

WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
BOARD MEETING MINUTES
Wednesday, January 23, 2019, 7:00 PM
Felicia Mahood Multipurpose Senior Center
11338 Santa Monica Boulevard – Community Room – Los Angeles, CA 90025

Attending: Chair Jamie Keeton, Ron Migdal, Dylan Wright, Jay Ross, Naomi Kageyama, Jean Shigematsu, Eric Nakamura, Danilo Torro, Galen Pindell. Jay Handal arrived at 7:06. Desa Philadelphia arrived at 7:07. Arman Ghorbani arrived around 7:18. Jay Handal and Dylan Wright Left at 7:44 for the Homeless Count.

Absent: none

TIME BEGINS: 7:06 p.m. TIME ENDS: 9:51 p.m.

I. Call to Order

Chair Keeton called the meeting to order at 7:06 p.m.

II. Presentation by Stephanie Cohen re: Bridge Housing at WLA Armory

Stephanie Cohen introduced herself, explaining that she would be headed to Brentwood to coordinate homeless count activities and volunteers. She explained that Supervisor Sheila Kuehl's office was partnering with them and Dianne Feinstein to put bridge housing into the West LA Armory, a property owned by the state of California. Currently, the county operates a winter shelter there, and has for 15 years. They would be transitioning to bridge housing that operates 24/7, not just at night, and allows walk-ins. They are early in the process, and haven't done anything but talk about the proposal. She explained that the proposed site plan would put the shelter on a corner that only faces business and industrial properties. They will have a first community meeting coming up with service providers coming to explain what bridge housing is, how it's built, etc. Each month they will do a community dialogue; the website is supervisorkuehl.com/westla.

Ms. Cohen added that they are excited about community feedback. They had received emails about construction and the purple line connection. The meeting for the community will be next Tuesday. She said that she would come by when they had actual site designs to talk to the board about supporting them.

III. Community Partner Reports

Note: This item came after general public comment and approvals.

Hannah Levien introduced herself and explained that a motion is before the board passed by Councilmember Bonin, which would get more information on success metrics from LAHSA (Los Angeles Homeless Services Authority). She also introduced the board's new incoming deputy from his office, Jessica Salans. She is the new West LA field deputy and community affairs deputy for the district. Her background is in community organizing, and Ms. Salans said she was excited to meet everyone individually and in groups, and wants to be transparent and available to everyone. 213-800-

8322 is her city phone number, and her email is jessica.salans@lacity.org. Ms. Levien said that it was an honor to serve West LA Sawtelle.

Ami Fields-Meyer introduced himself as the new representative for West LA for Mayor Eric Garcetti. He said that he has worked in Pacific Palisades, and east of here near La Cienega. He said he would try to be here as often as he can , and he will strive to be transparent and accessible. For updates, he asked if everyone had downloaded the Shake Alert app, an early warning system for earthquakes that came out on the 25th anniversary of the Northridge earthquake. Also, Mayor Garcetti was proud to mediate the end of the LAUSD teacher’s strike this past week. Garcetti has also created a new mayor’s office for city homelessness initiatives.

IV. General Public Comment

Stakeholder Carol Yeoh talked about moving LA toward clean energy, getting LA off of coal, then to wind, and solar, and battery storage. Long Beach say they have the biggest battery storage, then San Diego. She said in the near future her group would want to talk to the board about repowering an aging gas plant in the area.

Stakeholder Eric said that he wanted to remind the council of a project he was part of two years ago on 11900 Pico. It ended up being a hundred-unit 5-story mixed use project, and he wanted to show them a video that can show how the scale of what is in zone and what they actually ended up with. It helps the city understand how this project is affecting the neighborhood.

Stakeholder Rosie Kato wanted to remind the board that 6 of them were elected. She asked them not to say they speak for this community, because they do not. She said that she no longer serves on this board and is a private citizen, and will take action on public slander and bullying. Finally, they need to observe Brown Act rules about posting. The Outreach Committee meeting had violated the Brown Act by posting less than 24 hours ahead of time.

V. Approvals

No board members requested to remove items from the approval agenda.

