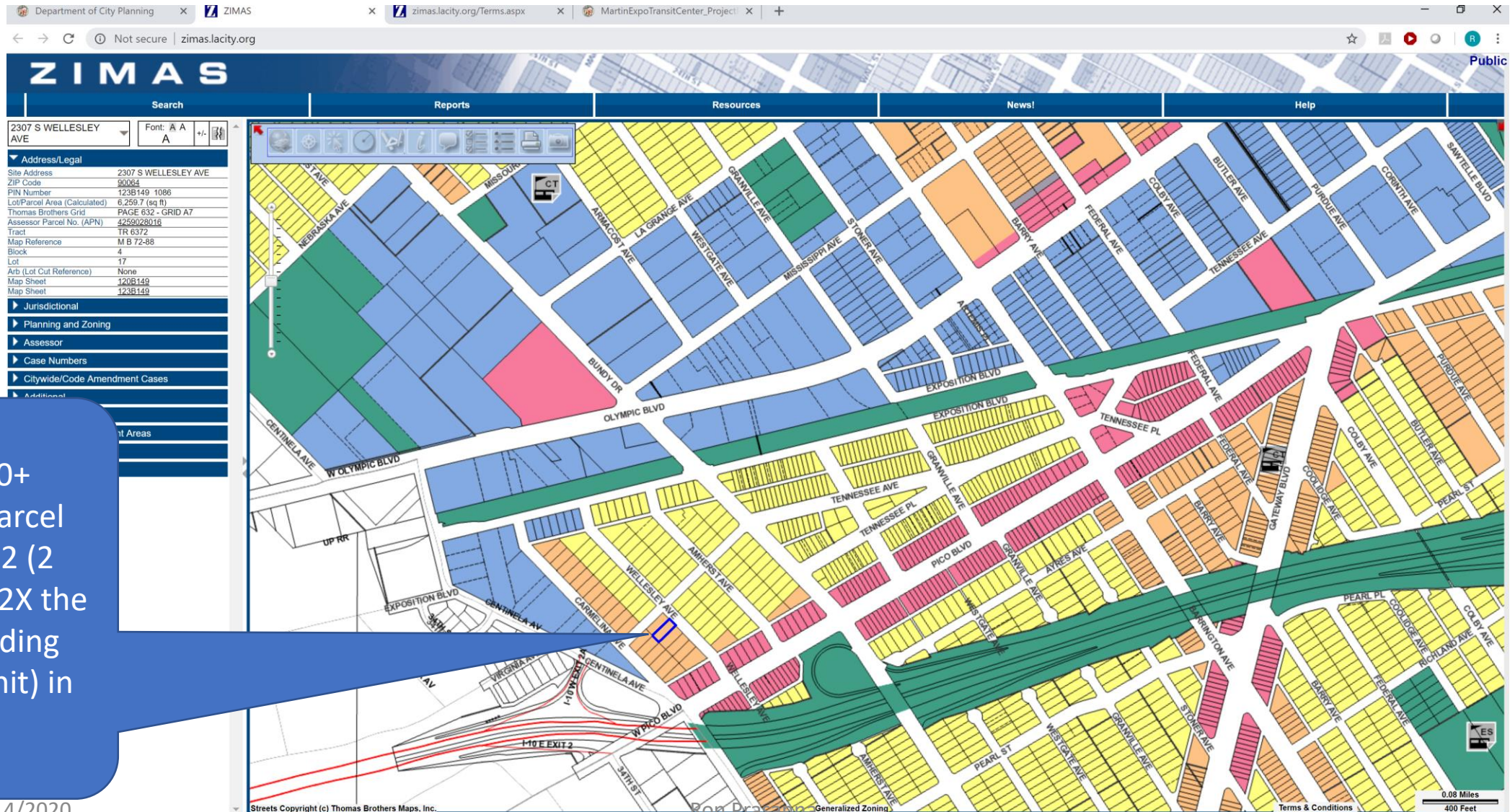
Esri, NASA, NOAA, USGS, FEMA | Esri Community Maps Contributors, County of Los Angeles, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METV/NASA, USGS, Bureau of Land Management... Powered by Esri

4:47 PM 7/31/2020

Historical Perspective

Since 1960s..2300 W Block were among the FEW R2-1 zoned lots, Most others at R1-1 for a VERY long time

2X



* Last 10+ years, Parcel zoned R2 (2 Units), 2X the surrounding R1 (1 Unit) in Yellow

9/14/2020

15

Expo Neighborhood Transit Plan 2017-2019

← → ↺ ⚠ Not secure | zimas.lacity.org

ZIMAS

Search

2307 S WELLESLEY AVE

Font: A A A +/-

Address/Legal

Site Address

2307 S WELLESLEY AVE

ZIP Code

90064

PIN Number

123B149 1086

Lot/Parcel Area (Calculated)

6 259.7 (sq ft)

Thomas Brothers Grid

PAGE 632 - GRID A7

Assessor Parcel No. (APN)

4259028016

Tract

TR 6372

Map Reference

M B 72-88

Block

4

Lot

17

Arb (Lot Cut Reference)

None

Map Sheet

120B149

Map Sheet

123B149

Jurisdictional

Planning and Zoning

Special Notes

None

Zoning

R2-1

Zoning Information (ZI)

[Z1-2192 West Los Angeles Transportation Improvement and Mitigation](#)

Zoning Information (ZI)

[Z1-2427 Freeway Adjacent Advisory Notice for Sensitive Uses](#)

Zoning Information (ZI)

[Z1-2452 Transit Priority Area in the City of Los Angeles](#)

General Plan Land Use

Low Medium I Residential

General Plan Note(s)

Yes

Hillside Area (Zoning Code)

No

Specific Plan Area

West Los Angeles Transportation Improvement and Mitigation

Subarea

None

Historic Preservation Review

No

HistoricPlacesLA

View

CDO: Community Design Overlay

None

CPIO: Community Plan Imp. Overlay

None

Subarea

None

CUGU: Clean Up-Green Up

None

NSO: Neighborhood Stabilization Overlay

No

POD: Pedestrian Oriented Districts

None

RFA: Residential Floor Area District

None

SN: Sign District

No

Streetscape

No

Adaptive Reuse Incentive Area

None

Affordable Housing Linkage Fee

None

Residential Market Area

High

Non-Residential Market Area

High

Transit Oriented Communities (TOC)

Tier 3

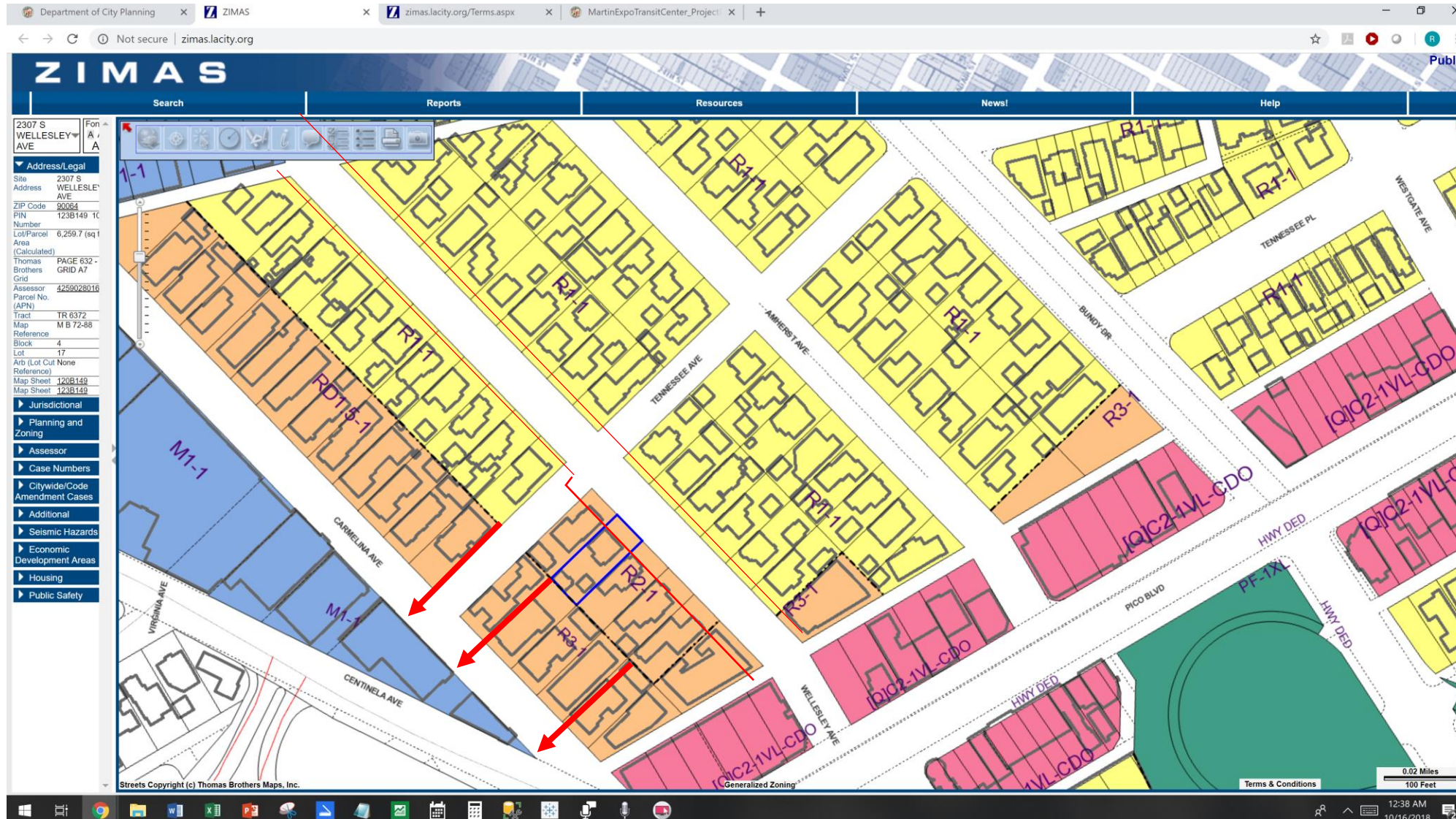
1. Over 200 R1 Single Family Use Homes nearby in Bundy Triangulation

