

Subject: Barrington Plaza Presentation

From: Griff Simon <[REDACTED]>

Date: 3/2/2023, 5:07 PM

To: Jeff.Khau@lacity.org, Kevin.Brunke@lacity.org

CC: Michele Aronson <[REDACTED]>

Jeff and Kevin,

Thank you for your time. Please see attached for the presentation.

Thank you very much,

Griffith Simon

Director of Capital Markets

Douglas Emmett Management, LLC

1299 Ocean Avenue, Suite 1000

Santa Monica, CA 90401

(T) [REDACTED]

www.douglasemmett.com

CA DRE License No. 02026457

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— Attachments: —

Barrington Plaza - Jan 2023.pdf

2.1 MB

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To: Jeff.Khau@lacity.org, Kevin.Brunke@lacity.org

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Barrington Plaza - Jan 2023.pdf

2.1 MB

Subject: Fwd: Barrington Plaza Presentation
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 3/2/2023, 9:22 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

Presentation from today.

----- Forwarded message -----

From: Griff Simon <[REDACTED]>
Date: Thu, Mar 2, 2023 at 5:07 PM
Subject: Barrington Plaza Presentation
To: <Jeff.Khau@lacity.org>, <Kevin.Brunke@lacity.org>
Cc: Michele Aronson <[REDACTED]>

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Kevin Brunke | Legislative Deputy
he/him/his
Office of Councilwoman Traci Park ★ 11th District
LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012
(213) 473-7011 TEL | (213) 887-5863 CELL



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Subject: Brentwood
From: Michele Aronson <[REDACTED]>
Date: 3/20/2023, 3:02 PM
To: michael.amster@lacity.org

Good afternoon Michael,

Congratulations on your new position with Traci - she is fantastic! I was at the recent BCC meeting where you spoke to the Council. I have been on the Council for several years and am looking forward to working with you.

As my day job, I oversee our capital markets team, entitlements for our developments and other matters at Douglas Emmett.

It would be great to catch up with you when you have a few minutes. In addition to the BCC, I am working with several property and business owners to re-establish the Brentwood San Vicente Chamber of Commerce in Brentwood.

Please let me know if you have some time to catch up this week and please say Hi to Traci for me.

Best,
Michele

Michele Aronson
Executive Vice President

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Subject: Re: Brentwood
From: Michele Aronson <[REDACTED]>
Date: 3/21/2023, 11:19 AM
To: Michael Amster <michael.amster@lacity.org>

That works. Thanks.

On Mar 21, 2023, at 9:58 AM, Michael Amster <michael.amster@lacity.org> wrote:

Hi Michele,

Thank you for following up, and I really appreciate the background on your work. It'd be great to schedule something for this Thursday (3/23) afternoon, perhaps at 3pm?

Sincerely,

On Mon, Mar 20, 2023 at 3:02 PM Michele Aronson <[REDACTED]> wrote:
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Michael R. Amster | [Field Deputy, Brentwood / Pacific Palisades / West Los Angeles](#)
[he/him/his](#)

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WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

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Subject: Re: Brentwood
From: Michael Amster <michael.amster@lacity.org>
Date: 3/21/2023, 9:58 AM
To: Michele Aronson <[REDACTED]>

Hi Michele,

Thank you for following up, and I really appreciate the background on your work. It'd be great to schedule something for this Thursday (3/23) afternoon, perhaps at 3pm?

Sincerely,

On Mon, Mar 20, 2023 at 3:02 PM Michele Aronson <[REDACTED]> wrote:

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West Los Angeles

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Subject: Follow-up
From: Michele Aronson <[REDACTED]>
Date: 3/22/2023, 1:25 PM
To: Kevin.Brunke@lacity.org

Hi Kevin,

I wanted to follow up to see if you and Traci would be available for another call with Jordan, me and Jerry Neuman (from DLA Piper) who is working with us. Given everyone's tight schedule, I think it would be fine to jump on a zoom so that we can have the meeting at your and Traci's earliest convenience. Please let me know your thoughts.

Thank you.

Best,
Michele

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Subject: Fwd: Follow-up
From: Kevin Brunke <kevin.brunke@lacity.org>
Date: 3/22/2023, 3:41 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

FYI

----- Forwarded message -----

From: Michele Aronson <[REDACTED]>
Date: Wed, Mar 22, 2023 at 1:26 PM
Subject: Follow-up
To: <Kevin.Brunke@lacity.org>

Hi Kevin,

I wanted to follow up to see if you and Traci would be available for another call with Jordan, me and Jerry Neuman (from DLA Piper) who is working with us. Given everyone's tight schedule, I think it would be fine to jump on a zoom so that we can have the meeting at your and Traci's earliest convenience. Please let me know your thoughts.

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Kevin Brunke | [Legislative Deputy](#)

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Subject: Re: Brentwood
From: Michele Aronson <[REDACTED]>
Date: 3/23/2023, 3:31 PM
To: Michael Amster <michael.amster@lacity.org>

I am in my office whenever you free up. Thank you.

Michele Aronson
Executive Vice President

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On Thu, Mar 23, 2023 at 1:21 PM Michael Amster <michael.amster@lacity.org> wrote:

Hi Michele,

Thank you for following up. Now, 3pm no longer works for me; I need to fill in for one of my colleagues for a meeting. Does 3:30pm work for you? If not, I'm also free for the rest of the day until close of business time.

Sincerely,

On Thu, Mar 23, 2023 at 1:14 PM Michele Aronson <[REDACTED]> wrote:

Just confirming I will call you today at 3:00. Thank you.

Best,
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On Tue, Mar 21, 2023 at 11:19 AM Michele Aronson <[REDACTED]> wrote:

That works. Thanks.

On Mar 21, 2023, at 9:58 AM, Michael Amster <michael.amster@lacity.org> wrote:

Hi Michele,

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On Mon, Mar 20, 2023 at 3:02 PM Michele Aronson <[REDACTED]> wrote:

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Subject: Re: Brentwood
From: Michele Aronson <[REDACTED]>
Date: 3/23/2023, 3:01 PM
To: Michael Amster <michael.amster@lacity.org>

Yes. 3:30 works.

On Mar 23, 2023, at 1:21 PM, Michael Amster <michael.amster@lacity.org> wrote:

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Congratulations on your new position with Traci - she is fantastic! I was at the recent BCC meeting where you spoke to the Council. I have been on the Council for several years and am looking forward to working with you.

As my day job, I oversee our capital markets team, entitlements for our developments and other matters at Douglas Emmett.

It would be great to catch up with you when you have a few minutes. In addition to the BCC, I am working with several property and business owners to re-establish the Brentwood San Vicente Chamber of Commerce in Brentwood.

Please let me know if you have some time to catch up this week and please say Hi to Traci for me.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401


www.douglasemmett.com

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Michael R. Amster | [Field Deputy, Brentwood / Pacific Palisades / West Los Angeles](#)
[he/him/his](#)

Office of Councilwoman Traci Park • 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772 [TEL](#) | (213) 887-5643 [CELL](#)



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Subject: Re: Brentwood
From: Michele Aronson <[REDACTED]>
Date: 3/23/2023, 1:14 PM
To: Michael Amster <michael.amster@lacity.org>

Just confirming I will call you today at 3:00. Thank you.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401



www.douglasemmett.com

On Tue, Mar 21, 2023 at 11:19 AM Michele Aronson <[REDACTED]> wrote:
That works. Thanks.

On Mar 21, 2023, at 9:58 AM, Michael Amster <michael.amster@lacity.org> wrote:

Hi Michele,

Thank you for following up, and I really appreciate the background on your work. It'd be great to schedule something for this Thursday (3/23) afternoon, perhaps at 3pm?

Sincerely,

On Mon, Mar 20, 2023 at 3:02 PM Michele Aronson <[REDACTED]> wrote:
Good afternoon Michael,

Congratulations on your new position with Traci - she is fantastic! I was at the recent BCC meeting where you spoke to the Council. I have been on the Council for several years and am looking forward to working with you.

As my day job, I oversee our capital markets team, entitlements for our developments and other matters at Douglas Emmett.

It would be great to catch up with you when you have a few minutes. In addition to the BCC, I am working with several property and business owners to re-establish the Brentwood San

Vicente Chamber of Commerce in Brentwood.

Please let me know if you have some time to catch up this week and please say Hi to Traci for me.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
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--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades /
West Los Angeles
he/him/his

Office of Councilwoman Traci Park • 11th District

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Angeles, CA 90045

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Subject: Call
From: Michele Aronson <[REDACTED]>
Date: 4/11/2023, 1:50 PM
To: Star.Parsamyan@lacity.org

Hi Star,

Are you available for a call today? Thank you.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401

[REDACTED]
www.douglasemmett.com

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Subject: Re: Call
From: Michele Aronson <[REDACTED]>
Date: 4/11/2023, 2:10 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

great - thank you.

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401
[REDACTED]
[REDACTED]

www.douglasemmett.com

On Tue, Apr 11, 2023 at 1:53 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Hi Michele,

I'm in Council and I have committee after but I should be done around 5pm.

Thanks,

Star

Sent from my iPhone

On Apr 11, 2023, at 1:51 PM, Michele Aronson <[REDACTED]> wrote:

Hi Star,

Are you available for a call today? Thank you.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401
[REDACTED]
[REDACTED]

www.douglasemmett.com

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Subject: Re: Call
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 4/11/2023, 1:53 PM
To: Michele Aronson <[REDACTED]>

Hi Michele,

I'm in Council and I have committee after but I should be done around 5pm.

Thanks,

Star

Sent from my iPhone

On Apr 11, 2023, at 1:51 PM, Michele Aronson <[REDACTED]> wrote:

Hi Star,

Are you available for a call today? Thank you.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401

[REDACTED]
www.douglasemmett.com

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Subject: Daily Agenda for Jeff Khau as of 5am
From: Google Calendar <calendar-notification@google.com>
Date: 4/20/2023, 5:03 AM
To: Jeff Khau <jeff.khau@lacity.org>

[Google Calendar](#)

Jeff.khau@lacity.org, here is your schedule for:

Thu Apr 20, 2023

10:30am – 12pm	District Office Block (Westchester District Office - 7166 W. Manchester Avenue LA, CA 90045)	Jeff.khau@lacity.org
11:30am – 1pm	WSCCOG Board Meeting	Jeff.khau@lacity.org
12pm – 12:30pm	Lunch	Jeff.khau@lacity.org
2pm – 3pm	Virtual meeting CD 11 / RAP	Jeff.khau@lacity.org
3pm – 4pm	Meeting with Jordan Kaplan	Jeff.khau@lacity.org

[Google Calendar](#)

You are receiving this email at the account jeff.khau@lacity.org because you are subscribed to receive daily agendas for the following calendars: [Jeff.khau@lacity.org](#).

To change which calendars you receive daily agendas for, please log in to <https://calendar.google.com/calendar/> and change your notification settings for each calendar.

Subject: Re: [EXTERNAL] CW Park deputy, introduction to San Vicente CoC
From: Michele Aronson <[REDACTED]>
Date: 4/24/2023, 3:49 PM
To: Amanda Mejia <[REDACTED]>
CC: Michael Amster <michael.amster@lacity.org>

Thank you both.

Yes - Amanda, let's set up a call or meeting to connect. I look forward to speaking with you.

Best,
Michele

Michele Aronson
Executive Vice President

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401

[REDACTED]
www.douglasemmett.com

On Mon, Apr 24, 2023 at 2:35 PM Amanda Mejia <[REDACTED]> wrote:

Hi, Michael,

I am back! Thank you for your patience, it took me some time to get back to normal. We can definitely connect soon, lets schedule. Appreciate you connecting me to an important community leader in Brentwood.

Michele Aronson – very nice to e-meet you. When your time permits, I would like to connect with you to see how we can support the Brentwood San Vicente Chamber of Commerce. In the meantime, I can also be reached via phone at (213) 300-3214.

Best,
Amanda

From: Michael Amster <michael.amster@lacity.org>
Sent: Friday, April 14, 2023 8:50 AM
To: Amanda Mejia <[REDACTED]>
Cc: Michele Aronson <[REDACTED]>
Subject: [EXTERNAL] CW Park deputy, introduction to San Vicente CoC

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Amanda!

This is Michael, CW Park deputy. I hope your vacation was absolutely incredible!

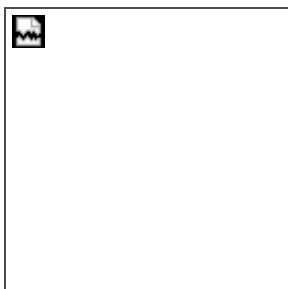
At some point, I'm hoping to set a time to connect, there's an idea or two I'd like to run by you. But for now, I'd like to introduce you to Michele Aronson with the Brentwood San Vicente Chamber of Commerce.

Among the challenges that San Vicente businesses are facing is overflowing trash. Thus, I figured that it'd be good to connect you to Ms. Aronson. Hopefully you'll be able to chat soon.

Hope you're having a great day!

Sincerely,

--



Michael R. Amster | Field Deputy, Brentwood / Pacific Palisades / West Los Angeles
[he/him/his](#)

Office of Councilwoman Traci Park * 11th District

WESTCHESTER DISTRICT OFFICE: 7166 W. Manchester Ave., Los Angeles, CA 90045

(310) 568-8772 [TEL](#) | (213) 887-5643 [CELL](#)



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Subject: Re: Trying to get in touch with Michele Aronson
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 5/1/2023, 2:49 PM
To: Julie Yee <[REDACTED]>

No, I just need to get on the phone with her for 5 minutes to discuss updates from Councilwoman Park. I can also speak with Jordan but I figured I would try Michele first.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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On Mon, May 1, 2023 at 12:12 PM Julie Yee <julie.yee@douglasemmett.com> wrote:

Hi Jeff,

Are you trying to get a meeting with her?