Jamie Keeton moved to approve all approvals by consent, Ron Migdal seconded.

Motion to approve items “a” through “g” under agenda item “V. Approvals” by consent. 12 Yes (Keeton, Migdal, Wright, Ross, Kageyama, Shigematsu, Nakamura, Torro, Pindell, Handal, Philadelphia, Ghorbani). 0 No. 0 Abstain. Motion passes.

- a. Outstanding draft meeting minutes (*Secretary Naomi Kageyama*)
- b. Outstanding MERs reports (*Treasurer Handal*)
- c. Support SPA5 Homeless Count and allocate \$200 for refreshments
- d. Move \$17,000 from Outreach Budget to Elections Budget, and approve Itemized Elections Budget
- e. \$1,000 for design and printing of outreach pieces re: homeless programs

- f. Request Councilman Bonin to fund up to \$170,000 for a contract to have the St. Joseph Center hire and deploy 2 outreach workers and 1 part time supervisor to the WLASNC district for outreach re: homeless services
- g. Oppose SB50 and request Councilman Bonin introduce a bill opposing SB50

Jay Handal requested that the board consider PLUM items, since he would be helping in the Homeless Count run by LAHSA that night.

VI. Consideration and possible appointment of new board members, new committee members and new committee chairs for all committees

Desa Philadelphia, as chair of the Outreach Committee, would like to approve new members: Nick Burns, Steven Kwok, and Dylan Wright. The board voted unanimously to approve them.

Chair Keeton explained that Nick Burns has submitted an application for the Northeast Representative seat on the board, as well as Molly Rudnick. Naomi Kageyama explained that Molly had gone to the Homeless Count, saying that as an active Homeless Committee member, she felt she should be there. Steven Kwok had submitted an application for Northwest Representative.

Jay Ross moved to appoint Steven Kwok to the board as Northwest Representative, and Philadelphia seconded. Arman Ghorbani asked if there was a rule about not being able to appoint a representative so close to an election, and the board found there was not.

Motion to appoint Steven Kwok to the WLASNC Board as the Northwest Representative. 12 Yes (Keeton, Migdal, Wright, Ross, Kageyama, Shigematsu, Nakamura, Torro, Pindell, Handal, Philadelphia, Ghorbani). 0 No. 0 Abstain. Motion passes.

Nakamura asked if they could consider the Northeast Representative seat since one candidate isn't here for it. Kageyama reiterated that as an active Homeless Committee member, Molly Rudnick thought she should be at the count, and Chair Keeton agreed to table discussion of appointing candidates to the Northeast Representative.

Stakeholder Nick asked to be considered for PLUM, and Jay Ross explained that they are at the maximum number of stakeholder members.

VII. Presentation by Bird Scooter

Morgan Roth introduced himself as a Community Relations Manager for Bird Scooters. He explained that they are in a conditional use permit period with the City of LA, and following their extension of that multiple new features would come online, including 311 integration.

Ron Migdal said that he is almost daily running into parked Bird scooters on the sidewalk so that he can't pass, and asked what they were going to do about it. Mr. Roth said that there were a number of things being done with the LA pilot program; they have a two-hour requirement to recover scooters outside of certain zones (and in high-traffic areas). They have Community Mode live on the apps right now, which is for all community, not just riders. They can take a photo and send it through the app when

a scooter is parked improperly. They are also implementing what are called Bird Watchers, so they can send them out to fix scooters that are improperly parked. Migdal said two hours wait time is great, but if he's just walking his dog, it's too long. Mr. Roth explained that Santa Monica has implemented some parking solutions by having painted designated areas for users to park in.

Galen Pindell said one thing he's heard in testimony to the Santa Monica council is where someone on a Bird committed a violent assault. Law enforcement asked for the location data, and Bird did not comply, so Galen asked what their policy was on sharing location data. Mr. Roth said that the data they share is only ride data, start point and end point, and he said he would circle back with them with more information.

Arman Ghorbani asked if they could implement a solution to incentivize riders to be good neighbors; since they have to take a picture after a ride, maybe penalize them if they're in the right of way. Mr. Roth said that they had looked into it, and he would have to check to see where they're at. They are looking at exploring more parking solutions with cities as well.