2. All have been proposed to be upzoned to R3 EC-1200

3. Most of them >6000 sq ft will go from 1 unit Single Use to 10 units Multi-Family

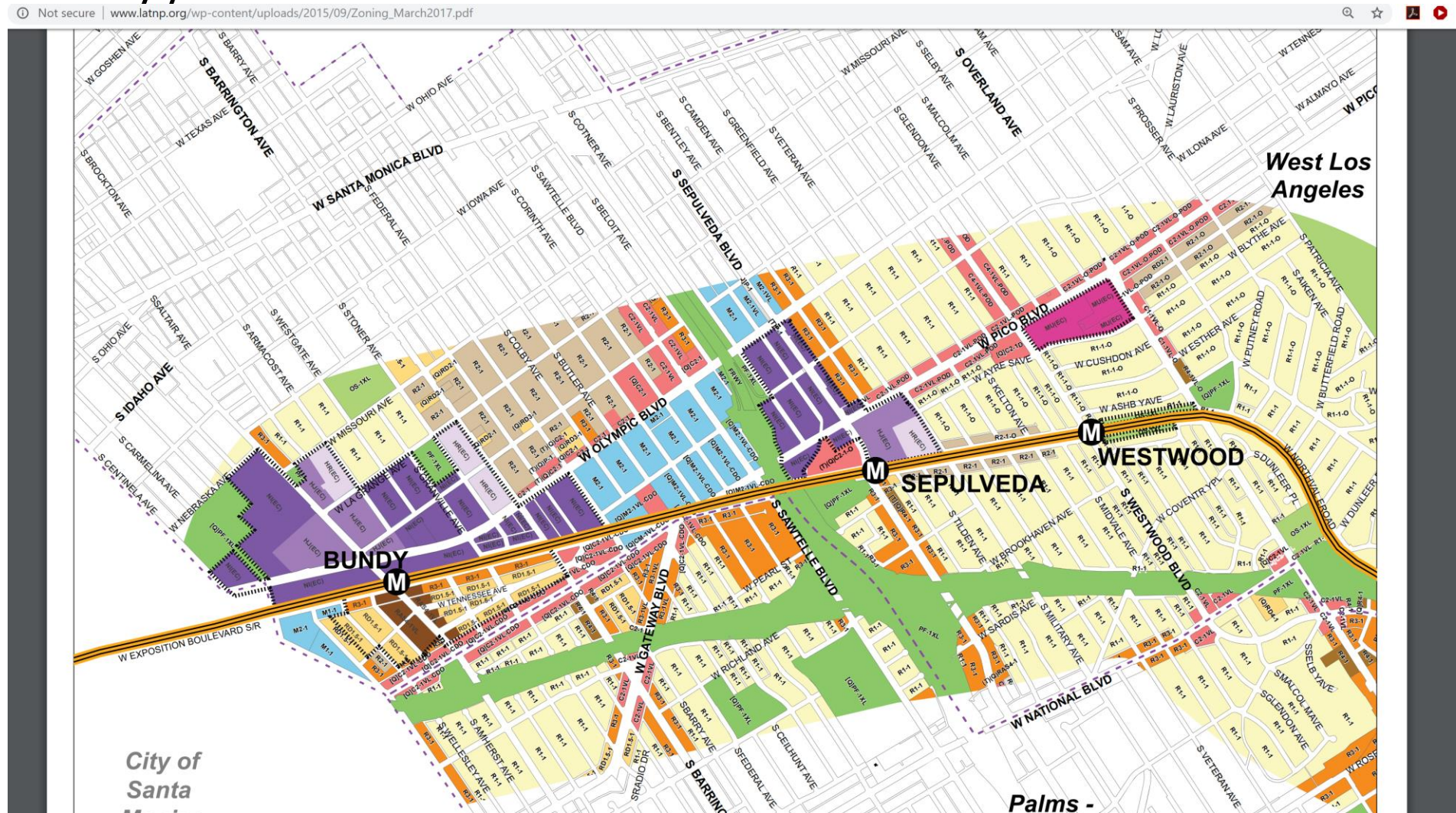
-> 2300 Wellesley Block remains at 2 units Single Family

10/16/18 -> Zoning Map in Zimas

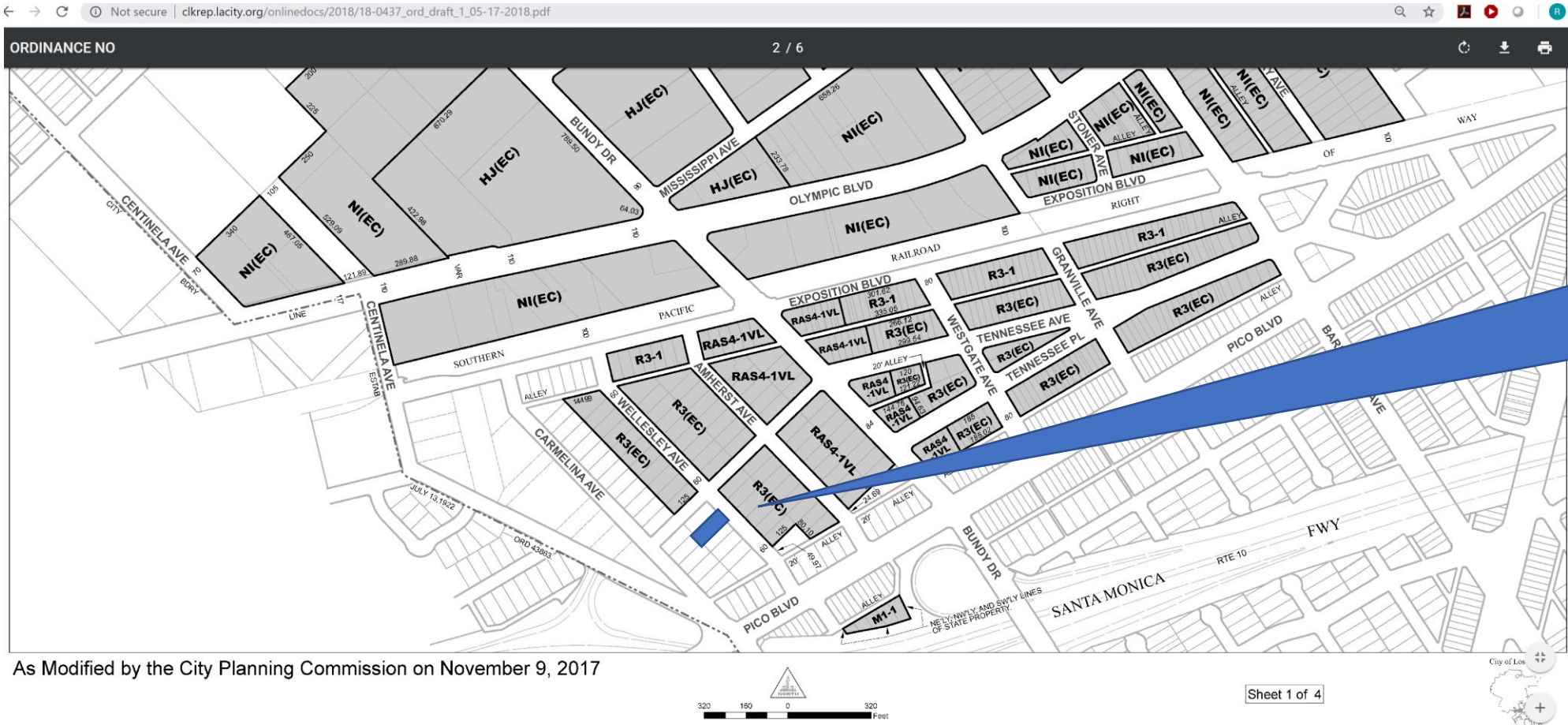


- JUST 10 Single Family Homes in a Sea of 10 unit lots!
- JUST 5 Single Family Homes flanked by RD1.5 Condos and Highway
- 25 foot frontage is a contrast to 5 foot frontage in all RD1.5 homes around!
- Everyone around Upzones from R1-1 to R1.5, but R2-1 are not. R1-1s unfairly beating R2-2 from behind !!