Julie Yee

Administrative Assistant

Douglas Emmett Management, LLC

1299 Ocean Avenue, Suite 1000

Santa Monica, CA 90401-1063

www.douglasemmett.com

On Mon, May 1, 2023 at 12:11 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Julie,

I've been trying to get in touch with Michele and was wondering if you could kindly let her know. This is regarding the Barrington Plaza fire sprinklers.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 [TEL](tel:(213)887-5644)



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Subject: Re: Trying to get in touch with Michele Aronson
From: Julie Yee <[REDACTED]>
Date: 5/1/2023, 12:11 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Are you trying to get a meeting with her?

Julie Yee
Administrative Assistant

Douglas Emmett Management, LLC
1299 Ocean Avenue, Suite 1000
Santa Monica, CA 90401-1063

[REDACTED]
www.douglasemmett.com

On Mon, May 1, 2023 at 12:11 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Julie,

I've been trying to get in touch with Michele and was wondering if you could kindly let her know. This is regarding the Barrington Plaza fire sprinklers.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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Subject: Trying to get in touch with Michele Aronson

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/1/2023, 12:10 PM

To: Julie Yee <[REDACTED]>

Hi Julie,

I've been trying to get in touch with Michele and was wondering if you could kindly let her know. This is regarding the Barrington Plaza fire sprinklers.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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Subject: Fw: Official Inspection Report 06.22.2022 mold/mildew/water damaged ceiling
From: [REDACTED] <[REDACTED]>
Date: 5/3/2023, 1:49 PM
To: "michael.amster@lacity.org" <michael.amster@lacity.org>

----- Forwarded Message -----

From: Marina Bernstein <mbernstein@ph.lacounty.gov>
To: [REDACTED]
Cc: Sosina Bekele <sbekele@ph.lacounty.gov>
Sent: Tuesday, June 28, 2022 at 12:29:03 PM PDT
Subject: Official Inspection Report 06.22.2022

Hello,

Please see attached as requested.

Best,

Marina R. Bernstein REHS

Chief EHS

ENVIRONMENTAL HEALTH

District Surveillance and Enforcement Branch

Brentwood District Office

6101 W. Centinela Ave., # 300

Culver City, CA 90230

Office: (310)410-3447

Direct: (310)410-3406

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— Attachments: —

555 S. Baarrington Ave., 06.22.2022.pdf

147 KB

Subject: Fw: request for work permit from Department of Building and Safety

From: [REDACTED] <[REDACTED]>

Date: 5/3/2023, 1:37 PM

To: "michael.amster@lacity.org" <michael.amster@lacity.org>

----- Forwarded Message -----

From: Edwin Orozco Herrera <[REDACTED]>

To: [REDACTED]

Cc: FORWARD - DEI 555 Barrington <[REDACTED]>

Sent: Wednesday, April 26, 2023 at 03:29:16 PM PDT

Subject: Re: request for work permit from Department of Building and Safety

Hi Tatiana,

There are no "work permits" that are required for the repairs.

Clearance is an inspection that is performed before the containment and air scrubbing have been taken down. I shared in my previous email "We will need to complete the asbestos test and clearance with our vendor".

We are no longer using American Quality. The repairs will be completed by Blusky and the environmental test will be completed by envirocheck. The decision was changed recently. Blusky is a vendor that can complete the repairs all in one. The asbestos test is set and scheduled for Friday between 9 am - 11 am.

Thank you,

Edwin Orozco

Community Manager

Douglas Emmett Management, LLC

555 S. Barrington Avenue,

Los Angeles, CA 90049

(T) [REDACTED]
[REDACTED]

www.douglasemmett.com

On Wed, Apr 26, 2023 at 2:14 PM [REDACTED] <[REDACTED]> wrote:

Good afternoon, Edwin.

Very glad to hear our Managment finally moving forward to make the repairs in my unit.

After providing work permit for the repairs from Department of Building and Safety, management can send workers to enter my unit for repairs. This information was provided to me by Housing Rights center of LA.

In your email below, you wrote, " *We will need to complete the asbestos test and clearance with our vendor.*"- What do you wean "clearance"? Do the owners have agreed to let me do the mold test before the repairs?

Additionally,
on April 19, 2023, you wrote: "**American quality is a vendor that is used for repairs for drywall and more**". I checked several American Quality Services companies. They are **not** vendors used for

drywall. Their service list include: Power washing, landscaping, window washing, trash & junk removal and moving crew, roofing installation. I could not find any information about them providing mold remediation services. " Sorry, I cannot trust your vendor.

Tatiana Samarskaya Vozniouk

On Tuesday, April 25, 2023 at 06:18:02 PM PDT, Edwin Orozco Herrera <[REDACTED]> wrote:

Hi Tatiana,

I have discussed your request with my team. We will need to complete the asbestos test and clearance with our vendor. We understand that this is not the answer you hoped for however we are committed to proceeding with the test. I will reach out to Blusky to coordinate the asbestos test at their earliest convenience. I will gladly confirm this with you when I receive their response. Have a great evening.

Thank you,

Edwin Orozco
Community Manager

Douglas Emmett Management, LLC

555 S. Barrington Avenue,
Los Angeles, CA 90049

(T) [REDACTED]
[REDACTED]

www.douglasemmett.com

On Tue, Apr 25, 2023 at 10:27 AM [REDACTED] <[REDACTED]> wrote:
Mr. Herrera,

Let's discuss:

1. In your last email you wrote :*' I cannot speak for the previous manager; however we will be conducting various tests along with the repairs.'* All managers represent the management, correct? If you cannot speak for the previous manager, does it mean every manager has his/her own rules? The previous manager, Mr. Galvez, was planning to do the repairs, you refused to do them and offered to cover the stain with paint only. Manager Mr. Yoon asked me to move out for the time of the repairs, (same ceiling repairs in bedroom), promising to pay for staying out of my unit, but after the repairs, he said he did not promise anything. Manager Mrs.Lazzeretti on November 1and 7,2018 wrote:" Tatiana. You may request a hygienist to perform a test in your home at any time.."

2. You wrote that walls in my unit did not have any moisture, but in the photos below we can see how your employee checks the walls in October 2022, and the amount of moisture on his meter machine is above normal. Your statement is incorrect. Even the carpet in the bedroom was wet.

3. You wrote "*Once the test results are received, we can gladly review them in person in our leasing office. Your health is our priority.*"

Once the test results are received, it could be too late. I need to know if mold behind the walls exists, that's why tests can be done before opening the ceiling. It was an advised by a hygienist, that's how they operate with other customers. If mold exist, I can't and do not want to stay in this building during repairs or in general. If my health is your priority, you have to make sure there is no health hazard in my unit and perform repairs on time.

4. Regarding reviewing the mold tests results in your office, (as you kindly offered), I am not a mold specialist to review lab test results, because I have no knowledge about it. I needed to show it to

specialist.

I have been waiting for those repairs for a year. You said there is no mold. What's the problem with letting me do the test? Your workers will be opening the ceiling ANYWAY to do their tests. Please, let's talk seriously.

Thank you,
Tatiana Vozniouk

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Subject: Repairs at 555 S Barrington Ave. #403 LA CA

From: [REDACTED] <[REDACTED]>
Date: 5/3/2023, 1:12 PM
To: "michael.amster@lacity.org" <michael.amster@lacity.org>

Mr. Michael Amster,

Sending you email from my manager regarding the work in my unit.

Thanks in advance for your help.

Respectfully,
Tatiana

----- Forwarded Message -----

From: Edwin Orozco Herrera <[REDACTED]>
To: Tatiana Vozniouk <[REDACTED]>
Sent: Friday, April 21, 2023 at 06:37:07 PM PDT
Subject: Re: Repairs

Hi Tatiana,

To proceed with testing for moisture, the following will be required:

Schedule Envirocheck (environmental vendor) to complete an asbestos test of both the bathroom master toilet room and the stain above the window. Once the negative results are received Blusky (remediation vendor) will need to build a containment unit around the window in the bedroom (3 feet from the window and along the bedroom) and the master toilet room. They will open the wall to prepare for clearance. Envirocheck will return to take samples of the area that was opened for mold. Depending on the results will determine the remaining repairs. We can schedule this to begin starting Tuesday.

If you seek to be relocated please contact your renter's insurance. Relocation assistance is not required as the home is habitable. You will continue to have access to your kitchen, living room, bedrooms, and bathrooms since you are on a 2 bedroom 2 bathroom floorplan. We can schedule this to begin starting Tuesday. Please let me know if you have any questions.

Thank you,

Edwin Orozco
Community Manager

Douglas Emmett Management, LLC
555 S. Barrington Avenue,
Los Angeles, CA 90049
(T) [REDACTED]
www.douglasemmett.com

Subject: Call with Traci

From: Carmen García <[REDACTED]>

Date: 5/4/2023, 7:44 AM

To: david.cano@lacity.org

Hi Dave,

Please let me know if Traci is available for a quick call with Jordan Kaplan this morning.

Thank you,

Carmen

Carmen García

Executive Assistant to Jordan Kaplan

Douglas Emmett Management, LLC

1299 Ocean Avenue, Suite 1000

Santa Monica, CA 90401

(T) [REDACTED]
[REDACTED]

www.douglasemmett.com

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Subject: Barrington Plaza
From: Michelle Tiliano <michelle.tiliano@lacity.org>
Date: 5/5/2023, 5:15 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

Attached.



Michelle Tiliano
Special Assistant
Office of Mayor Karen Bass
[Sign up for updates from the Mayor here](#)

— Attachments: —		
BP Sprinkler Retrofit Tenant Relocation (1) (1).docx		20.5 KB
Barrington Plaza Memo V2 (1) (1) (1).docx		154 KB

Subject: Barrington Plaza
From: Mercedes Marquez <mercedes.marquez@lacity.org>
Date: 5/5/2023, 3:34 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

Please see attached.



Mercedes Márquez

Chief of Housing and Homelessness Solutions

Office of Mayor Karen Bass

[Sign up for updates from the Mayor here](#)

— Attachments: —

BP Sprinkler Retrofit Tenant Relocation (1).docx	20.5 KB
Barrington Plaza Memo V2 (1) (1).docx	154 KB

Subject: Questions
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/6/2023, 7:07 PM
To: Ann Sewill <ann.sewill@lacity.org>

Q1: How many people will be evicted?

Q6: Are there families living in the building?

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Sent from my iPhone

Subject: Re: Questions

From: Ann Sewill <ann.sewill@lacity.org>

Date: 5/6/2023, 8:50 PM

To: Anna Ortega <anna.ortega@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

I think all will, but am not sure what that number is.

On Sat, May 6, 2023 at 8:45 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Thanks Ann. So, we don't have total number of tenants that will need to relocate?

Thanks,

Star

On Sat, May 6, 2023 at 8:40 PM Ann Sewill <ann.sewill@lacity.org> wrote:

If you need to call me it's 213.276.4556

Ann

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Q1: How many people will be evicted?

Q6: Are there families living in the building?

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Sent from my iPhone

--

Ann Sewill | General Manager



Los Angeles Housing Department

T: 213.808.8808

C: 213.271.4252

E: ann.sewill@lacity.org



--



Star Parsamyan | Chief of Staff

Office of Councilwoman Traci Park ★ **11th District**

LA CITY HALL: [200 N. Spring Street, Rm 410, LA, CA 90012](#)

(213) 473-7011 TEL | [11th District Website](#)



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Ann Sewill | General Manager



Los Angeles Housing Department

T: 213.808.8808

C: 213.271.4252

E: ann.sewill@lacity.org



Subject: Re: Questions
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/6/2023, 8:44 PM
To: Ann Sewill <ann.sewill@lacity.org>

Thanks Ann. So, we don't have total number of tenants that will need to relocate?

Thanks,

Star

On Sat, May 6, 2023 at 8:40 PM Ann Sewill <ann.sewill@lacity.org> wrote:

If you need to call me it's 213.276.4556

Ann

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

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Subject: Re: Questions
From: Ann Sewill <ann.sewill@lacity.org>
Date: 5/6/2023, 8:40 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

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Los Angeles Housing Department

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C: 213.271.4252

E: ann.sewill@lacity.org



Subject: Re: Questions

From: Ann Sewill <ann.sewill@lacity.org>

Date: 5/6/2023, 8:36 PM

To: Anna Ortega <anna.ortega@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Hi, Star. Adding Anna Ortega to answer any questions I get wrong or don't know.

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Q1: How many people will be evicted?

Do you mean how many will have to move? My understanding is all, but at different times. The building is constructed in such a way that putting in sprinklers requires removing the ceiling and the floor above. My understanding is that we still need to learn about the specifics of the phases.

Most people who are asked to move as part of this will not be evicted; a goal of owner and relocation consultant would be to come to an agreement and avoid putting an unlawful detainer on a tenants credit report.

Q6: Are there families living in the building?

I don't know. Anna may know or this may be something we will learn more about with his actual filings.

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Again, something we need clarification about. All tenants are entitled to RSO required relocation services; his email mentioned tenants in good standing but didn't specify what that meant.

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

We can ask for that, yes.

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Don't know - will learn when he files.

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

I've never heard of this - Anna?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Need to discuss. If owner is offering enhanced services to avoid prolonged battles it may be that seeking counsel for advice doesn't make a tenant ineligible, but engaging in a legal case that went on for some time would.

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Under the RSO, appeal of relocation fees usually means that a tenant is qualified as a senior or person with disabilities and owner didn't include them in those categories.