A stakeholder suggested that they have Bird Police who go around and warn riders who are on the sidewalk.

Stakeholder Rosie Kato explained how groups of Bird riders run stop signs, underage kids ride them without helmets, and park them on the public sidewalk instead of a public parkway. She has personally experienced very inconsiderate riders.

VIII. Presentation re: Purple Line expansion

Marlon Walker introduced himself as the manager for construction on the Purple Line extension. It's a nine-mile subway system, and they are building 7 new stations: 3 in Section 1, 2 in Section 2, and 2 in Section 3, one at UCLA and one at VA. He explained the timeline for construction and how the Purple Line would align with Section 3. Then he presented a rendering of the stations' design and the stations' outlines. They were being designed with a lot of glass and steel and an emphasis on natural lighting. He then showed and explained the size and location of the Station Boxes, the part of the station where they would actually catch the train (around 90 feet underground).

Mr. Walker then described the underground electrical work being done for the Station/TBM Power Connection. One of the reasons they're working at Federal is because the existing utilities would not be sufficient to power their tunnel boring machines and the eventually completed stations. The work would start in March 2019, with anticipated completion in March 2020. They need to replace an electrical vault there. They are working with Southern California Edison and the DOT. He then described potential options for the vault installation. They have replaced 7 vaults along the Wilshire corridor from Malcolm just east of Galey. They will replace four more at Wilshire.

A stakeholder asked what a vault was, and Jay Ross explained that it's a power supply: the bigger the vault, the more power generated.

Mr. Walker then explained what the reduced lanes would be on Federal Ave. It may need to be full closures, but there are only certain hours there can be full closures. There would also be reduced lanes on Ohio Ave, and they would be working in block increments to lessen the impact on parking.

He also explained the Metro's Green Construction Policy, with requirements like covered haul trucks to reduce dust and dirt, that off-road diesel-powered equipment of 50 hp and greater must meet the most stringent EPA minimums, and others.

He concluded by saying that next pre-construction community meeting would be Thursday, March 21 at 6:30 pm at the Belmont Village Senior Living. He also added that during construction, they are not allowed to go 5 decibels above ambient, and will have a 3rd party monitor to make sure Metro is in compliance. Ross also asked for them to emphasize to truck drivers involved in construction not to block driveways.

A stakeholder asked what agency would be responsible for the safety of riders on the subway, and Mr. Walker explained that it would be Metro Police.

IX. Discussion and possible motion re: 2055 Sawtelle Blvd (NongLA café) – CUB renewal

Stakeholder Elaine introduced herself as one of the owners of NongLA, explaining that they were requesting an extension on their beer and wine license. They have been operating for 7 years and have received no complaints from neighbors.

Jay Ross said that PLUM supported the renewal for 11 AM to 2 AM alcohol service, which is set to expire May 2019. There have been no complaints about the establishment in the past, and it is known for good food and good service.

Ross moved to approve the motion, and Ron Migdal seconded.

Ross said he would vote to oppose because there are residential areas nearby, and he believed that it is really a restaurant district, not a bar/nightclub district. Eric Nakamura said that NongLA has been a good participant in the neighborhood, and doesn't think there's a problem getting their license extended. Chair Keeton asked if they were not open until 2 AM and Elaine explained that they are not open until 2 AM. Migdal asked if they were only serving wine and beer, which they were. He did not see an issue.

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| Motion to approve CUB renewal for NongLA cafe. 11 Yes (Keeton, Migdal, Wright, Kageyama, Shigematsu, Nakamura, Torro, Pindell, Handal, Philadelphia, Ghorbani). 1 No (Ross). 0 Abstain. Motion passes. |
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X. Discussion and possible motion re: 11347 Mississippi Ave – houses

Jay Handal asked if there were speaker cards for agenda items X, XI, XIII, XIV, XV, and XVI. There were for all of them.

Handal moved to approve the motion re: 11347 Mississippi Ave, and Arman Ghorbani seconded.

