

WLASNC Board FY 2021-2022

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Chair - Jamie Keeton
Jamie@WestLASawtelle.org

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Planning Dept.

**Re: Resolution – Opposition to proposed apartment at 1717 S. Beloit Ave.
DIR-2022-357- TOC-HCA. ENV-2022-358-EAF**

To the City,

At the Feb. 23, 2022, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 9-0-0, to oppose the project as designed and request the following design revisions, and authorize the Chair to submit Community Impact Statements in the future:

1. Add 2 moderate income units (keep current level of low-income units).
2. Install EV chargers in 20% of all parking spaces (not simply stubbed).
3. Provide varied materials and minimize stucco on all facades.
4. Plant 6 (six) 36-inch box trees in soil (not planters).

Facts and background:

1. The project is TOC and is allowed 3 base incentives and 3 extra incentives (1 incentive includes both reduced front and reduced rear setbacks, and another the side yard reduction incentives includes both side yards).
2. All trees will be planted in planters, which will prevent them from growing tall and wide.
3. No greenery is in the rear setback, which is shortened because of the alley, and 2 driveways in the alley eliminate the rear setback as a green or recreation area.
4. The front setback includes a transformer and LID stormwater planter, which eliminates the front yard as a recreation area. No greenery is in the rear yard, which is shortened because of the alley and covered by 2 concrete driveways.

Findings and justifications:

1. Open space and greenery improves physiological and psychological health of residents.
2. Moderate-income housing is in short supply in the area.
3. Other apartments developed by Nayssan are built with minimal landscaping in all yards, short and thin trees, and facades that are primarily stucco with little material variety or articulation.

Ex parte communications: J.Ross – Matthew Hayden, Hayden Planning, representative, about scheduling.

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.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Gaby Markley, Council District #11