Again, we don't have enough specifics yet on this. Our review, reflected in the memo, focused on whether the owners proposed approach met or exceeded the RSO Ellis relocation requirements. While it appears to do so, until he files next week and we develop specific agreements we aren't sure. Your questions are helpful indicators of what your office would like to see.

Sent from my iPhone

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Subject: Re: Updated Barrington plaza memo
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/6/2023, 7:05 PM
To: Michelle Tiliano <michelle.tiliano@lacity.org>
CC: Ann Sewill <ann.sewill@lacity.org>

Thank Michelle.

Hi Ann,

I have couple of more questions and I would appreciate if I could get answers by tomorrow morning.

Thanks,

Star

Sent from my iPhone

On May 6, 2023, at 6:19 PM, Michelle Tiliano <michelle.tiliano@lacity.org> wrote:

Hi Star - connecting you to Ann Sewill.

On Sat, May 6, 2023 at 3:20 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:
Who at LAHD is working on this? I have some questions.

Thanks,

Star

Sent from my iPhone

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Would you please resend. I didn't get the attachment.

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Special Assistant

Office of Mayor Karen Bass

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Office of Mayor Karen Bass

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<Barrington Plaza Memo corrected.docx>

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From: Michelle Tiliano <michelle.tiliano@lacity.org>
Date: 5/6/2023, 6:19 PM
To: Ann Sewill <ann.sewill@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Hi Star - connecting you to Ann Sewill.

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<Barrington Plaza Memo corrected.docx>

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Office of Mayor Karen Bass

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<Barrington Plaza Memo corrected.docx>

Subject: Re: Updated Barrington plaza memo
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/6/2023, 2:00 PM
To: Michelle Tiliano <michelle.tiliano@lacity.org>

Thank you!

Star

Sent from my iPhone

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<Barrington Plaza Memo corrected.docx>

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From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/6/2023, 1:44 PM
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Date: 5/6/2023, 1:40 PM
To: star.parsamyan@lacity.org

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Special Assistant

Office of Mayor Karen Bass

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Subject: Re: Updated Barrington plaza memo
From: Michelle Tiliano <michelle.tiliano@lacity.org>
Date: 5/6/2023, 1:48 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

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— Attachments: —

Barrington Plaza Memo corrected.docx

155 KB

Subject: Updated Barrington Plaza memo
From: Michelle Tiliano <michelle.tiliano@lacity.org>
Date: 5/6/2023, 1:45 PM
To: star.parsamyan@lacity.org

Attached.

— Attachments: —

Barrington Plaza Memo corrected.docx

155 KB

Subject: Updated Barrington plaza memo

From: Michelle Tiliano <michelle.tiliano@lacity.org>

Date: 5/6/2023, 9:55 AM

To: star.parsamyan@lacity.org

<span style="-webkit-tap-highlight-color: rgba(26, 26, 26, 0.3);
-webkit-text-size-adjust: auto; caret-color: rgb(49, 49, 49); color:
rgb(49, 49, 49); font-family: -apple-system, "Helvetica
Neue"; word-spacing: 1px;">Apologies - earlier version had
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work. Attached is corrected.

— Attachments: —

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155 KB

Subject: Barrington Plaza Tenants Deserve Better, CD11 Deserves Better

From: Carter Moon <[REDACTED]>

Date: 5/8/2023, 10:07 PM

To: councilmember.park@lacity.org

CC: star.parsamyan@lacity.org, Kevin.Brunke@lacity.org, Jeff.Khau@lacity.org, Jamie.Paige@lacity.org, Jacob.Burman@lacity.org, david.cano@lacity.org, William.Ayala@lacity.org, Carol.Williams@lacity.org, "gabriela.medina@lacity.org" <Gabriela.Medina@lacity.org>, Ashley.Lozada@lacity.org, michael.amster@lacity.org, Juan Fregoso <juan.fregoso@lacity.org>

To the CD11 Staff,

After the LA Times reported this afternoon that we're about to see a total eviction of 712 rent-stabilized units at Barrington Plaza, I have several questions:

- 1) Does Traci actually believe an Ellis Act eviction here is appropriate? Has the office done anything to try to persuade Douglas Emmett to pursue an alternate course of action?
- 2) Has the council office done any outreach to the tenants who are going to be evicted to see if they know where they're going to go when they're evicted? (It is not enough to trust Douglas Emmett to handle relocation, especially if we want these tenants to be able to remain in CD11 and not scattered across the city.)
- 3) Does Traci have any concrete plans to make up for losing these rent-stabilized units elsewhere in the district? Or are we supposed to just expect to lose even more affordable housing in this neighborhood?
- 4) Has Traci or any of her staff met with Jordan Kaplan or any other representatives from Douglas Emmett regarding this eviction? How can we as constituents trust that the \$300,000 Traci received from Douglas Emmett doesn't influence her support for this eviction?
- 5) Traci isn't quoted in the LA Times article about this. Does Traci just simply not care about this because she doesn't care about tenants, despite campaigning on the issue at the last minute in an attempt to peel off votes from Erin Darling?

As always, as a constituent, I expect a response to these questions from someone in this office who can speak definitively on these issues.

Disrespectfully yours,
Carter Moon

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As always, as a constituent, I expect a response to these questions from someone in this office who can speak definitively on these issues.

Disrespectfully yours,
Carter Moon

Subject: Barrington Plaza Tenants Deserve Better, CD11 Deserves Better

From: Carter Moon <[REDACTED]>

Date: 5/8/2023, 10:07 PM

To: councilmember.park@lacity.org

CC: star.parsamyan@lacity.org, Kevin.Brunke@lacity.org, Jeff.Khau@lacity.org, Jamie.Paige@lacity.org, Jacob.Burman@lacity.org, david.cano@lacity.org, William.Ayala@lacity.org, Carol.Williams@lacity.org, "gabriela.medina@lacity.org"

<Gabriela.Medina@lacity.org>, Ashley.Lozada@lacity.org, michael.amster@lacity.org, Juan Fregoso <juan.fregoso@lacity.org>

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Subject: CD 11 Motion - Ellis Act at Barrington Plaza

From: Dora Huerta <dora.huerta@lacity.org>

Date: 5/8/2023, 5:09 PM

To: Kevin Brunke <kevin.brunke@lacity.org>

CC: Star Parsamyan <star.parsamyan@lacity.org>, John Wickham <john.wickham@lacity.org>

Hi Kevin,

Attached please find the Motion that you requested this morning. Please let us know if you have any questions.

Thank you.

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Dora Huerta
Office of the Chief Legislative Analyst
200 N. Spring Street, Room 255
Los Angeles, CA 90012
(213) 473-5740

— Attachments: —

230508_CD 5 Motion_Ellis_Barrington.pdf

113 KB

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113 KB

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To: Anna Ortega <anna.ortega@lacity.org>

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he/him/his

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LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 [TEL](tel:(213)887-5644)



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Subject: Fwd: Questions

From: Star Parsamyan <star.parsamyan@lacity.org>

Date: 5/8/2023, 8:57 AM

To: Kevin Brunke <kevin.brunke@lacity.org>



Star Parsamyan | Chief of Staff

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 473-7011 TEL | [11th District Website](#)



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----- Forwarded message -----

From: Ann Sewill <ann.sewill@lacity.org>

Date: Sat, May 6, 2023 at 8:36 PM

Subject: Re: Questions

To: Anna Ortega <anna.ortega@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Hi, Star. Adding Anna Ortega to answer any questions I get wrong or don't know.

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Q1: How many people will be evicted?

Do you mean how many will have to move? My understanding is all, but at different times. The building is constructed in such a way that putting in sprinklers requires removing the ceiling and the floor above. My understanding is that we still need to learn about the specifics of the phases.

Most people who are asked to move as part of this will not be evicted; a goal of owner and relocation consultant would be to come to an agreement and avoid putting an unlawful detainer on a tenants credit report.

Q6: Are there families living in the building?

I don't know. Anna may know or this may be something we will learn more about with his actual filings.

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Again, something we need clarification about. All tenants are entitled to RSO required relocation services; his email mentioned tenants in good standing but didn't specify what that meant.

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

We can ask for that, yes.

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Don't know - will learn when he files.

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

I've never heard of this - Anna?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Need to discuss. If owner is offering enhanced services to avoid prolonged battles it may be that seeking counsel for advice doesn't make a tenant ineligible, but engaging in a legal case that went on for some time would.

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Under the RSO, appeal of relocation fees usually means that a tenant is qualified as a senior or person with disabilities and owner didn't include them in those categories.

Again, we don't have enough specifics yet on this. Our review, reflected in the memo, focused on

whether the owners proposed approach met or exceeded the RSO Ellis relocation requirements. While it appears to do so, until he files next week and we develop specific agreements we aren't sure. Your questions are helpful indicators of what your office would like to see.

Sent from my iPhone

--

Ann Sewill | General Manager



Los Angeles Housing Department

T: 213.808.8808

C: 213.271.4252

E: ann.sewill@lacity.org



Subject: Fwd: Questions
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/8/2023, 8:57 AM
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Sent from my iPhone

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Subject: Media request

From: Jack Witthaus <[REDACTED]>

Date: 5/8/2023, 12:39 PM

To: "councilmember.park@lacity.org" <councilmember.park@lacity.org>

Hello Councilmember Park,

I'm a reporter for CoStar News. I'm working on a story about Barrington Plaza Apartments being shuttered to make fire repairs which may take years: <https://d18rn0p25nwr6d.cloudfront.net/CIK-0001364250/b949c1b8-dcb0-49de-a74d-19f4f4b049b7.pdf>

As you know, these apartments are in your district.

I wanted to know the following for the story:

1. What's your response to the apartments shuttering and hundreds of your own constituents losing their homes in the middle of a housing shortage in greater LA?
2. What will you do to expediate the process of getting these fire sprinklers installed and brining the building up to code? What have you been doing?

My deadline is 3 PM PT today. Thank you.

-jw

Jack Witthaus

CoStar News Reporter



Subject: Re: Barrington Plaza Tenants Deserve Better, CD11 Deserves Better
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 5/8/2023, 10:48 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

Hi Star,
Let me know if you want me to respond.

On Mon, May 8, 2023 at 10:07 PM Carter Moon <[REDACTED]> wrote:

To the CD11 Staff,

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Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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Subject: Re: CD 11 Motion - Ellis Act at Barrington Plaza

From: Star Parsamyan <star.parsamyan@lacity.org>

Date: 5/8/2023, 6:11 PM

To: Dora Huerta <dora.huerta@lacity.org>

CC: Kevin Brunke <kevin.brunke@lacity.org>, John Wickham <john.wickham@lacity.org>

Thanks Dora. We are reviewing.

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Subject: Re: Ellis Filing - Barrington Plaza

From: Anna Ortega <anna.ortega@lacity.org>

Date: 5/8/2023, 5:40 PM

To: Jeff Khau <Jeff.khau@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>

CC: Marcella DeShurley <marcella.deshurley@lacity.org>

Yes, we can provide tomorrow.

Emma, please handle.

Anna E. Ortega

Assistant General Manager - Regulatory Code and Compliance Bureau

Los Angeles Housing Department

✉: anna.ortega@lacity.org



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Subject: Writers Strike Enters 2nd Week & more news for Monday, May 8, 2023

From: MyNewsLA.com <[REDACTED]>

Date: 5/8/2023, 4:01 PM

To: <jamie.paige@lacity.org>

Here's the afternoon news for greater Los Angeles and Orange County

[View this email in your browser](#)



Afternoon headlines for Monday, May 8, 2023

Writers Strike Enters 2nd Week

wga strike

The Writers Guild of America strike entered its second week Monday, with no sign of any progress being made in labor talks as the entertainment industry continued bracing for what could be a protracted work stoppage, surpassing the one that occurred 15 years ago. Hundreds of picketers walked strike lines throughout the day at major [...]



[share on Twitter](#) [Like Writers](#)

[Strike Enters 2nd Week on Facebook](#)

Man Fatally Shot in Del Rey Area; Road Rage Suspected

del rey shooting

A man was fatally shot Monday in the Del Rey area in what may have been a case of road rage, and an investigation was underway. The shooting was reported about 12:15 p.m. at Lincoln Boulevard near the terminus of the Marina (90) Freeway, and the victim died at the scene, the Los Angeles Police [...]

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news@mynews1a.com



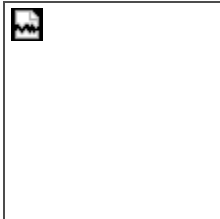
[share on Twitter](#) [Like Man](#)

[Fatally Shot in Del Rey Area; Road Rage Suspected on Facebook](#)

Barrington Plaza, Scene of 2 Fires in Past Decade, to Close for Renovations

Construction worker

Barrington Plaza Apartments — which has been the scene of two fires over the past decade, including one that killed a 19-year-old foreign exchange student — will be closing to all renters and begin vacating occupied units so the high-rise complex can be renovated with fire sprinklers and other safety upgrades, the owners announced Monday. [...]



[share on Twitter](#) [Like Barrington](#)

[Plaza, Scene of 2 Fires in Past Decade, to Close for Renovations on Facebook](#)

Trial Begins for Man Accused of Motel Parking Lot Shooting

courtroom

A felon who was prohibited from possessing a gun shot a man in the stomach in a Stanton motel parking lot when the victim intervened in the defendant's argument with his girlfriend, a prosecutor told jurors Monday, but the accused gunman's attorney said his client acted in self-defense. Chad Jamal Richardson, 32, is charged with [...]