Jay Ross read the resolution and explained the project, a one-story house on the site. The developer would demolish the house currently there and build 3 houses in its place. They would be 3-story and four bedrooms with code-mandated setbacks. Other new houses in the area are the same height and design. He explained that it would be the maximum height allowed. Ross said he will vote not to support this because the homes would be an eyesore with, in his opinion, a modern brutally simple design. The project should be so much better, and they shouldn't approve the first thing that's given to them.

Ron Migdal asked if the project was in code, and Ross said only planning department could confirm that. Migdal asked what the PLUM committee vote was, and it was 4 yes votes to 1 no votes to approve.

Motion to approve PLUM motion re: 11347 Mississippi Ave. 9 Yes (Keeton, Migdal, Kageyama, Shigematsu, Nakamura, Torro, Handal, Philadelphia, Ghorbani). 2 No (Pindell, Ross). 1 Abstain (Wright). Motion passes.

XI. Discussion and possible motion re: 2110 S. Barry Ave – houses

XII. Discussion and possible motion re: 12300 Pico Ave (mixed-use apartments and affordable housing bonuses)

Jay Ross explained this was the place where the marijuana/adult bookstore place was. It was a TOC project, six stories tall, and PLUM voted 4-0-0 to approve it with several conditions: they want the affordable housing to be low to moderate income, in addition to more trees, setbacks, and MTA passes. The developer has not responded to 10 emails over the past few months.

Jay Ross moved to approve, Ron Migdal seconded.

Motion to approve PLUM motion re: 12300 Pico Ave. 9 Yes (Keeton, Migdal, Wright, Ross, Kageyama, Nakamura, Torro, Pindell, Handal). 0 No. 3 Abstain (Ghorbani, Philadelphia, and Shigematsu). Motion passes.

XIII. Discussion and possible motion re: 12001 Pico Ave. (mixed-use with apartments and affordable housing bonus)

Jay Ross explained that it is a six-story TOC project, and that PLUM voted 4-2 to recommend the project be opposed and have things added to it, including setbacks, a different entrance, and that residents should not be issued preferential parking permits for the neighborhood in the back. There are currently 8 extremely low-income affordable housing units.

A representative from the developer handed out a letter that addresses some of PLUM's concerns. She said that there is also ground-floor retail with 43 parking spaces for that. She said that it is a straightforward TOC project, about 1600 feet away from the Expo/Bundy metro station. It is an ideal spot for something that is both tall and has plenty of units, and is close to Rapid bus stops. She explained that PLUM wanted 13% affordable housing instead of the 10% they are offering, but the client said it would be impossible to do it and still make money. Regarding the vehicle entrance being on Westgate

rather than the alley, she explained that it was designed for a more pedestrian-friendly facade. She explained that the underground parking is screened with greenery. And residents will not be given preferential parking permits. They have 83 parking spaces in the 3 levels of subterranean, one level of surface parking. The client had received a call about street trees, and there would be 24 street trees added altogether.

Ron Migdal moved to approve, Galen Pindell seconded.

Chair Keeton clarified that the PLUM resolution was to not support the project. Migdal asked if they had made any concessions to the PLUM committee's requests. The developer representative said they were happy to implement the tree solution, and hoped that they had allayed their fears about parking.

Stakeholder Corey said that he wanted to note that the developer representative had mentioned that they had gone from 8 stories to 6 stories, and said it was another reason that he thinks the TOC guidelines are destroying their neighborhoods and packing people in like sardines.

Stakeholder Eric said that part of his concern that is specific to this project and in general about others, is that the six-story building would be essentially a tower and would have unintended consequences of access. Pico Blvd is a parking lot, and they're developing to the point where ambulances can't get through. He thinks the council has to consider, they're doing density for Metro, and parking has to be half of what they get.

Stakeholder Daniella lives right behind this building site, and across the street a five-story building looks like a monstrosity, and this one would be similar, looking in to all of their apartments. She thinks six stories is ridiculous.

Stakeholder Jaime said that he looks forward to a project being built there, and believes that there should be 9 units instead of the 8 units being provided. Also per the rear yard, there should be a 15-foot setback against an R1.

