

WLASNC Board FY 2020-2021

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Planning Dept.

**Re: Resolution: 2456 S. Purdue Ave. apartments – Opposition to project
DIR-2021-5596-TOC-HCA. ENV-2021-5597-EAF.**

To the City,

At the Nov. 17, 2021, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 9-0-2, to oppose the project as designed, and authorize the Chair to submit Community Impact Statements in the future.

Facts and background:

1. The large units (5-bedrooms) may house numerous unrelated people with their own numerous vehicles -- not families with a limited number of vehicles.
2. Parking is ~1.0 spaces per bedroom, and includes tandem spaces that must be for the same unit and cannot be dispersed among other units.
3. Bicycle parking is 30 spaces for 27 units, ~1.0 per unit (including the 5-bedroom units).
4. 6 incentives are requested (reduced setbacks, reduced open space, extra height, reduced parking).

Findings and justifications:

1. The TOC location justifies more bicycle parking.
2. The large number of incentives justifies that the developer agree to design revisions that the NC requested:
 - a. EV chargers shall be install in 10% of spaces, and stubbed for 25% of spaces.
 - b. The 5th and 6th stories shall have 10 ft. stepbacks in the rear (total of 25 ft from rear property line).
 - c. 1 street lamp shall be installed.
 - d. 4 x 36-inch box trees shall be planted in dirt (not planters).
 - e. If parking permits are enacted for the block, this project's residents shall be prohibited from receiving them.

Ex parte communications: None disclosed by any committee members.

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, Council District #11 (Len.Nguyen@LACity.org)