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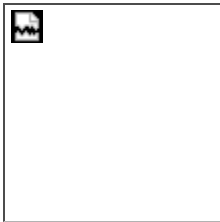
[share on Twitter](#) [Like Trial](#)

[Begins for Man Accused of Motel Parking Lot Shooting on Facebook](#)

Brother-In-Law Tells Jury He Found Malibu Camper Soaked in Blood, Dead

witness on stand

The brother-in-law of a man who was shot and killed while camping in a tent at Malibu Creek State Park with his two young daughters testified Monday that he heard loud popping sounds and one of the victim's children crying, and found the man dead as his two daughters kneeled next to him in a [...]



[share on Twitter](#) [Like Brother-](#)

[In-Law Tells Jury He Found Malibu Camper Soaked in Blood, Dead on Facebook](#)

South Pasadena Will Use Electric Vehicles for Entire Police Department

south pasadena police badge

The South Pasadena Police Department will become the first such agency in the nation to convert its entire police fleet to electric vehicles, authorities said Monday. The conversion will be made possible by nearly \$500,000 in "clean transportation funding" from the Mobile Source Air Pollution Reduction Review Committee, along with "significant" investments by both Southern [...]



For updated news throughout the day, go directly to our website at [MyNewsLA.com](https://www.mynewsLA.com)



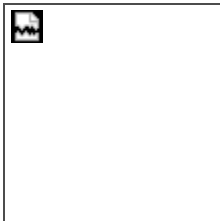
[share on Twitter](#) [Like South](#)

[Pasadena Will Use Electric Vehicles for Entire Police Department on Facebook](#)

Chipotle Sued Over Downtown Fire That Occurred During Eatery Renovation

chipotle

Multiple residents who lived in a downtown Los Angeles high-rise in 2022 are suing Chipotle Mexican Grill Inc. and other parties stemming from a fire that broke out while a first-floor Chipotle restaurant was being renovated, leaving residents running for safety through smoke-filled hallways. The Los Angeles Superior Court lawsuit also names as defendants KDC [...]



[share on Twitter](#) [Like Chipotle](#)

[Sued Over Downtown Fire That Occurred During Eatery Renovation on Facebook](#)

Man Pleads Not Guilty in Death of Man Found in Burning RV

courtroom

A man pleaded not guilty Monday in connection with the death of a homeless man who was found inside an RV that was engulfed in flames in the Exposition Park area of Los Angeles. Danny Reece, now 47, is charged with murder in the death of Jerry Isreal, whose body was discovered Jan. 2 by [...]



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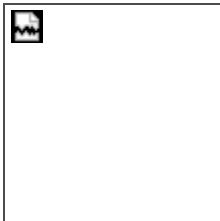
[share on Twitter](#) [Like Man](#)

[Pleads Not Guilty in Death of Man Found in Burning RV on Facebook](#)

Businessman, Former Presidential Candidate Can't Skirt Defamation Suit

brock pierce

A businessman who unsuccessfully ran for president in 2020 and was sued by a woman who alleges he defamed her will remain a defendant in her case after a judge rejected his argument that a California court has no personal jurisdiction over him. On Friday, Los Angeles Superior Court Judge Michael Linfield denied 41-year-old Brock [...]



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[Businessman, Former Presidential Candidate Can't Skirt Defamation Suit on Facebook](#)

Judge OKs Trial for LAPD Detective Allegedly Harassed Over Dress, Socializing

courtroom

A Los Angeles police homicide detective who sued the city, alleging she was unfairly criticized for such issues as the way she dressed and how much socializing she did at her desk, can take her case to trial, a judge ruled Monday. Los Angeles Superior Court Judge Upinder S. Kalra denied city city's motion to [...]





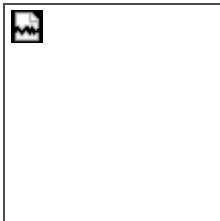
[share on Twitter](#) [Like Judge](#)

[OKs Trial for LAPD Detective Allegedly Harassed Over Dress, Socializing on Facebook](#)

Hit-and-Run Motorist Sought in Pedestrian Injury in Porter Ranch

police

Police sought the public's help Monday to find the hit-and-run motorist responsible for badly injuring a pedestrian who was sitting on a street in Porter Ranch over the weekend. The man was "gravely injured" about 1 a.m. Sunday at Braemore Road and Bowmore Avenue, and he remained hospitalized Monday afternoon, the Los Angeles Police Department [...]

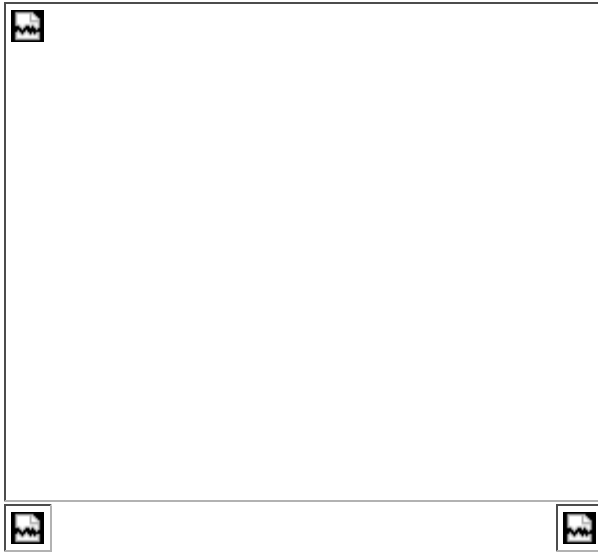


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[Run Motorist Sought in Pedestrian Injury in Porter Ranch on Facebook](#)

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Subject: ABC7 Inquiry- Barrington Plaza, URGENT CNS Network Advisory
From: Helle, Christina L. (KABC-TV) [REDACTED]
Date: 5/9/2023, 5 PM
to: jamie.paige@ac.ty.org <jamie.paige@ac.ty.org>
CC: Bossi, Laurie A. [REDACTED]

Hi Jamie

Any chance of you sharing a statement or a copy of the motion so we can update our reporting on the issue?

Thanks so much!

Christina Heller
ABC7 Eyewitness News

From: City News Service [REDACTED]
Sent: Tuesday, May 9, 2023 2:06 PM
To: #KABCTV Assignment PR EXTERNAL <KABCTV.DL-Assignment.PR.EXTERNAL@disney.com>
Subject: Advisory Barrington Plaza URGENT CNS Network Advisory

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DO NOT REPLY. Responses to CNS regarding this email alert should go only to CityNews@pacbell.net. We will not see your response if you simply hit "Reply." Here's your latest story from City News Service. Please remember, CNS materials may be used only by subscribers under the terms and conditions of their News Service agreements. CNS e-mail materials are for informational purposes only and no publication or dissemination is allowed beyond the terms of your written agreement with CNS. Advisory, Barrington Plaza, URGENT CNS Network Advisory Eds: Following Monday's announcement that the owners of the Barrington Plaza will remove all units from the rental market for a sprinkler retrofit that could take years to complete, prompting the displacement of hundreds of tenants, Los Angeles City Councilwoman Traci Park has introduced a motion seeking to provide tenants with additional relocation benefits and, if possible, their rights to return. --- (Story coming) Copyright 2023, City News Service, Inc. CNS-05-09-2023 14:07

Subject: FOX LA

From: "Lopez, Melissa" <[REDACTED]>

Date: 5/9/2023, 2:18 PM

To: "jamie.paige@lacity.org" <jamie.paige@lacity.org>

CC: Koco McAbay <koco[REDACTED]> KTTV-ASSIGNMENT-DESK <KTTV-ASSIGNMENT-[REDACTED]>

Hello Jamie,

Is Councilwoman Traci Park available for a Zoom interview at 4p via Zoom today regarding Barrington Plaza?

Thank you,



Melissa Lopez

Assignment Editor

p: [REDACTED] | e: [REDACTED]
1999 S. Bundy Dr., Los Angeles, CA 90025

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Subject: Fwd: Media request
From: Councilmember Park <councilmember.park@lacity.org>
Date: 5/9/2023, 10:52 AM
To: Jamie Paige <jamie.paige@lacity.org>

----- Forwarded message -----

From: Jack Witthaus <[REDACTED]>
Date: Mon, May 8, 2023 at 12:40 PM
Subject: Media request
To: councilmember.park@lacity.org <councilmember.park@lacity.org>

Hello Councilmember Park,

I'm a reporter for CoStar News. I'm working on a story about Barrington Plaza Apartments being shuttered to make fire repairs which may take years: <https://d18rn0p25nwr6d.cloudfront.net/CIK-0001364250/b949c1b8-dcb0-49de-a74d-19f4f4b049b7.pdf>

As you know, these apartments are in your district.

I wanted to know the following for the story:

1. What's your response to the apartments shuttering and hundreds of your own constituents losing their homes in the middle of a housing shortage in greater LA?
2. What will you do to expediate the process of getting these fire sprinklers installed and brining the building up to code? What have you been doing?

My deadline is 3 PM PT today. Thank you.

-jw

Jack Witthaus

CoStar News Reporter

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[REDACTED]

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Jack Witthaus

CoStar News Reporter

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Fwd: Questions
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/9/2023, 6:31 PM
To: Jeff Khau <Jeff.khau@lacity.org>



Star Parsamyan | Chief of Staff

Office of Councilwoman Traci Park ★ 11th District

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 473-7011 TEL | [11th District Website](#)



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From: Anna Ortega <anna.ortega@lacity.org>
Date: Tue, May 9, 2023 at 5:30 PM
Subject: Re: Questions
To: Ann Sewill <ann.sewill@lacity.org>
Cc: Star Parsamyan <star.parsamyan@lacity.org>, Marcella DeShurley <marcella.deshurley@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>

A bit more info from the filing, there are 580 occupied units; all occupied units are affected and will need to be vacated. Of the 580, the landlord identified 102 "Qualified" units, which are units with seniors, families with minors, or disabled tenants. This is what is reported on their filing, but Interwest will contact and interview the tenants to make the final determination on their amount of relocation assistance (based on age, disability, household status).

Again, the RSO does not distinguish between tenants in good standing or not. All must be provided relocation, notice of a minimum of 120 days to move, and up to a year to move out for seniors & disabled tenants.

Q 9: 70 ? The landlord reported that 102 units are Qualified households. Qualified households have an occupant who is either disabled or 62 year or older or has a minor dependent child. It does not

appear there are any households with children reported by the landlord. However, it is possible the landlord may not be aware of children in units that have not been reported to management. We may learn more after Interwest (City's relocation consultant) completes its review of each unit.

Q 10: This sounds like this is part of the enhanced relocation package. We need more information on what the landlord is offering but as a rule a landlord cannot withhold the relocation payment. .

Anna E. Ortega
Assistant General Manager - Regulatory Code and Compliance Bureau
Los Angeles Housing Department
✉: anna.ortega@lacity.org



On Sat, May 6, 2023 at 8:36 PM Ann Sewill <ann.sewill@lacity.org> wrote:

Hi, Star. Adding Anna Ortega to answer any questions I get wrong or don't know.

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Q1: How many people will be evicted?

Do you mean how many will have to move? My understanding is all, but at different times. The building is constructed in such a way that putting in sprinklers requires removing the ceiling and the floor above. My understanding is that we still need to learn about the specifics of the phases.

Most people who are asked to move as part of this will not be evicted; a goal of owner and relocation consultant would be to come to an agreement and avoid putting an unlawful detainer on a tenants credit report.

Q6: Are there families living in the building?

I don't know. Anna may know or this may be something we will learn more about with his actual filings.

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Again, something we need clarification about. All tenants are entitled to RSO required relocation services; his email mentioned tenants in good standing but didn't specify what that meant.

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

We can ask for that, yes.

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Don't know - will learn when he files.

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

I've never heard of this - Anna?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Need to discuss. If owner is offering enhanced services to avoid prolonged battles it may be that seeking counsel for advice doesn't make a tenant ineligible, but engaging in a legal case that went on for some time would.

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Under the RSO, appeal of relocation fees usually means that a tenant is qualified as a senior or person with disabilities and owner didn't include them in those categories.

Again, we don't have enough specifics yet on this. Our review, reflected in the memo, focused on whether the owners proposed approach met or exceeded the RSO Ellis relocation requirements. While it appears to do so, until he files next week and we develop specific agreements we aren't sure. Your questions are helpful indicators of what your office would like to see.

Sent from my iPhone

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Ann Sewill | General Manager



Los Angeles Housing Department

T: 213.808.8808

C: 213.271.4252

E: ann.sewill@lacity.org



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Date: 5/9/2023, 6:31 PM
To: Jeff Khau <Jeff.khau@lacity.org>



Star Parsamyan | Chief of Staff

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Date: 5/9/2023, 7:08 PM
To: c11-allstaff <c11-allstaff@lacity.org>

Hi all, here are today's motions, including ours re: 11740 Wilshire (pg. 3).

Kevin

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Kevin Brunke | [Legislative Deputy](#)

he/him/his

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Date: 5/9/2023, 7:08 PM
To: c11-allstaff <c11-allstaff@lacity.org>

Hi all, here are today's motions, including ours re: 11740 Wilshire (pg. 3).

Kevin

----- Forwarded message -----

From: Avak Keotahian <avak.keotahian@lacity.org>
Date: Tue, May 9, 2023 at 12:31 PM
Subject: Today's Motions 5-9-23
To: Avak Keotahian <Avak.Keotahian@lacity.org>

--



Kevin Brunke | [Legislative Deputy](#)

he/him/his

Office of Councilwoman Traci Park * 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 473-7011 [TEL](#) | (213) 887-5863 [CELL](#)



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— Attachments: —

SKM_C750i23050912280.pdf

443 KB

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— Attachments: —

SKM_C750i23050912280.pdf

443 KB

Subject: Fwd: URGENT KCAL NEWS
From: Councilmember Park <councilmember.park@lacity.org>
Date: 5/9/2023, 10:51 AM
To: Jamie Paige <jamie.paige@lacity.org>

----- Forwarded message -----

From: Viel, Jasmine <[REDACTED]>
Date: Tue, May 9, 2023 at 9:55 AM
Subject: URGENT KCAL NEWS
To: councilmember.park@lacity.org <councilmember.park@lacity.org>

Hi- trying to reach the Councilwoman for interview/statement regarding eviction of tenants at Barrington plaza apartments for some retrofits. Working under deadline.