Stakeholder Natasha said she wasn't against the project, but wanted to add that Daniella and she canvassed in the neighborhood, and about 15 neighbors expressed opposition. They drafted letters to the City Planner's office. The ongoing dialogue represents respect from the developers, and she thinks there would be more support for the project if the developers engaged more with neighbors.

Stakeholder Rosie Kato said that it would behoove the developer to come and speak with the neighbors in the area, and that the project is out of character for the neighborhood. She said that they may be allowed to build the project by right, but that 6 stories is way too tall.

Chair Keeton said that in her opinion, the letter from the developer does not facilitate conversation with the community. She thought that saying in an 80-unit project that adding three units would bankrupt the project is just disingenuous. The driving into the alleyway is not addressing the problems with car and pedestrian traffic in the area. The fact they only have studios and one-bedrooms does nothing to address the need for two and three bedroom units. She appreciates that they want to add 4 trees over the bare minimum. But as is, in her opinion the letter does nothing to address the community's issues.

Danillo Torro said that he does commute through the project intersection and that corner of the project is already very busy with pedestrians and the bus stop and ambulances, so adding more traffic would be a problem. And he thinks he detects a bit of arrogance from the developers coming in when they do not take the time to interact with the neighbors. He thinks they are prematurely being asked to approve a project with a lot of neighbors that don't want it.

Desa Philadelphia said that a lot of these projects are moving into the neighborhood, and a lot of the problems they're debating are being created by the city essentially giving gifts to the developers because their neighborhood is being seen as one that can accommodate more growth. She is someone who has lived in several cities and loves city living. However, her thinking has evolved as a member of this council and feels that they are here to represent interests of the neighbors because developers don't need them. This project will probably go on anyway because it's designed to address the gifts that have been given to the developers by the city. So their role is making sure the neighbors have a voice in this, and it was persuasive that so many people have taken the time to come to the meeting.

Chair Keeton reminded everyone that the motion is to disapprove the project.

Pindell said that he was happy to hear the sentiment that a body exists that approves and denies projects, where this council is here to say whether they support or don't support.

Arman Ghorbani said he was not opposed to larger projects on the main corridors, and added that the height was discussed as an issue at PLUM. His biggest issue is that they laid out 4 key things at PLUM, but can only reiterate what Chair Keeton is saying regarding the fact that the letter from the developers does not address community issues. He asked for the 15% affordable housing, and they're claiming his statement is a mischaracterization. They make it seem like they're doing things like that out of the kindness of their hearts, but he believes it's actually to get these incentives.

Migdal said he would vote in favor of the motion, and has never experienced a developer or developer representative less willing to work with the board.

The developer representative said that regarding one of the questions about the access, they would be adding another curb cut off of Westgate into their garage, adding another pedestrian break. The alleyway has to stay there, so they would rather not add an additional curb cut. They wanted it, but the city did not want it. Also, the percentage of affordable units is based on the base unit. So if you provide 11% extremely low income based on the base number of units the building could do without the TOC, it's around 40-something. So that's where they get more than 11%, and how they can do 8 units extremely low income.

Chair Keeton said she would like to add to take back the project to the developer; the developer said they couldn't afford to do the affordable units, so they logically shouldn't be able to afford a by-right project.

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| Motion to support PLUM resolution to reject 12001 Pico Ave project. 12 Yes (Keeton, Migdal, Wright, Ross, Kageyama, Shigematsu, Nakamura, Torro, Pindell, Handal, Philadelphia, Ghorbani). 0 No. 0 Abstain. Motion passes. |
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XIV. Discussion and possible motion re: 2465 Purdue Ave. (apartments and affordable housing bonuses)

Jay Ross explained this was for a 5-story apartment building in an R3 zone on Purdue. Now on the site there are 4 one-story apartment buildings. This is a transit-oriented community project, so they get incentives to provide affordable housing. The entitlement they're requesting includes transit incentives. PLUM voted 4-2 to approve with conditions including the management giving new residents a free one-year Metro pass.