Plan 2015 – R1 -> R1.5 (4 units), then now to R3-EC (5 units in 6000 sq ft lot) to take advantage of TOC, which needs 5 for eligibility)



Expo-Line Transit Plan, Doc date 5/17/18

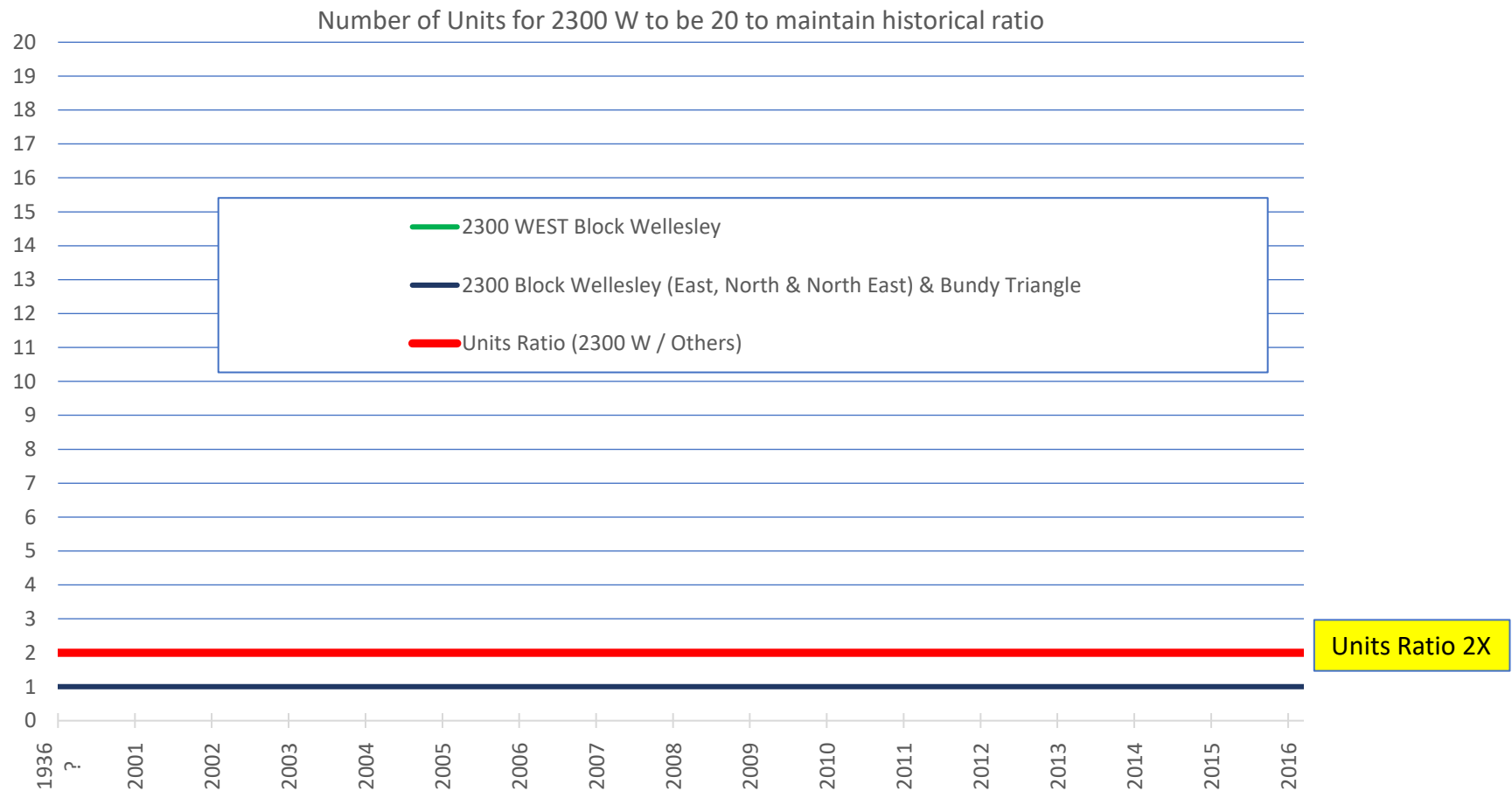


Lots
across
street
Upzoned
to 5 units

Unit Ratio request

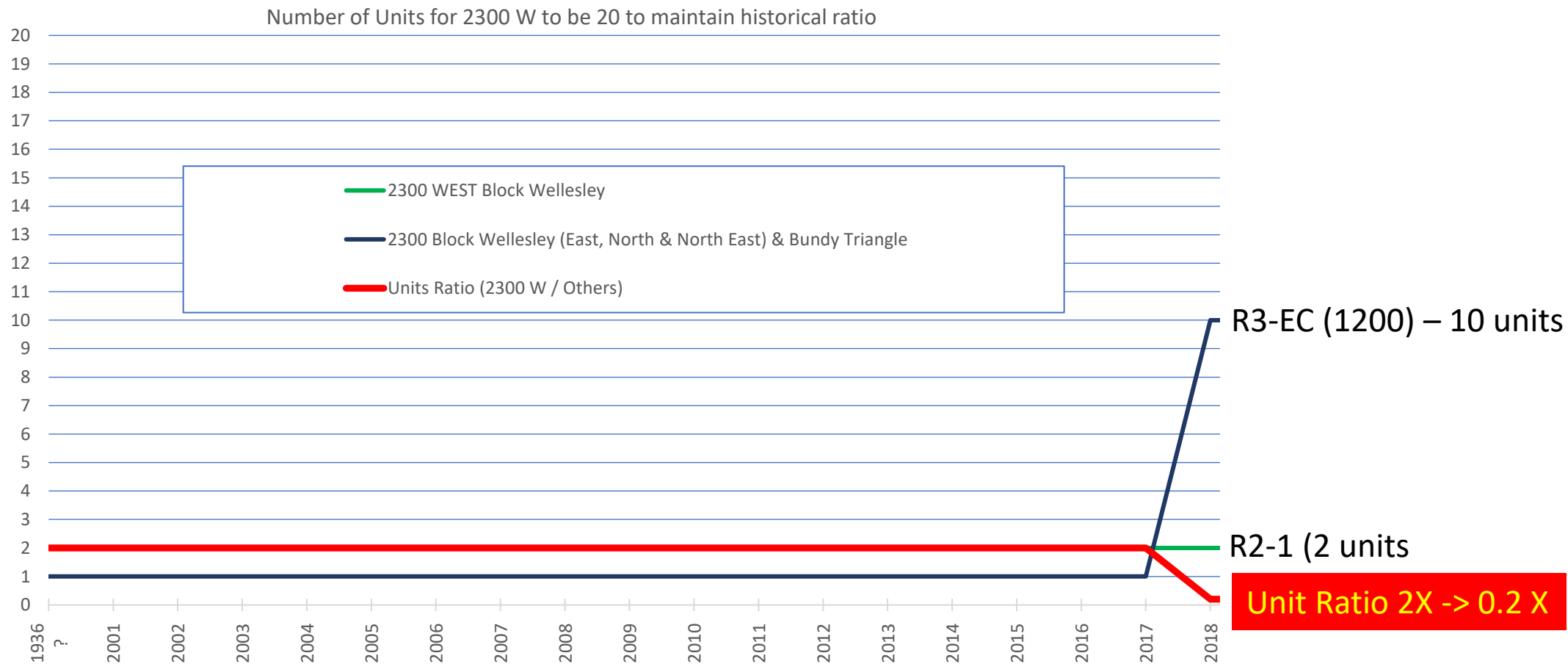
Zoning 2300 W Block vs Others ~1936? - 2017 Unit Ratio (Red)

