



**WEST LOS ANGELES SAWTELLE NEIGHBORHOOD COUNCIL
BOARD MEETING MINUTES
Wed., November 17, 2021, 7:00 PM
Held via Zoom video conferencing
Los Angeles, CA**

Attending: Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Greenaway, Torro, Ransom (appointed to board in item e.i.)

Absent: Shigematsu, Zahedani, Hassani

TIME BEGINS: 7:01 PM TIME ENDS: 8:34 PM

1. Call to Order: Board is 15 members, 9 are required for quorum.

Chair Keeton called the meeting to order with quorum at 7:01 PM.

2. Administrative:

a. This is a regular meeting, not a special meeting, because it is held at its regularly scheduled time (per DONE's virtual meeting requirements).

b. Minutes: Approval of October meeting.

No October meeting.

c. MERS: Approval of August, September and

Jay Handal moved to approve item c. Ron Migdal seconded. Handal moved to amend his motion to approve c and d. Migdal seconded.

Motion to amend motion to approve items c and d. 10 Yes (Keeton, Tecon, Temme, Rudnick, Zahedani, Ross, Pindell, Migdal, Shigematsu). 0 No. 0 Abstain. 1 ineligible (Greenaway) **Motion passed.**

Motion to approve items c and d. 10 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 1 ineligible (Greenaway) **Motion passed.**

Ron Migdal asked DONE representative Atziri Camarena how she was doing with his request. Camarena explained that it involved personal information which they cannot release on their end. At this point the board moved to item 7.a.

d. October.

Approved in previous motion.

e. Nominations for vacant Board seats.

i. Application received: ____.

An application from Adriane Ransom for an at-large seat was received.

Jay Handal moved to approve Adriane Ransom as an at-large board member. Ron Migdal seconded.

Motion to approve Adriane Ransom as an at-large board member of WLASNC. 10 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 1 ineligible (Greenaway) **Motion passed.**

Arman Ghorbani would like to be considered for reappointment. Handal moved to reappoint Arman Ghorbani to the board. Migdal seconded.

Motion to reappoint Arman Ghorbani as a board member of WLASNC. 10 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) **Motion passed.**

f. Nominations for vacant Officer positions.

i. Secretary: Application received – J. Ross.

Jay Handal moved to approve items f and g. Jay Ross said he had to pull g. Ross seconded f.

Motion to approve Jay Ross as Secretary of PLUM. 10 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) **Motion passed.**

g. Nominations for vacant Committee positions.

i. PLUM: Pierre Tecon (boardmember seat).

Pulled by Jay Ross.

h. Motion: Move December Board meeting to Wed., Dec. 15 (instead of Dec. 22).

Jay Handal moved to approve. Migdal seconded.

Motion to move the December board meeting to Wed, Dec 15. 10 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Pindell, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) **Motion passed.**

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

Stakeholder Rosie Kato thought they need to submit a CIS about the West LA Commons project since the developer is submitting plans in December, explaining the project was way too large and put in retail that should not be there. Danilo Torro said he attended the town hall meeting about the project, and it was really worthless. Jay Ross thought it was not the town hall format they wanted, with limited engagement from the public permitted. At the next meeting in December, he would like the board to take a position on the project.

Ron Migdal asked when the board can start meeting face to face, and Chair Keeton thought it would not be any time soon, and she was fine having a town hall style meeting without the developers there. She also thinks they need to be realistic when thinking about the issue, noting that they do need housing and the buildings as is cannot be repurposed and to think about the future use of the project. Migdal agreed.

Pierre Tecon thought the argument that 930 units should be put in because it's better than what it is now is not a good argument. The West LA Commons project will not solve the unhoused problem because the majority of units are market rate. Chair Keeton and Tecon disagreed about the number of units vs trees and park space, and Jay Ross thought there could be a balance, and the number of affordable units offered is reason to make concessions. Ross shared a Google street view of a 1905 art deco hospital funded by city county and state money to be renovated as senior housing, and added that the City is negotiating the financial deal right now so it should be weighed in on now.

Migdal added that he was stunned they did not go with the Saffron project and objected that WLASNC was excluded from the decision making process on that completely. There was debate between Ross, Migdal, and Chair Keeton about the nature of the Saffron project and the theoretical consequences of it. Ross reiterated that there could be a balance between units, green space, and public space and that the city could be told to ask for more money. Tecon added that they could ask themselves as a board. Handal noted that the reality is this is government property and they are going to do whatever they want to do regardless of what WLASNC says. They need to fight to get the best they can but they need to be constructive.

Torro said looking back on the Cadillac project, they should have been more constructive.

Chair Keeton broke down the liability issues from the developers' perspective of having an open park to the public since they are a private entity. Ross noted that it is public land, not private land, and they get insurance. Handal noted that the land itself would be titled over to the private developer, so even though it will be leased, the liability still transfers to them. Chair Keeton thought they did not need a park there, and

should fix up the one they have. Ross said that every long term neighbor wants a park from what I've heard of. Chair Keeton noted the many existing safety issues at Stoner Park.