Michael Gotzie, the developer, explained that he works with his wife on projects, and when they first heard about the transit-oriented communities affordable housing incentive, they contacted the Housing Department and Planning Department for the city, and the departments said there was a housing shortage. They asked them to develop three affordable housing units to build this project. The future is to build more units near metro rail stations. So they decided to go ahead and go that route. The only thing was the three affordable housing units they asked them to provide, two are extremely low rents at about \$300 a month and the other one is about \$600 a month. So to rent it at that cost, it doesn't even cover the cost of maintaining the apartments. They had to add one floor in order to be able to provide those apartments. They could have gone to 6 stories under the transit oriented communities incentives, but they didn't. They did everything they could to make the project doable and economically viable. Mr. Gotzie explained the landscaping to be done via the site plan. He said that it's a building that's been designed for about a year. It has already been reviewed and approved by the City Planning department and the Housing department.

Stakeholder Catherine Shore said that they were actually forced to add the three units, that it was not voluntary. The 17 units not being able to be built without 5 stories is not true, and she questioned that, if they were lying about that, what else could they be lying about? She added that TOC guidelines say you have to adhere to city-wide residential guidelines. She said that this building fails 59 of those guidelines, and that it has not been approved by the LA city department of safety.

Stakeholder Yasim introduced himself, saying he owned a building on the south side of the property and that picture and its dimensions are wrong. His building would be at least one story lower. He displayed a picture, saying it was what the building looks like: a five-story building, and in the whole block, there are no buildings higher than 3 stories and the rest are single-family buildings.

A stakeholder introduced herself as a woman associated with the building next door, saying that the building is out of scale in the developer's pictures and completely out of character with the neighborhood. It is inappropriate in a street that is very narrow; fire trucks can barely get through there, and there is not enough parking. It will impact the community and has numerous flaws.

Stakeholder Rosie Kato said that like with other projects, it does not adhere to the neighborhood's character. Five stories is too tall, and needs to be scaled down. There should be more landscaping and further setbacks. She thinks this needs to be tabled and have the developer work with the community and the neighbors.

Chair Keeton said there was one email from stakeholder Seth Gorlick, which said that he lives in the building next door and does not want the noise, traffic, and construction that come with constructing a

five-story building. His family has a history of asthma, and he is worried his children will be affected by the fine particulate matter produced by construction.

Stakeholder Matt spoke and reiterated everything that had been said, adding that they would lose light due to the five-story property blocking out the sun. Traffic was already terrible, and it would be almost impossible in the event of an emergency for ambulances and emergency services to get through.

Stakeholder Scott wanted someone to explain what bundled parking involves. There are 17 parking spots for this building underground, and there is a 70 year old tree there which will most likely be killed. If there's a fire and it reaches into the basement, it could jump into his property.

Stakeholder Corey introduced himself and said that hearing all the neighbors' concerns, there's a lot of opposition to the project. Second, he doesn't agree with the TOC guidelines in having giant buildings within a neighborhood.

Stakeholder Lindsey Nolan introduced herself and expressed concerns about people being displaced from these buildings being knocked down and whether they would have a right to return.

Danillo Torro asked if it was already checked by the Department of Building and Safety, and the developer said they had some minor corrections to do, but the basic project has been approved. Torro said that the building was within the legal boundaries he can build. Ross said that neighbors have appealed the approval of the project, and if they win the appeal the developer would not be able to get a permit.

Keeton said that as a body they should be cognizant that just because a city is pushing an agenda for development, it does not mean they can not also voice an opinion. She thinks it might be premature because there is a lot of opposition on this, and they need to understand as a board what they are being given, what they are asking for, and what the community would be willing to give.

Desa Philadelphia asked if the project had reached a building and safety point yet, and the developer said they had plan checked it and found minor issues which they were correcting. The developer said that in the front they will need 15 feet setback from the front of the building to the sidewalks, but they have also at the request of the city added 5 feet of street widening. There are also already 4-story apartment buildings in the neighborhood on Purdue. He confirmed that there were two 3-bedroom units.

Keeton said that she thought they needed to know a lot more about their TOC before voting on it, and Philadelphia agreed, saying she empathized with the developer and the neighbors. Keeton requested pulling the item and moving on to other items.