2X



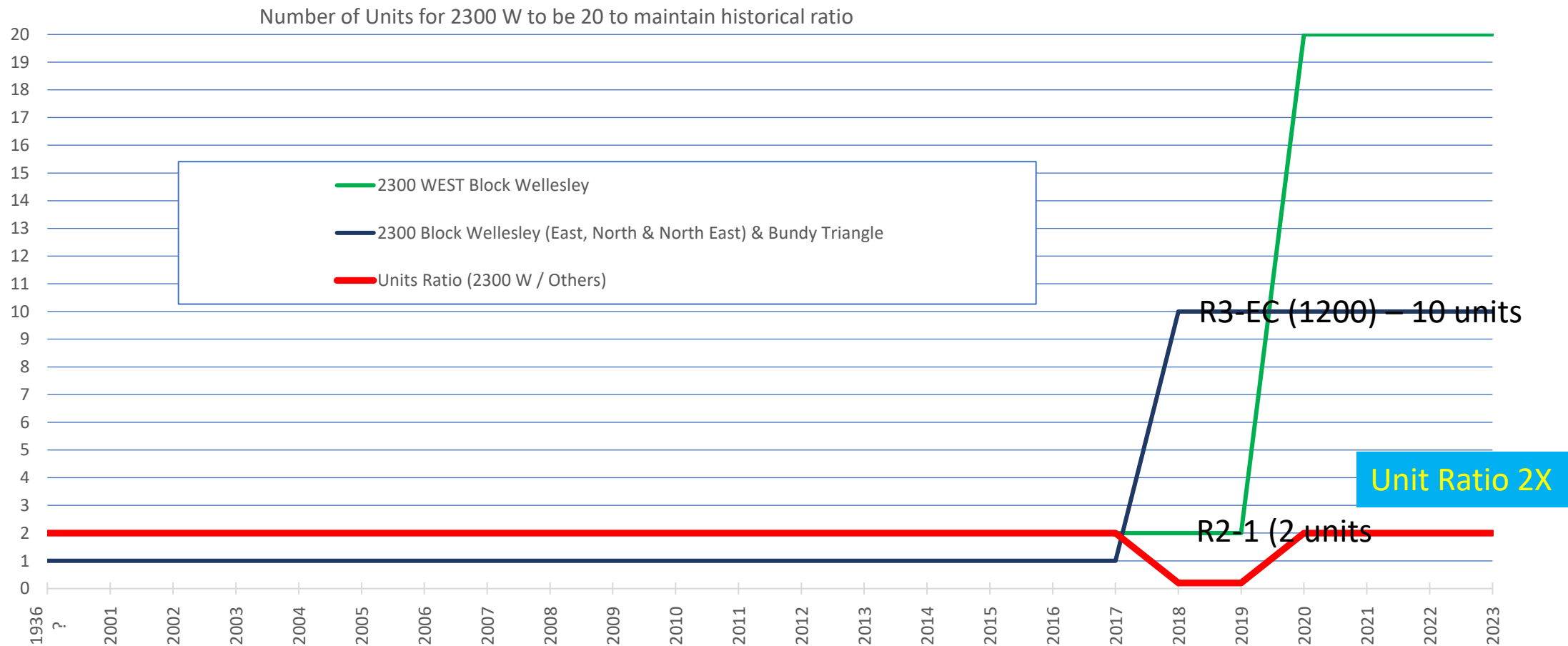
Zoning 2300 W Block vs Others ~2017 Unit Ratio (Red)

0.2X



Zoning 2300 W Block vs Others ~2020 proposal to return to historical Unit Ratio (Red)

2X



Specific Requests to West LA Planners for this meeting

Requests:



1. Provide Base Zoning of 12 units to 2300 West Block Wellesley.
 - a) This will return the Unit ratio back to 2 X, which we have had historically for over several decades.
2. Retain Min Sq. Ft/ unit in accordance with surrounding R3-EC1200
3. Increase base height to 55+ feet to get more Open Space in the 24 units x 1200 sqft project.
 - a) TOC allows increase from base height by 22 feet. i.e. $55+22 = 77$ feet.



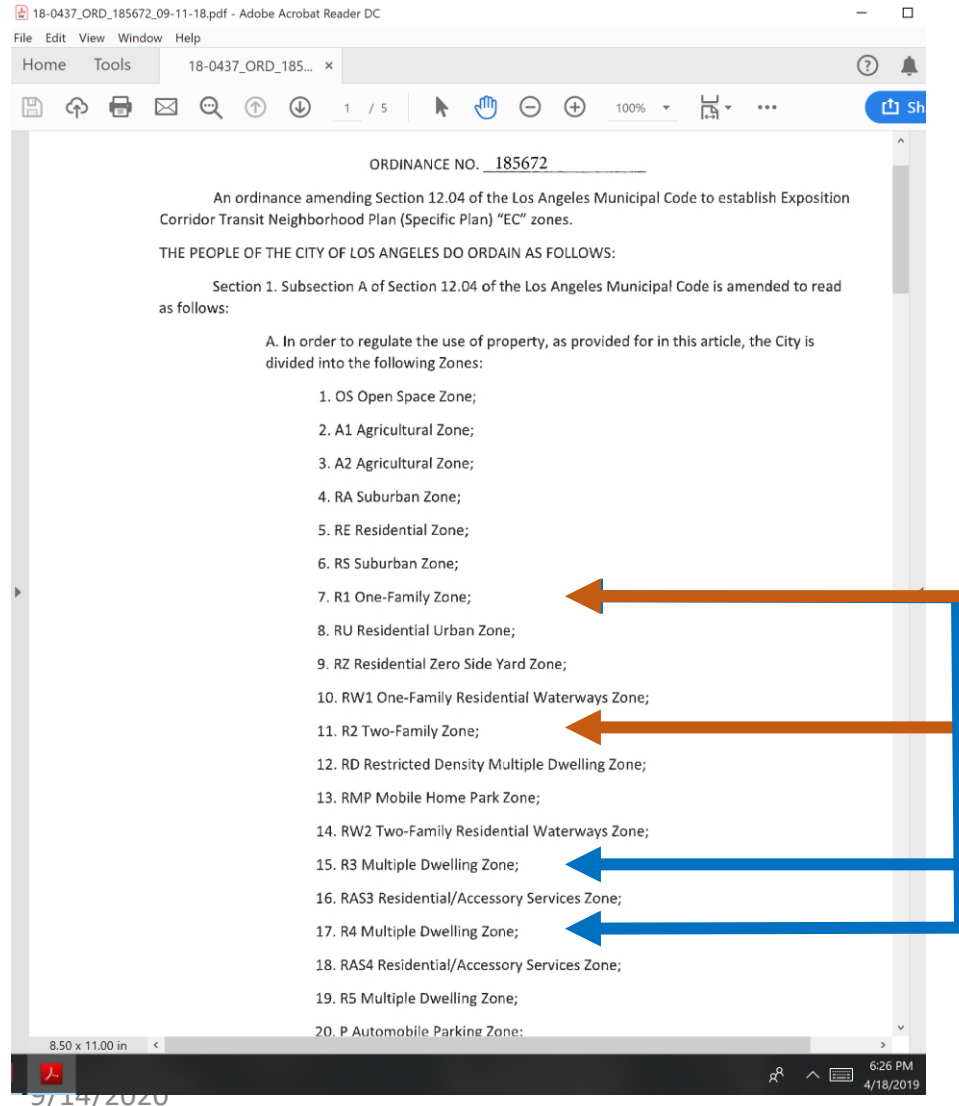
END of main Slides

BACKUP SLIDES

To add

- “Go higher higher” or “more, more, more”
- R1.5 to R3 EC 1200 proposed & approved in Final meeting?
- PLUM meeting minutes ‘Island’ reference?
- These happen in 100 years or so?
- Increased Height (2 X 55 feet = 110 feet)
- TOC FAR is 4.5 : 1, or for 28125 sq ft allowed.
- 24 Units with 1200 sq ft will be able to utilize 28125 sqft
 - Make graph of # of units vs sq ft with 28125 Horizontal limit.

R2 is defined as Two-Family, not Multiple Dwelling Zone by Ordinance 185672.