Stakeholder Rosie Kato thought they should push back on the issue and the retail space, and that the NC needs to support small businesses and entrepreneurs who are already in the area. If Bonin and Kuehl want to take care of homeless people, they need to talk to the VA center to take care of the 3900+ homeless vets in LA.

Ross said he would resend the PLUM motion, designed as a compromise. Chair Keeton thought they should have a meeting before the December 15 meeting to hear from the community.

Migdal said regarding the town hall, a Zoom session might not be as effective. He suggested they put a CIS on the Purdue issue for next time, and Handal agreed to draft and submit.

4. Government/Agency/Community Partner updates:

This item was addressed after the WRAC motions in item 8.

Michelle Persoff from the office of Assemblymember Bryan gave updates on the Assm.'s meetings and events that he attended, as well as upcoming Thanksgiving events. The legislature goes back January 10 so he is busy in legislation mode and would like to hear any thoughts WLASNC has on potential bills.

Sachin Medhekar from CD11 detailed a temporary road closure and upcoming vaccine clinics and food/blanket giveaways. Chair Keeton read the notice of the road closure onto the record.

Ross asked if Mr. Medhekar was aware of the early start times for the Martin Cadillac construction that have woken up stakeholders in the area. He said he would bring it up to the planning team.

Jay Handal said that the annual Thanksgiving for the homeless will be at the church on Metropole Ave due to COVID.

Ron Migdal asked Mr. Medhekar when the next meeting on the civic center was, and he said he could email Migdal about it.

Ross said he would like to discuss issues related to item 7.a.iii.

a. Council District #11-Mike Bonin (Planning Deputy - Len Nguyen).

b. Supervisor District #2-Sheila Kuehl (Zac Gaidek).

c. LAPD (Senior Lead Officer James Lavenson).

d. Website for affordable units: <https://LAHousing.LACity.org/AAHR>

5. Ex parte communications. J. Ross.

Lara Regus, Abode Communities – West LA Commons project – scheduling.

Deborah Hong, DWP – scheduling.

Aaron Belliston, BMR – 2456 S. Purdue Ave. apartments – scheduling.

6. Officer Reports: Chair, Vice Chair, Treasurer, Secretary.

7. Committee Reports:

a. Planning and Land Use Management (J. Ross, Chair).

i. Motion: Proposal to add Planning inspections during construction.

Jay Handal moved 7a in its entirety. Chair Keeton asked what the design changes were for 7aiii, and Jay Ross suggested they pull it for when they're able to come next month.

Ross read and explained the motion, saying it wants the planning department to come out during construction and make sure projects are built according to nicer plans since sometimes construction ends up dumbing down very nice projects because of developers.

ii. Motion: Proposed apartments at 2456 S. Purdue Ave.

Jay Ross then described the project for a.ii. as well as PLUM recommendations.

Aaron Belliston introduced himself as the project representative and went into more detail about the project's plans and the base incentives sought.

Ross explained PLUM requests including setbacks and the prohibition of parking permits since it is a TOC project.

Ron Migdal seconded Jay Handal's motion. Mr. Belliston explained the location of the project, and said they were looking into some of the PLUM requests such as EV stalls and streetlights. Others like the setbacks he said would not be possible. With regards to parking permits, it doesn't appear the Bureau of Street Services has a mechanism to preclude a future resident of the block from obtaining that or mark the entire block as ineligible. Migdal asked if they could agree to item 1 of PLUM's asks as a minimum, and Mr. Belliston said they could not at this time.

Galen Pindell left at 7:20 PM.

Ross said there were 25 parking spaces and Mr. Belliston broke down how many bedrooms are in each apartment.

Chair Keeton expressed concern at the number of 5-bedroom apartments with the building being right next to the Expo Line and with only 25 parking spots and 30 bicycle spots. Mr. Belliston said it was designed for younger working class people who partner up to rent.

Handal withdrew his motion on the item and moved not to support the project because of its potential impact on the community and Pierre Tecon seconded.

Stakeholder Matthew said that neighbors on the block strongly oppose this project because of the potential congestion and how the project will not help affordable housing or homelessness issues.

Stakeholder Matthew's wife added that the project destroys two historic homes and a mature pine tree, and that nobody renting a 5-bedroom apartment for the potential rent of \$5,000 takes the train.

Migdal asked how many of the parking spots were disabled spots, and Mr. Belliston said there was one accessible spot, per code. Migdal was concerned about that and thought the project needed to be rethought from scratch.

Danilo Torro noted that this seems to be a trend now with developers: building these units with large bedrooms to house a ton of people, and they should become really militant about this. This is the second one he has heard of in the last few months with multiple bedrooms.