Jasmine Viel

Reporter/Anchor

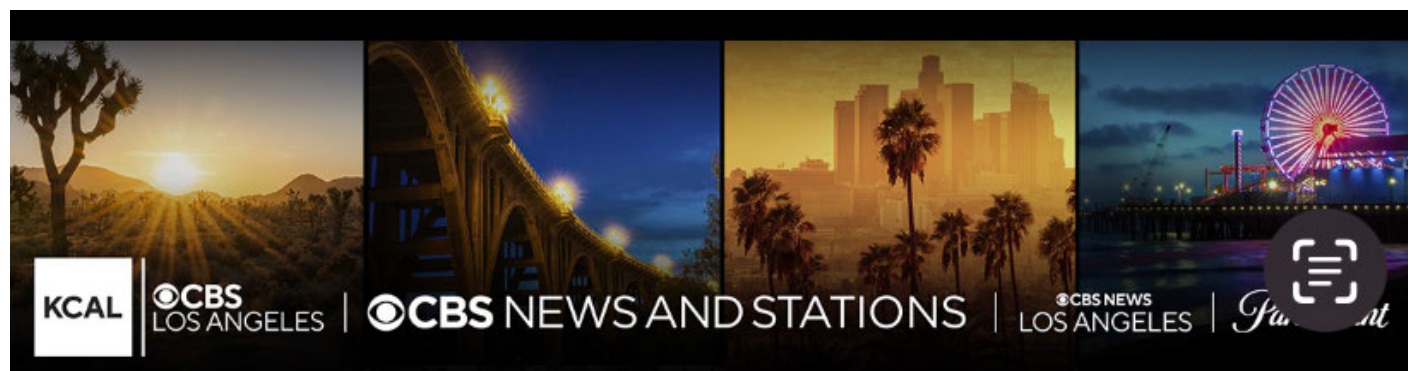
KCAL NEWS | CBS LOS ANGELES

4200 Radford Avenue

Studio City, CA 91604



E: [REDACTED]



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To: councilmember.park@lacity.org <councilmember.park@lacity.org>

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Jasmine Viel

Reporter/Anchor

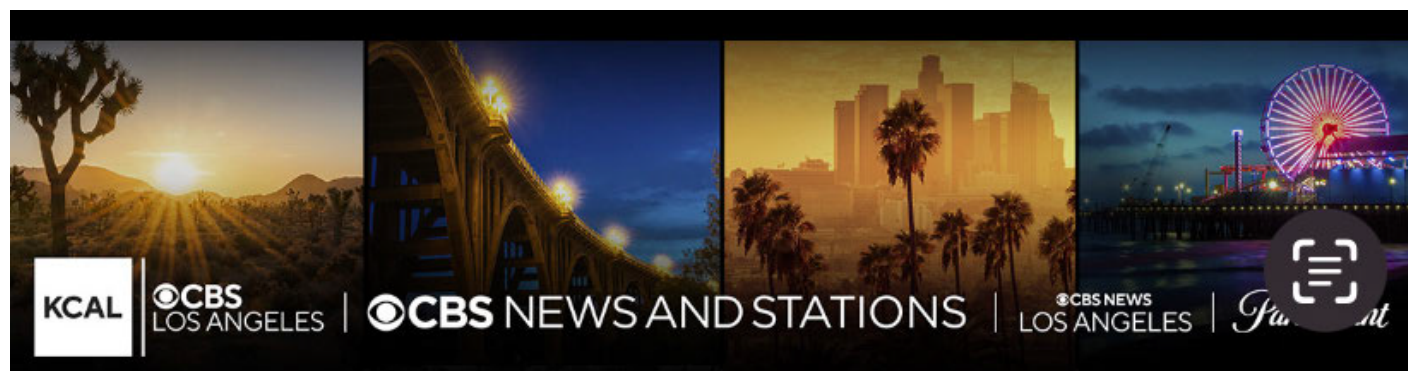
KCAL NEWS | CBS LOS ANGELES

4200 Radford Avenue

Studio City, CA 91604



E: [REDACTED]



Subject: Fwd: URGENT KCAL NEWS

From: "Viel, Jasmine" <[REDACTED]>

Date: 5/9/2023, 10:05 AM

To: "jamie.paige@lacity.org" <jamie.paige@lacity.org>

From: Viel, Jasmine <[REDACTED]>

Sent: Tuesday, May 9, 2023 9:55 AM

To: councilmember.park@lacity.org <councilmember.park@lacity.org>

Subject: URGENT KCAL NEWS

Hi- trying to reach the Councilwoman for interview/statement regarding eviction of tenants at Barrington plaza apartments for some retrofits. Working under deadline. Thanks!

Jasmine Viel

Reporter/Anchor

KCAL NEWS | CBS LOS ANGELES

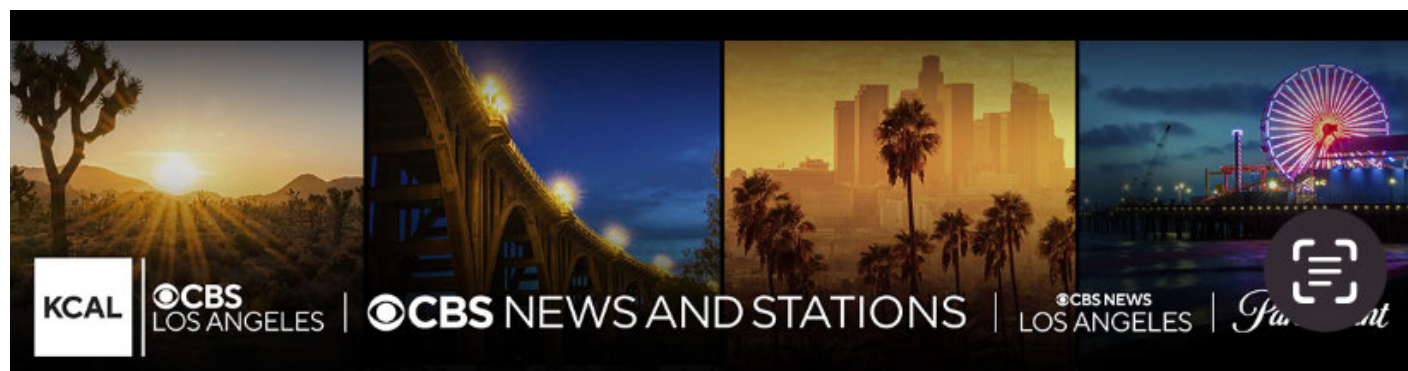
4200 Radford Avenue

Studio City, CA 91604

[REDACTED]

[REDACTED]

E: [REDACTED]



Subject: Motion - Barrington Plaza Apt - Ellis Act

From: Jannatul Ferdose <jannatul.ferdose@lacity.org>

Date: 5/9/2023, 10:06 AM

To: Star Parsamyan <star.parsamyan@lacity.org>

CC: Dora Huerta <dora.huerta@lacity.org>, John Wickham <john.wickham@lacity.org>, Chris Espinosa <chris.espinosa@lacity.org>

Please see attached.

--

Thank you !

Jannatul Ferdose

Office of the Chief Legislative Analyst

City of Los Angeles

(213) 978-6694

— Attachments: —

Motion - Barrington Plaza Apt - Ellis Act.pdf

119 KB

Subject: Re: ABC7 Inquiry- Barrington Plaza, URGENT CNS Network Advisory
From: Heller, Christina L. (KABC-TV) >
Date: 5/9/2023, 5:05 PM
To: Jamie Paige <jamie.paige@lacity.org>
Cc: Bossi, Laurie A. >

Awesome. Thank you!

From: Jamie Paige <jamie.paige@lacity.org>
Sent: Tuesday, May 9, 2023 4:47 PM
To: Heller, Christina L. (KABC-TV) >
Cc: Bossi, Laurie A. >
Subject: Re: ABC7 Inquiry- Barrington Plaza URGENT CNS Network Advisory

This Message is From an External Sender

Caution: Do not click links or open attachments unless you recognize the sender and know the content is safe.
Hi Christina,

Here you go!

On Tue, May 9, 2023 at 4:45 PM Heller, Christina L. (KABC-TV) > wrote
Hi Jamie

Any chance of you sharing a statement or a copy of the motion so we can update our reporting on the issue?

Thanks so much!

Christina Heller
ABC7 Eyewitness News

From: City News Service >
Sent: Tuesday, May 9, 2023 2:06 PM
To: #KABC-TV Assignment PR EXTERNAL >
Subject: Advisory Barrington Plaza URGENT CNS Network Advisory

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DO NOT REPLY. Responses to CNS regarding this email alert should go only to CityNews@KagBell.net. We will not see your response if you simply hit "Reply." Here's your latest story from City News Service. Please remember, CNS materials may be used only by subscribers under the terms and conditions of their News Service agreements. CNS e-mail materials are for informational purposes only and no publication or dissemination is allowed beyond the terms of your written agreement with CNS. Advisory, Barrington Plaza, URGENT CNS Network Advisory Eds: Following Monday's announcement that the owners of the Barrington Plaza will remove all units from the rental market for a sprinkler retrofit that could take years to complete, prompting the displacement of hundreds of tenants, Los Angeles City Councilwoman Traci Park has introduced a motion seeking to provide tenants with additional relocation benefits and, if possible, their rights to return.
--- (Story coming) Copyright 2023, City News Service, Inc. CNS-05-09-2023 14:07

Subject: Re: ABC7 Inquiry- Barrington Plaza, URGENT CNS Network Advisory
From: Jamie Paige <jamie.paige@abc7.org>
Date: 5/9/2023, 3:17 PM
to: Heller, Christina L. (KABC-TV) <[REDACTED]>
CC: Bossi, Laurie A. <[REDACTED]>

Hi Christina,

Here you go!

On Tue, May 9, 2023 at 4:45 PM Heller, Christina L. (KABC-TV) <[REDACTED]> wrote
Hi Jamie

Any chance of you sharing a statement or a copy of the motion so we can update our reporting on the issue?

Thanks so much!

Christina Heller
ABC7 Eyewitness News

From: City News Service <[REDACTED]>
Sent: Tuesday, May 9, 2023, 2:06 PM
To: #KABC-TV Assignment PR EXTERNAL <[REDACTED]>
Subject: Advisory: Barrington Plaza, URGENT CNS Network Advisory

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DO NOT REPLY. Responses to CNS regarding this email alert should go only to CityNews@abc7.net. We will not see your response if you simply hit "Reply." Here's your latest story from City News Service. Please remember, CNS materials may be used only by subscribers under the terms and conditions of their News Service agreements. CNS e-mail materials are for informational purposes only and no publication or dissemination is allowed beyond the terms of your written agreement with CNS. Advisory, Barrington Plaza, URGENT CNS Network Advisory Eds: Following Monday's announcement that the owners of the Barrington Plaza will remove all units from the rental market for a sprinkler retrofit that could take years to complete, prompting the displacement of hundreds of tenants, Los Angeles City Councilwoman Traci Park has introduced a motion seeking to provide tenants with additional relocation benefits and, if possible, their rights to return. ... (Story coming) Copyright 2023, City News Service, Inc. CNS-05-09-2023 14:07

- Attachments:
230508_CD 5 Motion_Elli's Barrington.docx 8.1 KB
FOR IMMEDIATE RELEASE_Barrington Plaza .docx 7 KB

Subject: Re: Ellis Filing - Barrington Plaza

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/9/2023, 9:12 AM

To: Emma Garcia <emma.p.garcia@lacity.org>

CC: Anna Ortega <anna.ortega@lacity.org>, Marcella DeShurley <marcella.deshurley@lacity.org>

Thank you Emma!



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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On Tue, May 9, 2023 at 8:34 AM Emma Garcia <emma.p.garcia@lacity.org> wrote:

Hello,

Attached are the E 1 and E 2 forms.

Emma Garcia, Senior Management Analyst II



Regulatory Code and Compliance Bureau, Rent Division

Los Angeles Housing Department

T: (213) 808-8519

E: emma.p.garcia@lacity.org



On Mon, May 8, 2023 at 5:40 PM Anna Ortega <anna.ortega@lacity.org> wrote:

Yes, we can provide tomorrow.

Emma, please handle.

Anna E. Ortega

Assistant General Manager - Regulatory Code and Compliance Bureau

Los Angeles Housing Department

✉: anna.ortega@lacity.org



On Mon, May 8, 2023 at 5:31 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Anna,

Greetings from CD 11! Our office is interested in getting a copy of the Ellis filing for Barrington Plaza, including the relocation plan that was submitted by the landlord. Would you be able to help with this?



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park ★ 11th District

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(213) 887-5644 [TEL](tel:(213)887-5644)



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Subject: Re: Ellis Filing - Barrington Plaza

From: Emma Garcia <emma.p.garcia@lacity.org>

Date: 5/9/2023, 8:33 AM

To: Anna Ortega <anna.ortega@lacity.org>

CC: Jeff Khau <Jeff.khau@lacity.org>, Marcella DeShurley <marcella.deshurley@lacity.org>

Hello,

Attached are the E 1 and E 2 forms.