Migdal asked if the developer could set up a meeting with the neighbors to get issues resolved. The developer said he would love to but he does not think things could be resolved.

Arman Ghorbani said that he feels like both photos are inaccurate now. From the group who came earlier showing the digital scale models, he requested an accurate, non-biased digital model.

Keeton asked when the appeals hearing date was, and the developer said it would be on March 14th. She said that she believes the board needs to understand more about the TOC before making a recommendation. The item was tabled until the February meeting.

XV. Discussion and possible motion re: 11261 Santa Monica Blvd. Apartments

Jay Ross explained that the project was located where the gas station is right by the freeway: the Chevron would be demolished. It is six stories, very large, and they are asking for a waiver because the city wants to widen the road. PLUM voted to recommend support for the project.

Developer representative Kristen Lonner introduced herself and explained the proposed project had 119 units with 17 extremely low income units. There are 135 parking spaces and 94 bike parking spaces. It is a TOC project with reduced yards in an RES4 zone. They also have an open space reduction, and the building would provide a gym and a courtyard.

Chair Keeton asked where the entrance and exit to the parking lot was, and Ms. Lonner explained using a site floorplan that they are able to access the project via the south from Beloit and from the alley.

Stakeholder Rosie Kato said that this project is another boxy project, and wished the developers would do more setbacks and some more articulation. Traffic is going to be awful next to Beloit, especially with the addition of 119 units.

Stakeholder Corey said that his thoughts are that it is right next to the freeway, so that freeway off-ramp is going to be extremely congested. He doesn't think the size is too crazy next to the freeway. He knows there were some concerns about trees, but believes that can be worked out with the developers.

A stakeholder said that the TOC was based on measure JJJ, and it has a lot of holes in it because it had to be done in 90 days rather than the usual two years taken to changing zoning. None of these projects because of TOC have to get environmental impact studies.

Danillo Torro said that he uses Beloit to get on the 405 and thinks it's presumptuous of the board or the PLUM committee to waive the widening of Beloit. He thinks they should approve the building as is but address the issues surrounding the traffic.

Naomi Kageyama asked, since the site is on a gas station, about environmental concerns. Another developer representative said that they had done environmental remediation previously. There has been a phase one and phase two environmental assessment of the property. He explained that the tanks from the previous station had leaked, and had been removed.

Galen Pindell said that the intersection was known as one of the worst in the area, and asked what the developers were doing to make it safer for the many more pedestrians that would come with the project. Ms. Lonner said that because it's a gas station, it currently has a much higher traffic rate than their project, and would decrease the traffic and minimize the curb cuts.

Chair Keeton said she thinks it's a great location for a building this big, and asked if they have better windows and filtration planned for the smog coming off the freeway. She also asked if each unit came

with a parking space, and Ms. Lonner explained that the way unbundled parking works is it simply means when they rent a unit, they don't automatically get a parking space.

Arman Ghorbani said that he thinks it is also a location where a larger project is okay.

Ross mentioned that he opposes the motion, saying they shouldn't waive the sidewalk widening. They also should not allow trees to be offsite.

Keeton added that the soot and smog coming from the freeway would probably prevent tree growth and would cover balconies in soot.

Kageyama added that the trees are a natural barrier, so she thinks doing more than potted plants is a good thing if possible. She agrees that it is the perfect area for a larger project, and that it is not a good place for balconies.

Motion to approve PLUM motion re: 11261 Santa Monica Blvd. 10 Yes (Keeton, Migdal, Wright, Kageyama, Shigematsu, Nakamura, Pindell, Handal, Philadelphia, Ghorbani). 2 No (Torro, Ross). 0 Abstain. Motion passes.

XVI. Discussion and possible motion re: 2412 Federal Ave. Apartments (mixed-use apartments and affordable housing bonuses)

Jay Ross explained that it's a triangular lot near Gateways, and the developers are proposing a six-story, 40-unit development, and PLUM recommended that the board support the project..