Chair Keeton was surprised this got approval from PLUM with so few conditions and noted that if as intended units will be rented by adults who know each other with no families, each unit will definitely have more than 2 cars. Mr. Belliston said they ran the data and that was not true, and that the building will not allow subletting. Chair Keeton still thought the lack of bike parking was too much.

Stakeholder Rosie Kato noted that typically if they have 4-5 bedrooms they're targeting students to move in there and recommend the board pass a motion to send it back to PLUM to develop something more appropriate for the area.

Ross added that a lot of times at PLUM they hear that projects will be approved anyways, and they did have discussions addressing many of these things and tried to find areas they could get everyone to agree on. Handal agreed with Ross' viewpoint on the project, saying the developer will probably get what they want but the board needs to make a stand. Migdal thought they should compose a CIS against this property. Torro suggested to neighbors in the meeting that they should rally peers around their neighborhood and see if they can draft a letter directly to Bonin's office.

Arman Ghorbani wanted to say that the premise that 5 bedrooms is cheaper is a little bit absurd, and Mr. Belliston said that they have to build kitchens for units, so economically that affects it. Ghorbani thought younger people should not be forced into situations like this.

Stakeholder Matthew thanked the board for listening to them.

Motion to not support the proposed apartments at 2456 S. Purdue Ave. 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) **Motion passed.**

Unanimous vote to not support. Galen absent, other people not eligible.

Handal moved to approve item a, and Migdal seconded.

Motion to approve proposal to add Planning inspections during construction. 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) **Motion passed.**

iii. Motion: West L.A. Commons - suggested design changes.

Pulled for next month.

b. Homeless (J. Handal, Chair).

i. New homeless camp in Stoner Park/Westgate Ave.

c. Outreach.

d. Budget Advocates (J. Handal, Chair).

e. DWP: Motion - Request that DWP halt construction/ installation of new highpower poles and lines at WLA facility and neighborhood until health studies are done (including EMF).

Jay Handal moved to approve and Ron Migdal seconded.

Motion to request that DWP halt construction/ installation of new highpower poles and lines at WLA facility and neighborhood until health studies are done (including EMF). 8 Yes (Keeton, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 1 Abstain (Tecon). 2 ineligible (Greenaway, Ransom) **Motion passed.**

8. WRAC Report/Motions:

a. Homeless Committee (J. Handal, Chair)

b. Motion: Request that CD11 agendize and prioritize the cleanup and focus on attached encampments per LAMC 41.18 (see map at end of agenda).

Jay Handal explained the motion which was created with WLASNC's LAPD Senior Lead Officer Lavenson to ask Councilmember Bonin to ask the city council for cleanup and servicing of encampments.

Handal motioned to request and Ron Migdal seconded.

Stakeholder Rose wanted to make sure encampment on Tennessee was included near the animal shelter and Handal confirmed it was.

Motion Request that CD11 agendize and prioritize the cleanup and focus on attached encampments per LAMC 41.18 (see map at end of agenda). 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) Motion passed.

c. Motion: Sites to prohibit homeless camps near schools.

i. Link: <https://westsidecouncils.com/motion/support-for-cf-21-0929-buscaino-koretz/>

Jay Handal moved to support the motion and Ron Migdal seconded.

Motion to support motion to prohibit homeless camps near schools. 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) Motion passed.

Sachin Medhekar from CD11 explained that there was a concern even with the last motion; encampment residents are not going away. 41.18 is the oldest solution on the books. The motion in front of the board has over 1000 locations. He said he is happy to have a lengthy conversation in groups or one on one with anybody about this.

d. Motion: Sites to prohibit homeless camps near sensitive uses or if creates threat to public safety.

Jay Handal explained the motion, noting that the motions in this item are WRAC motions.

Handal moved to support and Ron Migdal seconded.

Motion to support sites to prohibit homeless camps near sensitive uses or if creates threat to public safety. 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) Motion passed.

i. Link: <https://westsidecouncils.com/motion/request-for-councilmembers-to-cooperate-with-member-councils-re-designation-of-sites-under-lamc-sec-41-18/>

e. Land Use and Planning Committee

f. Motion: Revisions to SB330 to count density bonus units as additive (instead of double-counting as “inclusive”).

Jay Handal explained the need to change the laws regarding density and the motion.

Handal moved and Ron Migdal seconded.

Motion to support revisions to SB330 to count density bonus units as additive (instead of double-counting as “inclusive” 9 Yes (Keeton, Tecon, Temme, Rudnick, Ross, Migdal, Handal, Torro, Shigematsu). 0 No. 0 Abstain. 2 ineligible (Greenaway, Ransom) Motion passed.

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

10. Member announcements.

11. Adjournment:

Ron Migdal motioned to adjourn and Jay Handal seconded. Meeting adjourned at 8:34 PM.