Emma Garcia, Senior Management Analyst II



Regulatory Code and Compliance Bureau, Rent Division

Los Angeles Housing Department

T: (213) 808-8519

E: emma.p.garcia@lacity.org



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Anna E. Ortega

Assistant General Manager - Regulatory Code and Compliance Bureau

Los Angeles Housing Department

✉: anna.ortega@lacity.org



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he/him/his

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—Attachments:—

E2 Notice of Intent to Withdraw.pdf	205 KB
E1 memorandum.pdf	243 KB

Subject: Re: FOX LA

From: Jamie Paige <jamie.paige@lacity.org>

Date: 5/9/2023, 2:24 PM

To: "Lopez, Melissa" <[REDACTED]>

CC: Koco McAboy <[REDACTED]> KTTV-ASSIGNMENT-DESK <KTTV-ASSIGNMENT-[REDACTED]>

Hi Melissa,

Attached is our motion from council today along with a press release.

Best regards,

Jamie

On Tue, May 9, 2023 at 2:18 PM Lopez, Melissa <[REDACTED]> wrote:

Hello Jamie,

Is Councilwoman Traci Park available for a Zoom interview at 4p via Zoom today regarding Barrington Plaza?

Thank you,



Melissa Lopez

Assignment Editor

p: [REDACTED] | e: [REDACTED]
1999 S. Bundy Dr., Los Angeles, CA 90025

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—Attachments:—

230508_CD 5 Motion_Ellis_Barrington.docx

8.1 KB

FOR IMMEDIATE RELEASE_Barrington Plaza .docx

7.4 KB

Subject: Re: Media request
From: Jamie Paige <jamie.paige@lacity.org>
Date: 5/9/2023, 1:32 PM
To: Councilmember Park <councilmember.park@lacity.org>

Hi Jack,

Please see our press release and motion submitted to the Los Angeles City Council today. These documents outline our commitment to addressing critical safety concerns and ensuring the well-being of the tenants of Barrington Plaza.

Best regards,
Jamie Paige

On Tue, May 9, 2023 at 10:52 AM Councilmember Park <councilmember.park@lacity.org> wrote:

----- Forwarded message -----

From: Jack Witthaus <[REDACTED]>
Date: Mon, May 8, 2023 at 12:40 PM
Subject: Media request
To: councilmember.park@lacity.org <councilmember.park@lacity.org>

Hello Councilmember Park,

I'm a reporter for CoStar News. I'm working on a story about Barrington Plaza Apartments being shuttered to make fire repairs which may take years: <https://d18m0p25nwr6d.cloudfront.net/CIK-0001364250/b949c1b8-dcb0-49de-a74d-19f4f4b049b7.pdf>

As you know, these apartments are in your district.

I wanted to know the following for the story:

1. What's your response to the apartments shuttering and hundreds of your own constituents losing their homes in the middle of a housing shortage in greater LA?
2. What will you do to expediate the process of getting these fire sprinklers installed and brining the building up to code? What have you been doing?

My deadline is 3 PM PT today. Thank you.

-jw

Jack Witthaus
CoStar News Reporter

[REDACTED]

[REDACTED]

[REDACTED]

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CoStar News Reporter

[REDACTED]

[REDACTED]

[REDACTED]

— Attachments: —

FOR IMMEDIATE RELEASE_Barrington Plaza .docx

7.4 KB

230508_CD 5 Motion_Ellis_Barrington.docx

8.1 KB

Subject: Re: Questions

From: Anna Ortega <anna.ortega@lacity.org>

Date: 5/9/2023, 5:30 PM

To: Ann Sewill <ann.sewill@lacity.org>

CC: Star Parsamyan <star.parsamyan@lacity.org>, Marcella DeShurley <marcella.deshurley@lacity.org>, Emma Garcia <emma.p.garcia@lacity.org>

A bit more info from the filing, there are 580 occupied units; all occupied units are affected and will need to be vacated. Of the 580, the landlord identified 102 "Qualified" units, which are units with seniors, families with minors, or disabled tenants. This is what is reported on their filing, but Interwest will contact and interview the tenants to make the final determination on their amount of relocation assistance (based on age, disability, household status).

Again, the RSO does not distinguish between tenants in good standing or not. All must be provided relocation, notice of a minimum of 120 days to move, and up to a year to move out for seniors & disabled tenants.

Q 9: **70 ?** The landlord reported that 102 units are Qualified households. Qualified households have an occupant who is either disabled or 62 year or older or has a minor dependent child. It does not appear there are any households with children reported by the landlord. However, it is possible the landlord may not be aware of children in units that have not been reported to management. We may learn more after Interwest (City's relocation consultant) completes its review of each unit.

Q 10: This sounds like this is part of the enhanced relocation package. We need more information on what the landlord is offering but as a rule a landlord cannot withhold the relocation payment. .

Anna E. Ortega

Assistant General Manager - Regulatory Code and Compliance Bureau

Los Angeles Housing Department

✉: anna.ortega@lacity.org



On Sat, May 6, 2023 at 8:36 PM Ann Sewill <ann.sewill@lacity.org> wrote:

Hi, Star. Adding Anna Ortega to answer any questions I get wrong or don't know.

On Sat, May 6, 2023 at 7:07 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:

Q1: How many people will be evicted?

Do you mean how many will have to move? My understanding is all, but at different times. The building is constructed in such a way that putting in sprinklers requires removing the ceiling and the floor above. My understanding is that we still need to learn about the specifics of the phases.

Most people who are asked to move as part of this will not be evicted; a goal of owner and relocation consultant would be to come to an agreement and avoid putting an unlawful detainer on a tenants credit report.

Q6: Are there families living in the building?

I don't know. Anna may know or this may be something we will learn more about with his actual filings.

Q7: Will enhanced relocation services be provided to all tenants or just tenants in good standing?

Again, something we need clarification about. All tenants are entitled to RSO required relocation services; his email mentioned tenants in good standing but didn't specify what that meant.

Q8: Will FAQs under Barrington Plaza's enhanced relocation services be translated to Farsi and Spanish as well?

We can ask for that, yes.

Q9: Are there 70 tenants who are older than 70 or 70 tenants who are older than 70 and in good standing?

Don't know - will learn when he files.

Q10: Will a tenant have to forfeit their relocation assistance if they are relocated within three miles of the property?

I've never heard of this - Anna?

Q11: Will seeking counsel disqualify someone from enhanced relocation services?

Need to discuss. If owner is offering enhanced services to avoid prolonged battles it may be that seeking counsel for advice doesn't make a tenant ineligible, but engaging in a legal case that went on for some time would.

Q12: Will tenants who appeal their relocation fees still be eligible for concierge service if they are eligible?

Under the RSO, appeal of relocation fees usually means that a tenant is qualified as a senior or person with disabilities and owner didn't include them in those categories.

Again, we don't have enough specifics yet on this. Our review, reflected in the memo, focused on whether the owners proposed approach met or exceeded the RSO Ellis relocation requirements. While it appears to do so, until he files next week and we develop specific agreements we aren't sure. Your questions are helpful indicators of what your office would like to see.

Sent from my iPhone

--

Ann Sewill | General Manager



Los Angeles Housing Department

T: 213.808.8808

C: 213.271.4252

E: ann.sewill@lacity.org



Subject: Re: Today's Motions 5-9-23
From: Star Parsamyan <star.parsamyan@lacity.org>
Date: 5/9/2023, 9:16 PM
To: Gabriela Medina <gabriela.medina@lacity.org>
CC: Kevin Brunke <kevin.brunke@lacity.org>, c11-allstaff <c11-allstaff@lacity.org>

Krekorian

On Tue, May 9, 2023 at 9:15 PM Gabriela Medina <gabriela.medina@lacity.org> wrote:
Who seconded our motion?

On Tue, May 9, 2023 at 7:09 PM Kevin Brunke <kevin.brunke@lacity.org> wrote:
Hi all, here are today's motions, including ours re: [11740 Wilshire](#) (pg. 3).

Kevin

----- Forwarded message -----

From: Avak Keotahian <avak.keotahian@lacity.org>
Date: Tue, May 9, 2023 at 12:31 PM
Subject: Today's Motions 5-9-23
To: Avak Keotahian <Avak.Keotahian@lacity.org>

--



Kevin Brunke | Legislative Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: [200 N. Spring Street, Room 410, LA, CA 90012](#)

(213) 473-7011 TEL | (213) 887-5863 CELL



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Special Notice:

Our office is continuing to operate at a normal staffing level, however, due to the Mayor's Directive on coronavirus (COVID-19), our offices are closed to the public at this time. As part of our efforts to mitigate the spread of this virus please call or email our office instead. Additionally, we are in the process of switching all meetings to either web or telephone conferences. Thank you for your understanding.

Nuestra oficina seguirá operando normalmente, pero, por la directiva de el Alcalde Eric Garcetti sobre el caso de Coronavirus (COVID-19), nuestras oficinas estarán cerradas para el público sobre las próximas semanas. Para prevenir el riesgo de contraer el virus y hacer todo lo posible en dar la información más reciente sobre lo que la Ciudad de Los Ángeles y el Distrito 15 están haciendo para combatir esta pandemia, por favor de llamar a nuestra oficina o mandarnos un correo electrónico. En nuestro esfuerzo de prevención, solamente tendremos juntas por teléfono o videoconferencia.

Muchas gracias por su colaboración y paciencia!

Immediate life-threatening police, fire or medical emergency: 9-1-1

Police non-emergency: 877-ASK-LAPD (275-5273)

Abandoned Vehicles: 1-800-ABANDON (222-6366)

Sanitation (missed trash pick-up, broken container): 800-773-2489

Traffic control (broken traffic signal): (818) 374-4823

Dept. of Water & Power: 800-342-5397

To request outreach services for people experiencing homelessness LA HOP

Other City issues: 3-1-1

--



Star Parsamyan | Chief of Staff

Office of Councilwoman Traci Park ★ **11th District**

LA CITY HALL: 200 N. Spring Street, Rm 410, LA, CA 90012

(213) 473-7011 TEL | [11th District Website](#)



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Subject: Re: Today's Motions 5-9-23
From: Gabriela Medina <gabriela.medina@lacity.org>
Date: 5/9/2023, 9:15 PM
To: Kevin Brunke <kevin.brunke@lacity.org>
CC: c11-allstaff <c11-allstaff@lacity.org>

Who seconded our motion?

On Tue, May 9, 2023 at 7:09 PM Kevin Brunke <kevin.brunke@lacity.org> wrote:

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Date: Tue, May 9, 2023 at 12:31 PM
Subject: Today's Motions 5-9-23
To: Avak Keotahian <Avak.Keotahian@lacity.org>

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Kevin Brunke | Legislative Deputy

he/him/his

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Thanks!! I see Tim extended our ICO! Tickles my heart

On Tue, May 9, 2023 at 9:16 PM Star Parsamyan <star.parsamyan@lacity.org> wrote:
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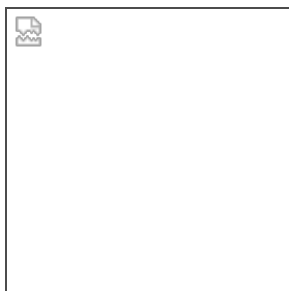
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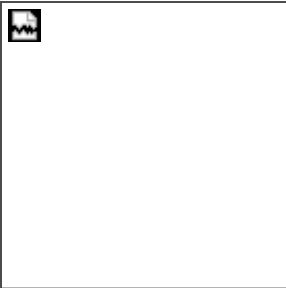
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Subject: Re: URGENT KCAL NEWS

From: "Viel, Jasmine" <[REDACTED]>

Date: 5/9/2023, 11:22 AM

To: Councilmember Park <councilmember.park@lacity.org>, Jamie Paige <jamie.paige@lacity.org>, David Cano <david.cano@lacity.org>

Yes - will send

Jasmine Viel

Reporter/Anchor

KCAL NEWS | CBS LOS ANGELES

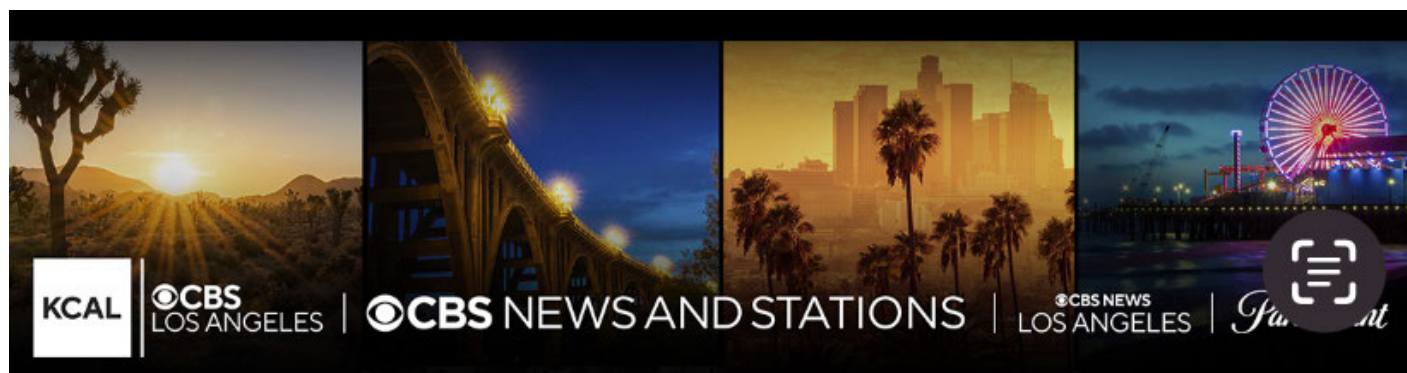
4200 Radford Avenue

Studio City, CA 91604

[REDACTED]

[REDACTED]

E: [REDACTED]



From: Councilmember Park <councilmember.park@lacity.org>

Sent: Tuesday, May 9, 2023 11:12:36 AM

To: Viel, Jasmine <[REDACTED]> Jamie Paige <jamie.paige@lacity.org>; David Cano <david.cano@lacity.org>

Subject: Re: URGENT KCAL NEWS

<External Email>

Hello, may we please confirm 12:45PM? Can you please provide the Zoom link?