- R2 is NOT defined as Multi-Family by Ordinance 185672

Matthew 20:53, 27:00

- Listen to the tapes
- Planning website
- Hearings, planning commission
- Nov 9 2017, end of the discussion
- Expo plan, click on the hyperlink
- Bundy Triangle or RD 1.5 or whole area ?

https://planning.lacity.org/InternetCalendar/DSP_RESULTS_CPC.aspx?APC=CPC&Subtype=Agenda

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, April 20, 2016
Henry Medina West L.A. Parking Enforcement Facility
11214 W. Exposition Boulevard, Second Floor, Roll Call Room
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by President Thomas Donovan at 4:30P.M.
Commissioners present: Esther Margulies, and Marian Merritt
Commissioners absent: Joseph Halper, and Lisa Waltz Morocco

Audio-Video Tapes of Council meetings:
<https://www.lacity.org/your-government/meeting-audiovideo/council-committee-meeting-audio>

Guiding Principles



HOUSING

Increase housing opportunities at different affordability levels.



ACCOMMODATING GROWTH

Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.



OPEN SPACE

Increase access and connection to open space.

Icon Source: The Noun Project - Oksana Latysheva and Made by Made

4

City of Los Angeles [US]
https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.vie...

LACityClerk Connect

Council File Management System

Council File: 18-0437

Title
Exposition Corridor Transit Neighborhood Plan / General Plan Amendment / Zone Change

Date Received / Introduced
05/17/2018

Last Changed Date
08/02/2018

Expiration Date
07/31/2020

Reference Numbers
Case: CPC-2013-621-ZC-GPA-SP
Environmental: ENV-2013-622-EIR; SCH No. 2013031038
Ordinance 185671
Ordinance 185672
Ordinance 185673

Council District
5,10,11

Initiated by
Mayor

File Activities

Date	Activity
08/02/2018	Council action final.
08/02/2018	Ordinance posted/published. Ordinance effective date shall be effective on the effective date of the Exposition Corridor Transit Neighborhood Plan (Specific Plan) Ordinance.
08/02/2018	Mayor transmitted Council File to City Clerk.
08/01/2018	City Clerk transmitted Council File to Mayor. Last day for Mayor to act is 08/13/2018.
07/31/2018	Council adopted item, subject to reconsideration, pursuant to Council Rule 51.

Online Documents (Doc)

Title	Doc Date
Communication(s) from Public	09/22/2018
Final Ordinance No. 185671	09/11/2018
Final Ordinance No. 185672	09/11/2018
Final Ordinance No. 185673	09/11/2018

Council Vote Information (2 Votes)

Meeting Date: 07/31/2018
Meeting Type: Regular
Vote Action: Adopted
Vote Given: (12 - 0 - 3)

Member Name	CD	Vote
BOB BLUMENFIELD	3	ABSENT
MIKE BONIN	11	YES
JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	YES
MITCHELL ENGLANDER	12	YES
MARQUEECE HARRIS-DAWSON	8	YES
JOSE HUIZAR	14	YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	ABSENT
NURY MARTINEZ	6	YES
MITCH O'FARRELL	13	YES
CURREN D. PRICE	9	YES
MONICA RODRIGUEZ	7	YES
DAVID RYU	4	ABSENT
HERB WESSON	10	YES

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- LA City Clerk Desk

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=18-0437>

- LA City Clerk Desk

Council File Management System

Online Documents (Doc)		
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Communication(s) from Public	09/22/2018	
Final Ordinance No. 185671	09/11/2018	
Final Ordinance No. 185672	09/11/2018	
Final Ordinance No. 185673	09/11/2018	

Council Vote Information (2 Votes)		
Meeting Date:	07/31/2018	
Meeting Type:	Regular	
Vote Action:	Adopted	
Vote Given:	(12 - 0 - 3)	
Member Name	CD	Vote
BOB BLUMENFIELD	3	ABSENT
MIKE BONIN	11	YES
JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	YES
MITCHELL ENGLANDER	12	YES
MARQUEECE HARRIS-DAWSON	8	YES
JOSE HUIZAR	14	YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	ABSENT
NURY MARTINEZ	6	YES
MITCH O'FARRELL	13	YES
CURREN D. PRICE	9	YES
MONICA RODRIGUEZ	7	YES
DAVID RYU	4	ABSENT
HERB WESSON	10	YES

TOC

DEPARTMENT OF
CITY PLANNING
CITY PLANNING COMMISSION

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CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
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JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

CASE NO. CPC-2017-1914-MSC

February 26, 2018

**TECHNICAL CLARIFICATIONS TO THE TRANSIT ORIENTED COMMUNITIES
AFFORDABLE HOUSING INCENTIVE PROGRAM GUIDELINES (TOC GUIDELINES)**

The Transit Oriented Communities Affordable Housing Incentive Guidelines (TOC Guidelines) developed pursuant to Measure JJJ was released on September 22, 2017. Since that time, several technical clarifications have been identified. The Department has updated the TOC Guidelines to reflect these clarifications. All changes are listed in the Activity Log of the Guidelines.

If you have any questions, please do not hesitate to contact Matthew Glesne of the Department of City Planning at (213) 978-2666 or matthew.glesne@lacity.org.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

VBP:KJK:MG:CH:mn

Attachment: TOC Guidelines

Chart 1. TOC Affordable Housing Incentive Area Tiers

Type of Major Transit Stop	Tier 1 (Low)	Tier 2 (Medium)	Tier 3 (High)	Tier 4 (Regional)
	Distance to Major Transit Stop			
Two Regular Buses (intersection of 2 non Rapid Bus* lines, each w/ at least 15 min. average peak headways)	750 - 2640 ft.	< 750 ft.	-	-
Regular plus Rapid Bus* (intersection of a Regular Bus and Rapid Bus line)	1500 - 2640 ft.	750 - <1500 ft.	< 750 ft.	-
Two Rapid Buses* (intersection of two Rapid Bus lines)	-	1500-2640 ft.	< 1500 ft.	-
Metrolink Rail Stations	1500 - 2640 ft.	750 - <1500 ft.	< 750 ft.	-
Metro Rail Stations	-	-	≤ 2640 ft.	< 750 ft. from intersection with another rail line or a Rapid Bus*

Notes:

To be an eligible TOC Housing Development, the project must meet the Eligibility criteria in Section IV, including being located within one-half mile of a Major Transit Stop. In the case of bus stops, this always requires an intersection of two bus routes. An intersection of two bus lines is defined as the midpoint of the street intersection where two or more eligible bus routes meet or cross, and passengers have the direct ability to transfer on foot. This does not include bus routes that travel along the same street. For Tier 4, an intersection between a rail station and an eligible Rapid Bus line is defined as either the rail station entrance(s) or the Rapid Bus stop when the bus stop is within 660 feet of a rail station entrance and can be accessed by foot.

Distance is measured from the closest point on any lot to the entrance(s) of a rail transit station (including elevators and stairways), or the middle of the street intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods. Please see Appendix A for additional information on how to calculate the 15 minute service interval. In the case of a Tier 4 Major Transit Stop, the distance will be measured from the closest point on any lot to the closer of either the entrance of the rail transit station or the bus stop. If no entrance information is known for a station that is under construction, then the distance will be measured from the center of the platform of the station.

*Rapid Bus is a higher quality bus service that may include several key attributes, including dedicated bus lanes, branded vehicles and stations, high frequency, limited stops at major intersections, intelligent transportation systems, and possible off-board fare collection and/or all door boarding. It includes, but is not limited to, Metro Bus Rapid Transit lines, Metro Rapid 700 lines, Metro Orange and Silver Lines, Big Blue Rapid lines and the Rapid 6 Culver City bus.