The developer, Mike, explained the thinking behind the project, which was still early in the design process, and they had no determination letter from the City Planning department yet. He went over issues brought up about other projects: his proposed project had three points of entry to disperse traffic. It is surrounded by a commercial zone, so it does not butt up against an R1 zone. On taking into consideration some concerns from PLUM, he talked to fire department. They will have a gym in the building that is about 700 square feet, and a fifth floor roof deck. They will be putting signage on Federal to direct on how to find the building. And Mike has met with one of the neighbors who was supportive of the project.

Stakeholder Corey said that this project aligns with other thoughts in terms of height being a problem. It's within the interior of an artery, and feels the same as another project that was allowed there in terms of predatory nature to disrupt the single-family-homes and one-story buildings. He has those fears in terms of this project, and thinks the height is undesirable.

Stakeholder Rosie Kato had the same problem with the project about height, and said the developer did not need the water tower structure on top to hide the elevator shaft, and that the warehouse style of architecture was in character with the rest of the neighborhood. She wished he would work with the neighborhood and have a discussion with them.

Stakeholder Catherine said that her comments about the TOC projects are part of the TOC guidelines in section 5: they're supposed to keep in the residential citywide guidelines, and a requirement to make it

blend in the area and the community plan, and she doesn't hear this from the current developer or other developers discussing those requirements.

Ron Migdal moved to support the PLUM motion re: 2412 Federal Ave, Galen Parnell seconded..

Chair Keeton said that the developer understood PLUM wanted him to have 12 trees on premises in perpetuity, and he agreed, and that PLUM voted 4-1-0 to approve. Keeton then read the conditions PLUM had suggested re: trees and affordable units. Keeton asked if they would be willing to consider low-income units based on the city's determinations. Developer Mike added it would be 25 two bedrooms and 15 one bedroom. The parking would be according to TOC requirements, about 30 parking spaces. He believes they can fit more, and he's open to it, but he doesn't want to go outside what they're requiring him to do.

Desa Philadelphia said that she liked that there are some apartment developments here, and feels like this building is in a part of the neighborhood where it wouldn't cause the kind of disruption that the board heard from the other neighbors to the other developments. She said she likes diversity in designs, and commended the developer for trying to do something different. She did want to address the parking, and thinks buildings should try to accommodate parking for their residents.

Migdal asked how many units were two-bedroom units, and how many parking spots he could potentially have. Mike, the developer said he could possibly have 72 spaces, but some were tandem.

Ross asked what the fire department said about ladder access from the alley, and Mike, the developer said that it was their first concern, that it was accessible, and the only request the fire department had was for a hydrant in the alley. Keeton said that this is the first time that the fire truck issue had been brought up.

Arman Ghorbani said that it was a weird triangle space lot, surrounded by alleys on all sides. He thinks it's a good place for the project, and likes the design. He would like them to be open to expanding the parking at least so there is one for every unit.

Ghorbani motioned to amend the motion to recommend one parking spot per unit, and Philadelphia seconded.

Motion to amend PLUM motion re: 2412 Federal Ave Apartments so that the developer is requested to provide one parking spot per apartment unit in the project. 10 Yes (Keeton, Migdal, Wright, Kageyama, Torro, Nakamura, Pindell, Handal, Philadelphia, Ghorbani). 2 No (Shigematsu, Ross). 0 Abstain. Motion passes.

Motion to approve amended PLUM motion re: 2412 Federal Ave Apartments. 10 Yes (Keeton, Migdal, Wright, Kageyama, Torro, Nakamura, Pindell, Handal, Philadelphia, Ghorbani). 1 No (Ross). 1 Abstain (Shigematsu). Motion passes.

XVII. Discussion and possible motion re: Lumen Project (Trident Center) re: Development Agreement (10 minutes)

XVIII. Outreach – appointing new chair and members

XIX. Discussion and possible motion re: Koretz’s motion re: monitoring of affordable housing

XX. Public Comment for Items Not on the Agenda (5 minutes)

XXI. Board Comment and Announcements (5 minutes)

XXII. Adjournment

Meeting adjourned by Keeton at 9:51 pm.

Notes taken by John P. from Apple 1. Submitted by Secretary Naomi Kageyama.