On Tue, May 9, 2023 at 9:55 AM Viel, Jasmine <[REDACTED]> wrote:

Hi- trying to reach the Councilwoman for interview/statement regarding eviction of tenants at Barrington plaza apartments for some retrofits. Working under deadline.

Jasmine Viel

Reporter/Anchor

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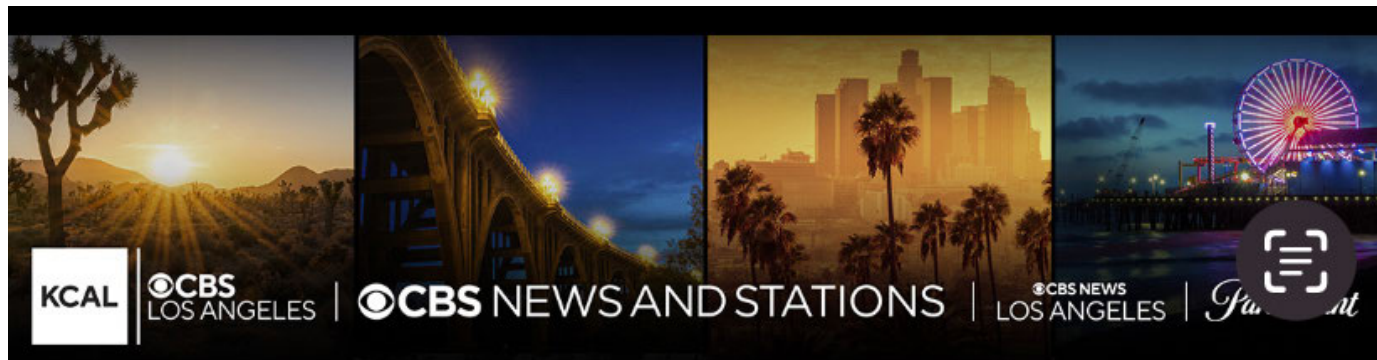
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Reporter/Anchor

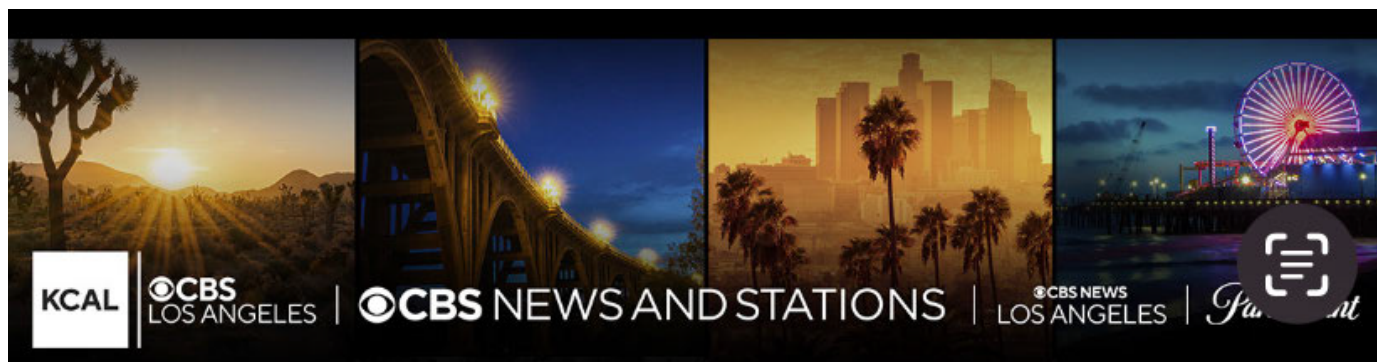
KCAL NEWS | CBS LOS ANGELES

4200 Radford Avenue

Studio City, CA 91604

[REDACTED]
[REDACTED]

E: [REDACTED]



Subject: Re: URGENT KCAL NEWS
From: "Viel, Jasmine" <[REDACTED]>
Date: 5/9/2023, 2:52 PM
To: Jamie Paige <jamie.paige@lacity.org>

Thank you for the zoom interview. Just clarifying that her motion also gives tenants the right to return to live in this building?

Jasmine Viel

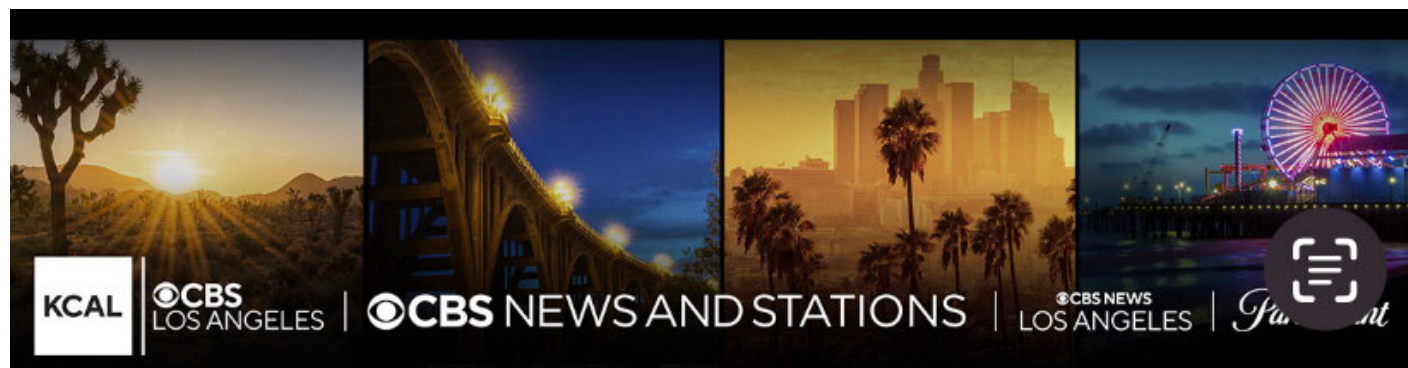
Reporter/Anchor

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4200 Radford Avenue
Studio City, CA 91604



E: [REDACTED]



From: Jamie Paige <jamie.paige@lacity.org>
Sent: Tuesday, May 9, 2023 10:35:16 AM
To: Viel, Jasmine <[REDACTED]>
Subject: Re: URGENT KCAL NEWS

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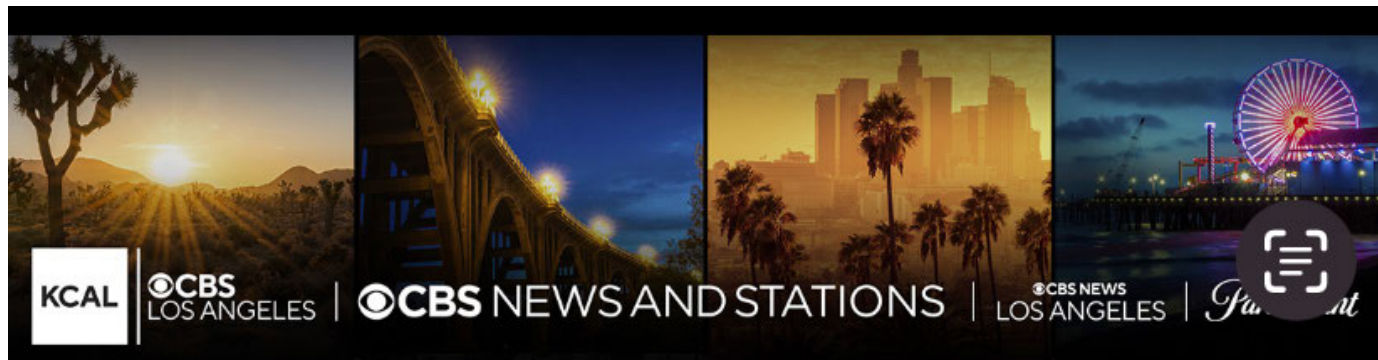
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[REDACTED]
[REDACTED]

E: [REDACTED]



Subject: Re: URGENT KCAL NEWS
From: Jamie Paige <jamie.paige@lacity.org>
Date: 5/9/2023, 12:32 PM
To: "Viel, Jasmine" <[REDACTED]>

Hi Jasmine,

Ahead of our interview--here is a copy of a motion we submitted in Council (seconded by president Paul Krekorian) today and our press release that goes along with it.

Best
Jamie

On Tue, May 9, 2023 at 11:22 AM Viel, Jasmine <[REDACTED]> wrote:

Yes - will send

Jasmine Viel

Reporter/Anchor

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4200 Radford Avenue

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[REDACTED]

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signatureImage

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[REDACTED]

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Attachments:

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230508_CD 5 Motion_Ellis_Barrington.docx	8.1 KB
FOR IMMEDIATE RELEASE_Barrington Plaza .docx	7.4 KB

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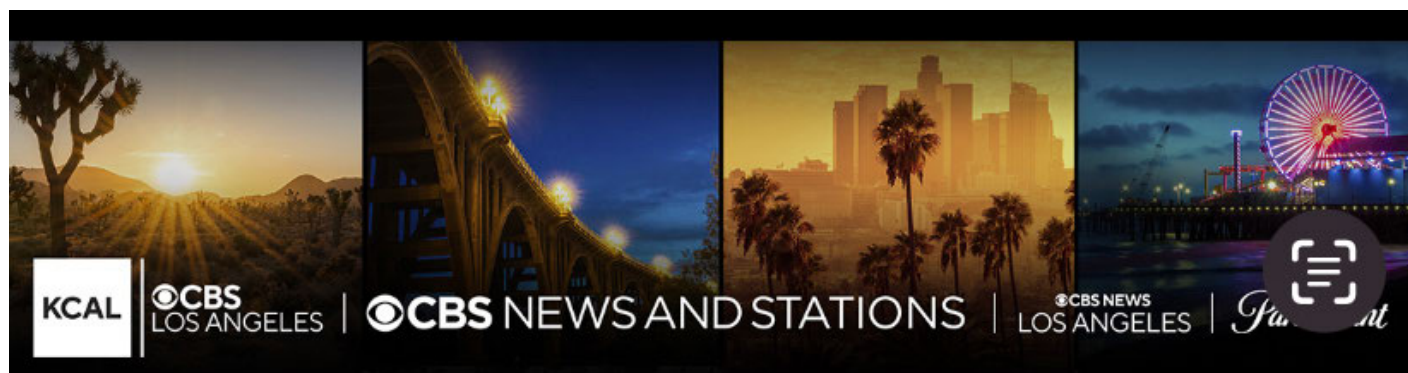
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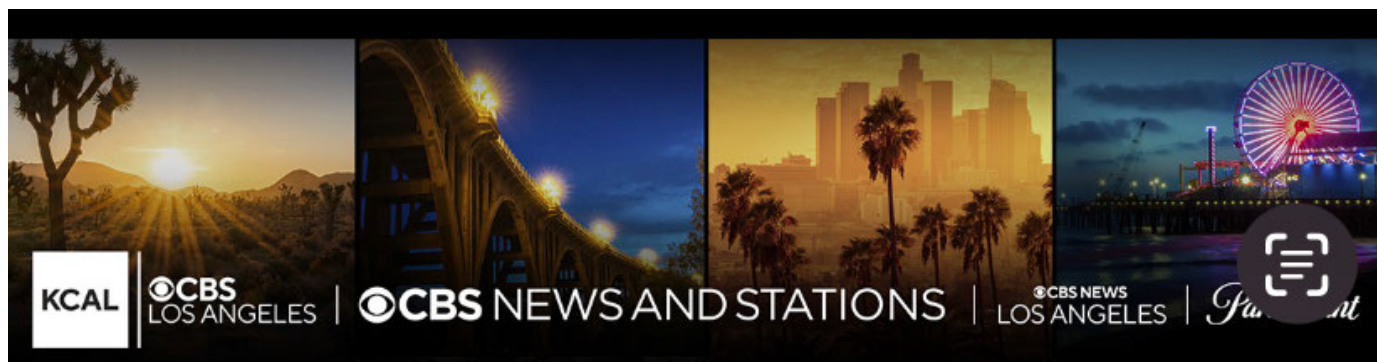
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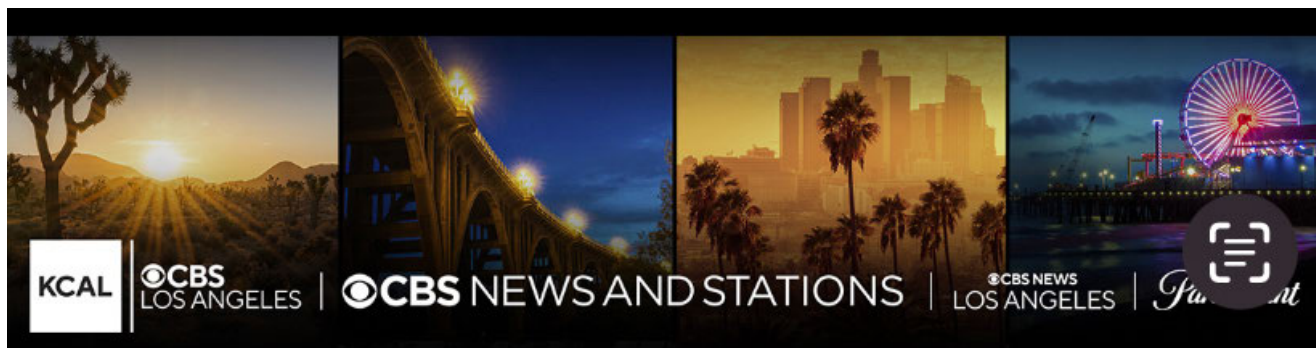
4200 Radford Avenue