VI. BASE INCENTIVES.

1. **Residential Density.** An Eligible Housing Development shall be granted a residential density increase as follows:

- a. **Increase in Number of Dwelling Units.** In each Tier, the maximum increase in the otherwise maximum allowable number of dwelling units permitted under the applicable zoning ordinance shall be as follows:

- i. Tier 1 – 50%
- ii. Tier 2 – 60%
- iii. Tier 3 – 70%
- iv. Tier 4 – 80%

$$2 * 1.7 = 3.4 \sim 4 \text{ units}$$

- v. **Exception.** In the "RD" Restricted Density Multiple Family zone (RD Zone), the maximum increase shall be limited to the amounts listed below:

Page 10

1. Tier 1 – 35%
2. Tier 2 – 35%
3. Tier 3 – 40%
4. Tier 4 – 45%

$$\text{Previous FAR: } 3:1 \\ = 3 * 6250 \rightarrow 18,750$$

$$\text{Tier 3 FAR: } 4.5:1$$

- b. **Floor Area Ratio (FAR).** In each Tier, the maximum increase in the allowable FAR permitted shall be equal to the following, provided that any additional floor area provided through this section is utilized only by residential uses:

- i. Tier 1 – Percentage increase of up to 40%, or an FAR increase resulting in at least a 2.75:1 FAR in commercial zones, whichever is greater.
- ii. Tier 2 – Percentage increase of up to 45%, or an FAR increase resulting in at least a 3.25:1 FAR in commercial zones, whichever is greater.
- iii. Tier 3 – Percentage increase of up to 50%, or an FAR increase resulting in at least a 3.75:1 FAR in commercial zones, whichever is greater.
- iv. Tier 4 – Percentage increase of up to 55%, or an FAR increase resulting in at least a 4.25:1 FAR in commercial zones, whichever is greater.

v. Exceptions

1. In the RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
2. If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed per this section is limited to 2.75:1.
3. In the Greater Downtown Housing Incentive Area the maximum

$$\rightarrow 4.5 * 6250 = \\ 28,125 \text{ sqft.}$$

$$\text{For 4 units: } \\ 7031 \text{ sqft/unit} \\ \text{For 5 units: } \\ 5625 \text{ sqft/unit}$$

R2 Height can be increased from 33 to 55 feet

- g. **Height.** For Eligible Housing Developments that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to an Eligible Housing Development over the entire parcel regardless of the number of underlying height limits.
- i. **Total Height.** In any zone in which height or number of stories is limited, this height increase shall permit a maximum of:
- 1. Tier 1 and 2 – One additional story up to 11 additional feet
 - 2. Tier 3 – Two additional stories up to 22 additional feet
 - 3. Tier 4 – Three additional stories up to 33 additional feet
 - 4. **Exception.** Notwithstanding subsections 2 and 3 above, projects located on lots with a height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
- ii. **Transitional Height.** An Eligible Housing Development may select the following transitional height requirements in lieu of those found in LAMC 12.21.1 A.10, or any applicable transitional height limits in a in a Specific Plan, including any requirements for reduced building heights when a building is adjoining a more restrictive zone:
- 1. Tiers 1 and 2 - The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea (see Diagram 1 below).
 - 2. Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea (see Diagram 1 below).
 - 3. Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea (see Diagram 1 below).

- g. **Height.** For Eligible Housing Developments that have a residential use which occupies more than 50% of the total floor area within a building, the applicable Total Height and Transitional Height standards below count as one Incentive. This increase in height shall be applicable to an Eligible Housing Development over the entire parcel regardless of the number of underlying height limits.
- i. **Total Height.** In any zone in which height or number of stories is limited, this height increase shall permit a maximum of:
- 1. Tier 1 and 2 – One additional story up to 11 additional feet
 - 2. Tier 3 – Two additional stories up to 22 additional feet
 - 3. Tier 4 – Three additional stories up to 33 additional feet
 - 4. **Exception.** Notwithstanding subsections 2 and 3 above, projects located on lots with a height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, shall require any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
- ii. **Transitional Height.** An Eligible Housing Development may select the following transitional height requirements in lieu of those found in LAMC 12.21.1 A.10, or any applicable transitional height limits in a in a Specific Plan, including any requirements for reduced building heights when a building is adjoining a more restrictive zone:
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 - 2. Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea (see Diagram 1 below).
 - 3. Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet

Total height
= 33+22= 55
feet

Adjoining
lots also R2,
Not more
restrictive
zone

WLASNC Board FY 2017-2018

Jamie Keeton - Chair/ At Large Rep.
Eric Nakamura - Vice Chair/ Business Rep.
Jay Handal - Treasurer/ Organizational Rep.
Naomi Kageyama – Secretary/ Business Rep.

Steven Kwok - North West Rep.
Vacant - North East Rep.
Arman Ghorbani - South East Rep.
Jean Shigematsu - South West Rep.
Dylan Wright - At Large Rep.
Galen Pindell - At Large Rep.
Ron Migdal - At Large Rep.
Desa Philadelphia- At Large Rep.
Jay Ross - At Large Rep.
Danilo Torro - Business Rep.
Vacant - Organizational Rep.



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Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J. Ross, Chair
Date: Mar. 13, 2019
Re: Resolution: 2300 block of Wellesley Ave. – neighbor request for re-zone

This resolution is only a recommendation from the PLUM Committee, and it will be considered by the Board of Directors for a final decision on Mar.27.

Resolution: The PLUM voted, 4-2-0, to recommend that the Board support re-zoning the five properties on west side of the 2300 Wellesley Ave. block, in order to make the zoning the same as the future zoning of the rest of the area in the Exposition Station Transit Neighborhood Plan, pending the support of the 5 property owners on the block.

Facts and background:

1. Request:
<https://www.dropbox.com/home/2019%20PLUM/Wellesley2300%20block%20zone%20change>
2. 5 parcels are zoned R2 on the west side of 2300 Wellesley Ave. block.
3. The Exposition Station TNP upzoned the R1 zones in the area to high-density housing (R3, R4), including the east side of the 2300 Wellesley Ave. block. The Planning Dept. may have decided to upzone only R1 parcels in the area, and the west side block was the only R2 zone in the area.
4. The NC voted in 2017 to support preservation of the R2 zoning for this block with a height limit of 3 stories. The NC chose to preserve the R1 zoning of all of the interior blocks of this area, including across the street on the east side of the 2300 Wellesley block.

Findings and justifications:

1. All parcels in the area should have the same zoning.

Dissenting opinions: J. Ross: This may be a re-consideration of a previous NC Resolution from 2017, which is not allowed. The NC already voted on the issue of zoning for this area. Owners should be happy to retain R2 zone, which means no 6-story apartments will be built next to them (which is allowed by TOC regulations). If owners claim that R1 should be upzoned because of R4 is located across the street, then conversely, owners can also say R4 should be downzoned because of R1 across the street.

Ex parte communications: J.Ross discussed PLUM scheduling with the property owner, R. Prasanna.
Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

Request to upzone

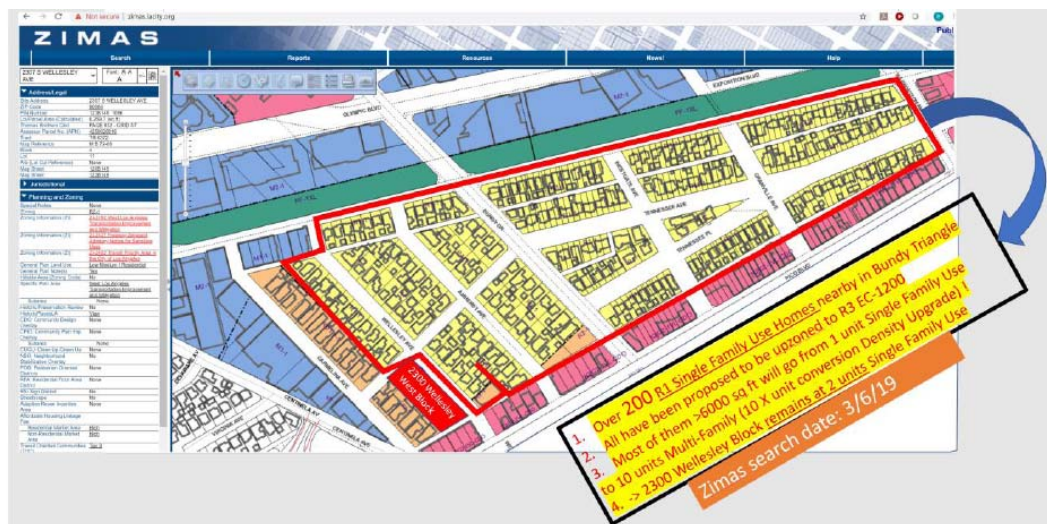
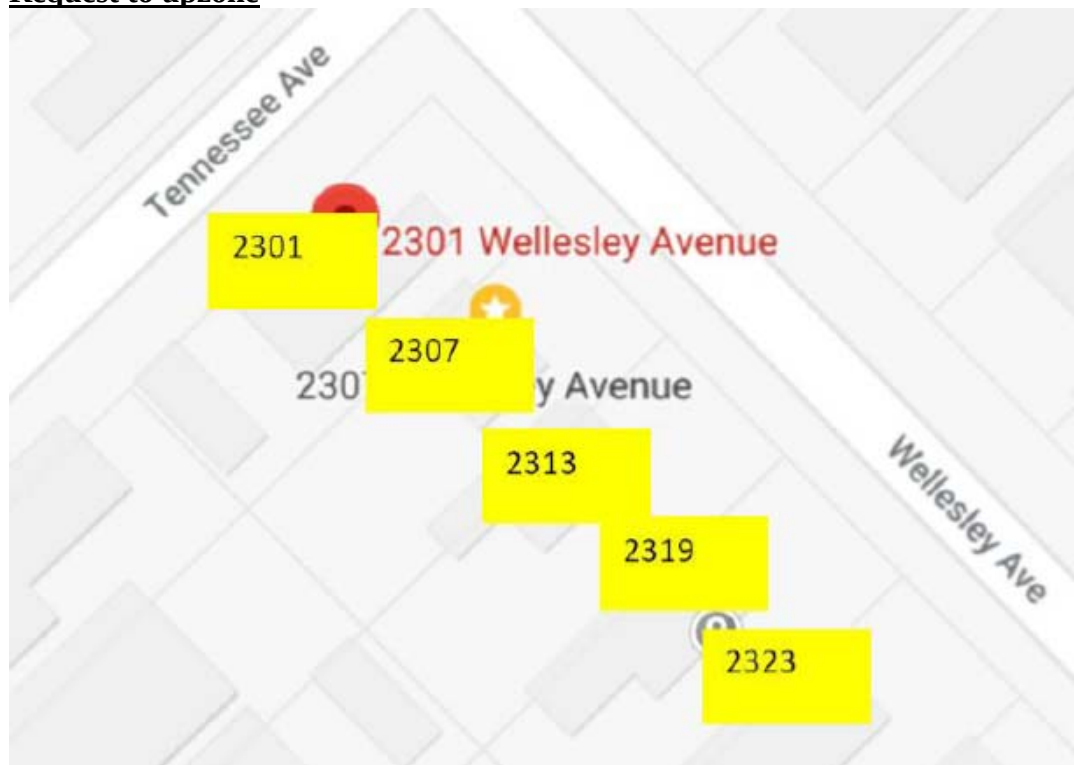
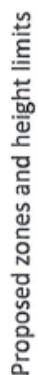


Figure 2: Zimas details extracted shows that on 3/6/19, Over 200 Lots are currently in R1-1 Single Family Dwelling Use Zoning. With Expo Line plan, most of these lots will change to 10 Multi Family Dwelling use Zoning, a change of 1000% for the 200 surrounding lots. But 2300 Wellesley Block remains Single Family use with 2 units.



WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
BOARD MEETING MINUTES
Wednesday, March 27, 2019, 6:50 PM
Felicia Mahood Multipurpose Senior Center
11338 Santa Monica Boulevard – Community Room – Los Angeles, CA 90025

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

Absent: Keeton, Philadelphia, Nakamura, Kageyama.

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

election two years ago. He clarified that although the location is his nonprofit, it is subleased out to another organization that runs it.

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 griever, 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 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.
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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 paseo, 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 paseo, explaining that since they 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 exceed 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.

[Update on this motion from April 24, 2019 WLASNC Board Meeting. Chair Keeton polled all board members who had voted on this on March 27, 2019 to clarify their vote.]

~~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.

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.

DAY OF HEARING SUBMISSIONS

May 17, 2022

City Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: Amendment to Housing Element
Case Nos.: CPC-2022-2698-GPA; ENV-2020-6762-EIR-ADD1
CF 21-1230
REQUEST TO POSTPONE CITY PLANNING COMMISSION HEARING

Members of the City Planning Commission:

We, the undersigned organizations and individuals, are writing to ask that the City Planning Commission meeting scheduled for Thursday, May 19 be postponed to give the public more time to review and comment on the amendments to the Housing Element and associated documents. We ask this because we believe the current time frame does not give the public adequate time to read and evaluate all the materials that will be considered at the meeting. We also believe that City Planning has not made a sufficient effort to make these materials available to the public in a timely manner.

On April 21, 2022, LA City Planning sent an e-mail to members of the public with the subject line "Targeted Amendments to City of Los Angeles 6th Cycle Housing Element Update (2021–2029)." This e-mail contained a link to a document titled "Housing Element 2021–2029 DRAFT Targeted Amendments". This document is a helpful summary of the proposed changes, but by itself, it's not enough.

The notice of the CPC meeting was sent out on May 11. In reviewing the agenda, we see that item number two under Recommended Actions is to "Approve the Staff Recommendation Report as the Commission Report." As you know, the Recommendation Report is 2,955 pages long. We were not able to review the Recommendation Report until the agenda was sent out on May 11, only eight days before the meeting.

We hope you'll agree that the time frame given is far too short to allow interested parties to read, absorb, and comment on the document. Furthermore, neighborhood councils will certainly want to weigh in on the amendments to the Housing Element, but since NCs generally only have full board meetings once a month, the City's time frame makes it impossible for them to offer any meaningful input.

We'd like to share with you some comments made by Director of Planning Vince Bertoni to the PLUM Committee at their March 1, 2022 meeting. In talking about the limited time frame that the California Department of Housing & Community Development had given the City of LA to revise its Housing Element, Bertoni stated, "Amending a housing element takes a long time in Los Angeles, as set forward in our City Charter. It requires a public review process." Bertoni also stated that the deadline for amending the Housing Element was October of this year. While we agree that this is a relatively short time to make significant changes to a complex document, this still leaves us five months. The City can certainly afford to postpone the CPC hearing long enough to allow for meaningful public engagement, which, as the Director pointed out to PLUM, is required by the City Charter.

We ask that the CPC meeting be postponed by 45 days to give members of the public and neighborhood councils adequate time to review and comment on the amendments. This would push the CPC meeting to the beginning of July, leaving the rest of that month, as well as all of August and September for consideration by other council committees and the full City Council.

Public engagement is crucial to the planning process, and as Director Bertoni pointed out, this concept is embedded in the Charter. We urge the CPC to postpone consideration of this matter until the public has had a reasonable opportunity to comment on the amendments to the Housing Element.

Thank you for your time.

Sincerely,

Organizations

*Citizens Preserving Venice
Coalition for Valley Neighborhoods
Franklin Corridor Communities
Hillside Federation
Los Feliz Improvement Association
Responsible Urban Development Initiative
United Neighborhoods for Los Angeles*

Individuals

*Annie Gagen
John Girodo
Amy Gustincic
Schelley Kiah
Jeff McDonough
Keith Nakata
Susan Winsberg*

CC:
Director of Planning Vince Bertoni
City Planner Blair Smith
Members of the Los Angeles City Council
Mayor Eric Garcetti



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www.disabilityrightsca.org

May 19, 2022

VIA ELECTRONIC MAIL

Los Angeles City Planning Commission

CPC@lacity.org

**Re: Public Comments for May 19, 2022 City Planning Commission Hearing.
Case Number CPC-2022-2698-GPA; Agenda Item 6**

To Whom It May Concern:

Disability Rights California ("DRC") submits these comments on the City's targeted amendments to the Housing Element updated for the 6th Cycle. DRC is a non-profit disability rights organization federally mandated to advance and protect the human and legal rights of Californians with disabilities. Due to the Commission's Rules and Operating Procedures regarding written comments and the time restraints under the ROP, our comments are limited to two pages. In general, the public has not had adequate time to provide comments to the City departments and this Commission. Thus, these comments are general; if the City wants more specific comments or wishes to discuss the targeted amendments in further detail, please contact us.

As an initial matter, DRC emphasizes that assessing and ensuring that every action that the City takes with regard to housing should and must affirmatively further fair housing. This duty is central to ensuring that our City's future is healthy, sustainable, and thriving for all of our communities, and not just those that have historically been favored. A Housing Element that gives short shrift to that duty cannot be an adequate one.

Overall, though the identified programs now include timelines, they should also have incremental deadlines and specific metrics and milestones to ensure that programs are meeting their intended goals. The amendments add general deadlines to project goals, e.g. "by 2024," and general geographic areas, e.g. "gentrifying areas." But many are missing specific deadlines, numbers, geographic areas, specifics to measure progress, and specific and meaningful commitments. For example, Program 14 (Remediation of Environmental Hazards) aims to clean up 5 brownfield sites, do 50 environmental assessments, and create opportunity for 100 units. What specific

geographic areas will be covered for the cleans ups, assessments, and units? How will the geographic areas be determined and in a manner that affirmatively furthers fair housing? How will the City monitor its progress and what will it do if it does not achieve its goal? When will specific steps be taken to achieve improvement?

Programs to conduct community outreach – such as Programs 22, 32, 38, and 56 – should include details and intermediate steps on how, when, and to whom the outreach will be done. The targeted amendments leave unclear when the City will contract with community organizations or what specific steps it will take for education and outreach.

Programs that aim to produce or preserve a large number of affordable housing units (like Program 15) or handle a large number of complaints (like Program 32) should include a plan to incrementally track and monitor progress. This will ensure that the program is progressing as projected and in a way that affirmatively furthers fair housing. It will also allow the City to revise a program if it under-produces its projected numbers, especially in specific geographic areas or neighborhoods.

Finally, the programs should include firm and significant commitments. For example, Program 4 (Shared Equity Models) list a series of possible options for the City to explore, but does not make any commitments to adopt any of these options. It also does not provide a timeline on the report or commitments after the report. We urge the City to be clear in its commitment to taking meaningful actions to remedy the harmful effects of segregation.

We thank you reviewing these comments. If you have any questions or wish to discuss further, I can be reached at lucia.choi@disabilityrightsca.org.

Best,

Lucia Choi
Navneet Grewal
Disability Rights California

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CHARLES J. McLURKIN

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*ALSO Admitted in Texas

May 18, 2022

VIA ELECTRONIC MAIL

Hon. Samantha Millman and Members
Los Angeles City Planning Commission
c/o Cecilia Lamas, Executive Assistant
200 North Spring Street
Los Angeles, CA 90012
cpc@lacity.org

Re: CPC-2022-2698-GPA; ITEM 6 for Meeting of May 19, 2022

CEQA: ENV-2020-6762-EIR-ADD1; Related Cases: CPC-2020-1365-GPA; ENV-2020-6762-EIR; CF 21-1230

Dear President Millman and City Planning Commission Members:

This firm represents AIDS Healthcare Foundation ("AHF") and its supporting organizations and individuals.

AHF objects to the Housing Element Project in its current form, particularly because it remains an instrument that will allow massive luxury/market rate housing development without in fact assuring comparable development of affordable units for the residents of the City. Moreover, AHF hereby adopts all project objections, comments, and all evidence/studies submitted in support of project objections, and specifically requests that the City print out or attach to the Council file each and every hyperlinked document cited in all comment letters in the administrative record for this Project.

The staff report just issued in support of making significant changes to the City's Housing Element adopted by City Council on November 24, 2021 states that the changes are only made to satisfy the State's Housing and Community Development Department demands related to legal insufficiencies of the November 24, 2021 version. The staff report claims that no changes are proposed to the Inventory of Available Parcels for Development other than adding a column showing the potential density bonus for each parcel, if any. This is a very significant change, one not disclosed to the public or for which any outreach has been done as required by

state law for the amendment of a Housing Element. Instead, the City Planning Department withheld these changes from public view until just prior to the City Planning Commission's hearing.

While AHF continues to support Housing Element policies that will in fact generate more affordable housing for the City, the Housing Element remains legally deficient for all of the reasons set forth in our letters found in City Council File No. 21-1230, especially dated November 2, 2021 addressed to the PLUM Committee, and as set forth in AHF's Petition for Writ of Mandate challenging the City's Housing Element.

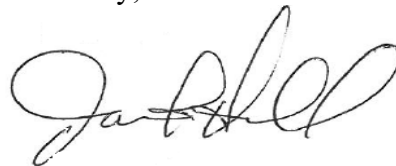
Our objections included expert analysis of the faulty regression analysis the City used to estimate the City's projected likely development from existing zoning. The regression analysis was so fundamentally flawed as to be worthless for its purpose. But nonetheless, the regression analysis was used by the City to unjustifiably depress the amount of estimated development from existing zoning in order to claim a "need" for citywide upzoning. This upzoning is an unjustified give away to real estate developers, particularly since the upzoning undermines the City's already weak and ineffective affordable housing "incentive" programs.

While the City aggressively used dubious regression analysis to pursue upzoning for real estate developers, the City takes an opposite approach when it comes to assuring that affordable housing will be constructed concurrently with all the luxury/market rate housing its upzoning program will permit. Other cities all over the State, including San Jose, have for years required inclusionary zoning affordable housing requirements of 15% or more from each housing development in their City. Not Los Angeles.

The City and this City Planning Commission stand out as a paradise for luxury housing builders whose opposition to inclusionary housing thwart any chance of the City meeting its affordable housing unit goals. This City Planning Commission passively allows adoption of a Housing Element without treating the need for inclusionary housing as the emergency it is compared to adjoining cities that all have currently operating inclusionary housing programs. The City Planning Department says it will continue to "study" the need for inclusionary housing requirements, but even if studied, City Planning may not recommend this protection for all parts of the City. The inability of the City Planning Department, this Commission and City Council to expeditiously put its affordable housing program on par with nearby cities significantly impairs the credibility and ability of the City to achieve actual equity for the residents of the City.

Inclusionary zoning is constitutional and used all over this State to obtain significant affordable housing. The lack of such a requirement citywide remains a fatal flaw in any conclusion that City has addressed meaningful equity issues for its Housing Element.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", written in a cursive style.

Jamie T. Hall

NOEL WEISS

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May 18, 2021

MEMBERS OF THE LOS ANGELES CITY PLANNING COMMISSION

Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012

Via Email

RE: UPDATED HOUSING ELEMENT – AGENDA ITEM NO. 6
FILE NO. CPC – 2022-2698-GPA

Dear Commissioners:

The Housing Element Supplement proposed by Planning is deficient. It omits any reference to a residential configuration known as “co-living” which is the functional equivalent of an “adult dorm”, represents the dilution of the concept of “housing” which is “affordable” from the renting of a traditional apartment to the renting of a furnished bed or bedroom (functionally equivalent to an apartment hotel), and is not authorized under the City’s zoning laws.

Wall Street and City Hall insiders are making a fortune off of the backs of the people by bidding up property values and building and illegally developing properties in “R” zoned areas as “co-living” adult-dorms and labeling this “affordable housing”. The profits are stark (in the multi-millions); the amount of affordable housing created is meager.

One example: 5806-5812 Lexington in Hollywood (set out on Appendix 4.3). The project proposes 5-6 bedroom traditional apartment units for which there is no market. It is promoted by a co-living developer. The intent is to sub-divide and rent out individual bedrooms. This practice is rampant all over the City in “R-3 zones. Neither the City Attorney, nor Planning, or LADBS enforces the zoning code which omits any allowed co-living use. The Certificates of Occupancy for these “co-living” projects only permit “dwelling unit” use as “apartments”; not “guest room” use as “apartment hotels”. These beds and bedrooms rent out for \$1,500 (approx.) apiece. The profits to Wall Street and City Hall insiders from developing these adult dorms is massive – in the tens of millions of dollars. The amount of affordable housing created is pitiful. In the case of the Lexington development referenced above, only two very low affordable “units” (not defined) are created.

MEMBERS OF THE LOS ANGELES CITY PLANNING COMMISSION
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Here is a portion of the motion of Councilman Koretz (Council File 21-0665 (passed by the Council on September 15, 2021) wherein the Council recognizes the illegality of the “co-living”/adult dorm residential use configuration rampant throughout the City:

There are land uses that are not defined in the Municipal Code because up until recently they did not exist as part of our economy. Put simply, they are part of new business models in response to consumer demand. These uses do not currently fall into any of the existing uses enumerated in the Municipal Code, and as such, there are no corresponding zones of the City where they are allowed to locate.

Co-living residential arrangements, often also referred to as communal living are dwellings that pack in large number of unrelated residents. Again, this is a new use currently undefined in the Municipal Code—inasmuch as it has evolved as part of new business models in response to consumer demands, and as a result of the scarcity of affordable housing, particularly in large and medium-sized cities; and especially so in Los Angeles where approximately 60 percent of its residents are renters.

The submission of this latest iteration of the Housing Element does not satisfy or substantially comply with the State’s requirements because there is no mention, discussion, or evaluation of this rampant lawless co-living/adult dorm residential configuration and its impact on how the City will meet the state’s affordable housing target (which, by the way, never defines “unit” or “residential unit”). No firm or meaningful commitment to meet state law targets can be made in the absence of such a discussion or evaluation; or a clear definition of what constitutes a “unit” or “residential housing unit”.

Lastly, to the extent the Housing Element relies on the TOC law, that reliance is misplaced because the TOC law, passed by the voters, is not lawful because under the California constitution, the voters may not pass by initiative what amounts to a detailed administrative protocol on how to administer the existing zoning law; and absent a charter amendment (which was never passed by the voters), the TOC law is unlawful on its face (*The Park at Cross Creek, LLC. vs. City of Malibu* (2017) 12 Cal. App.5th 1196). The power to make administrative changes to the zoning law under the Charter rests solely with the City Council (not the City Planning Commission - not the voters - but only the City Council).

Thank you for your consideration of the points and issues raised in this letter.

Respectfully submitted,



NOEL WEISS

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