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C: [REDACTED]

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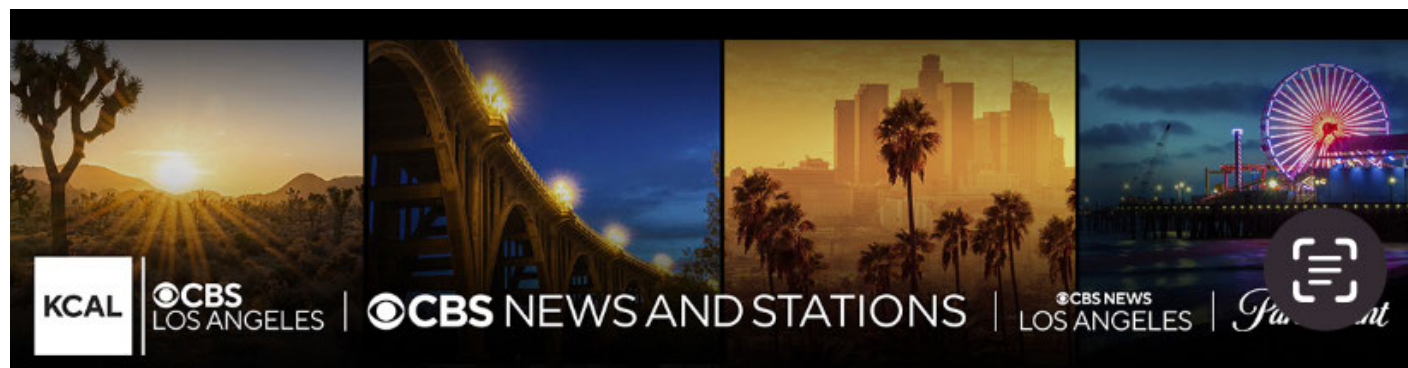
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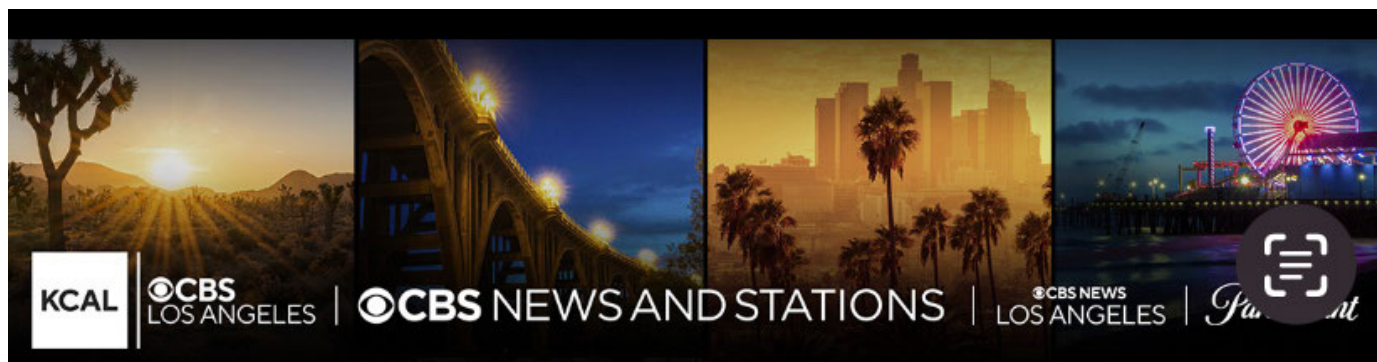
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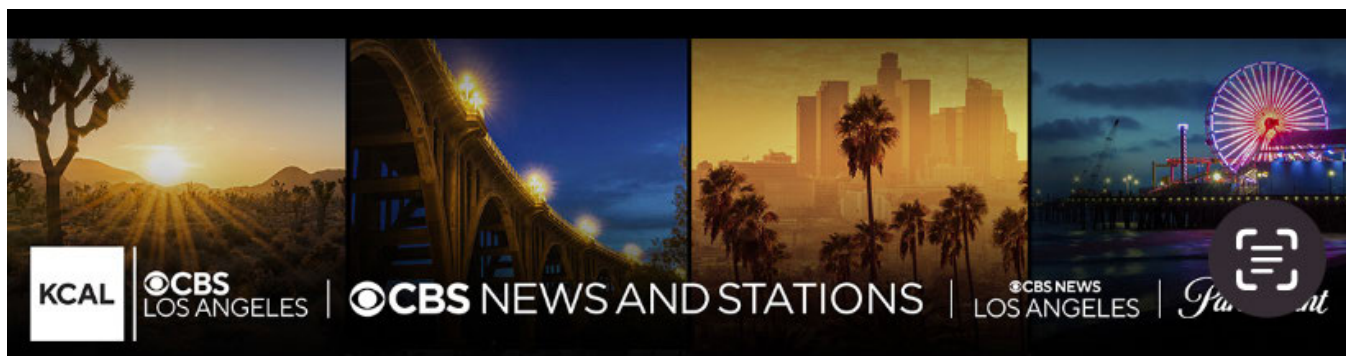
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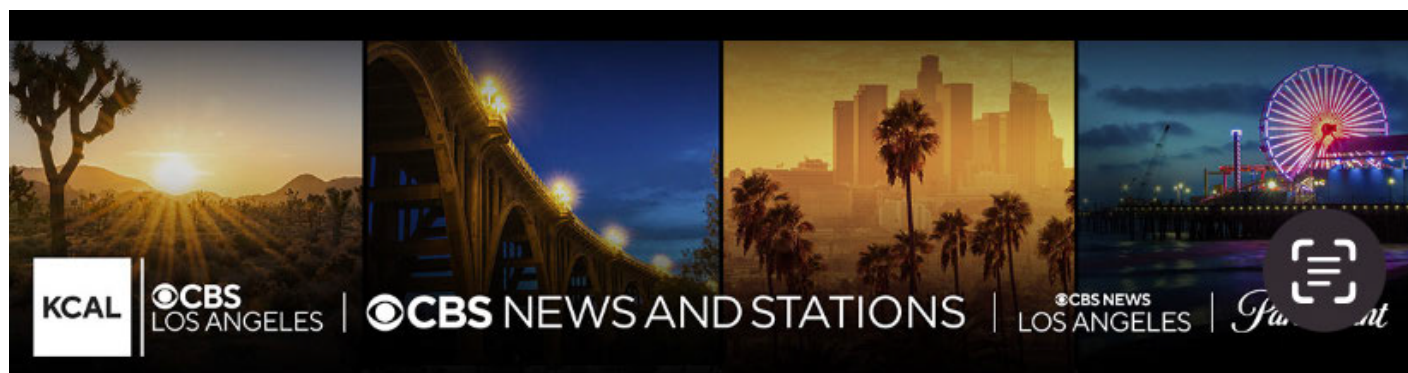
KCAL NEWS | CBS LOS ANGELES

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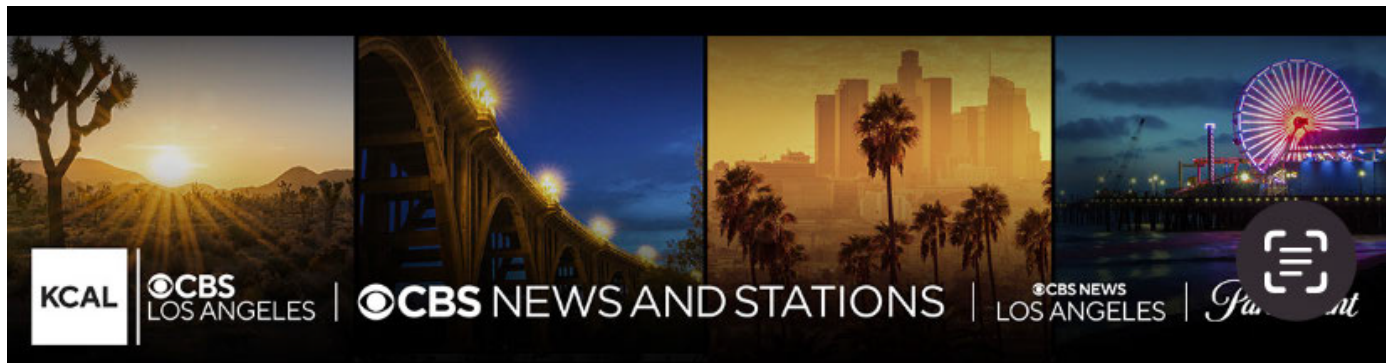
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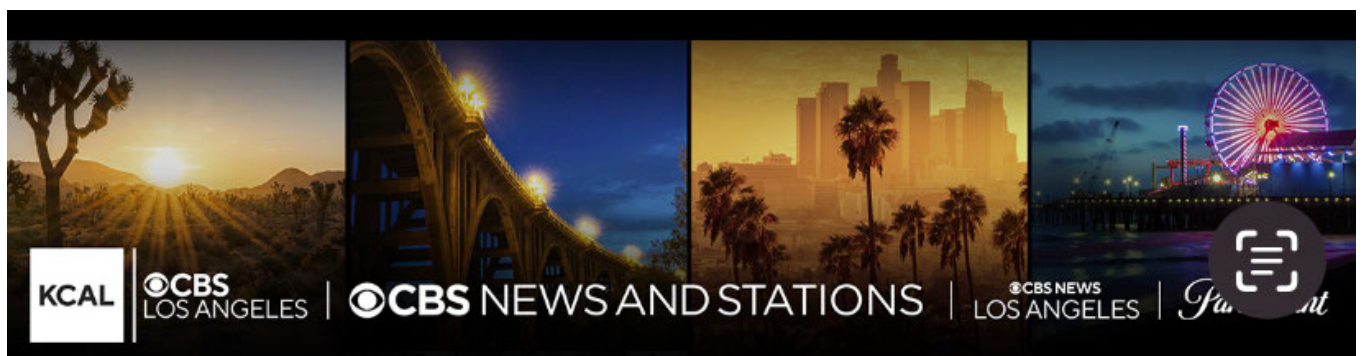
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—Attachments:—

Image.jpeg

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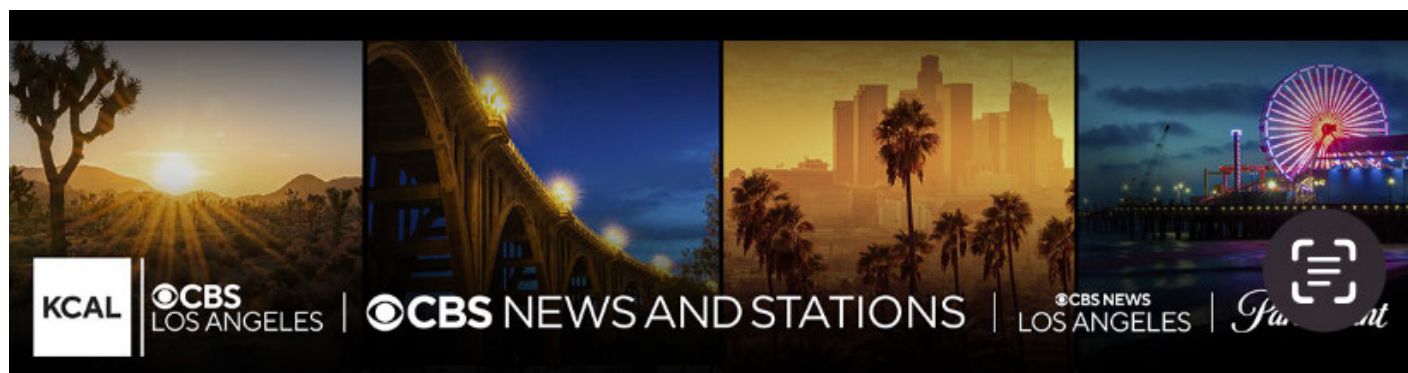
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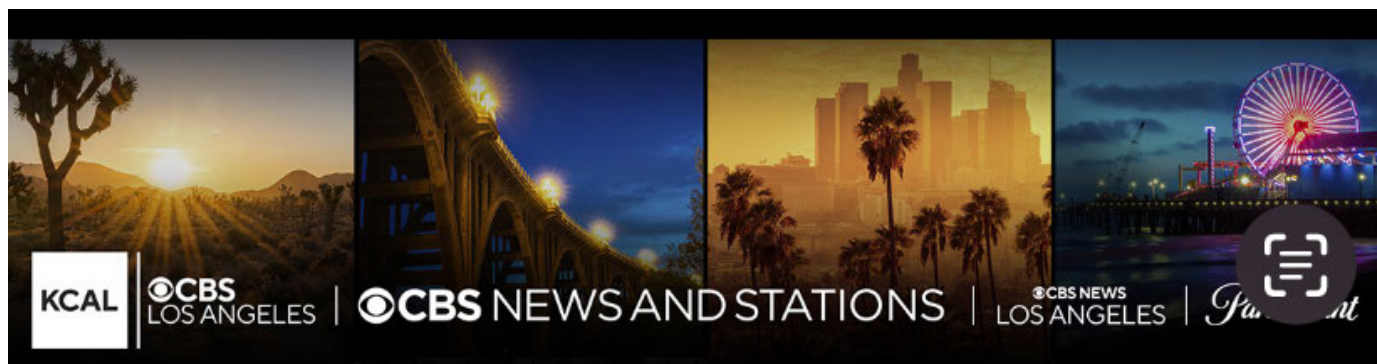
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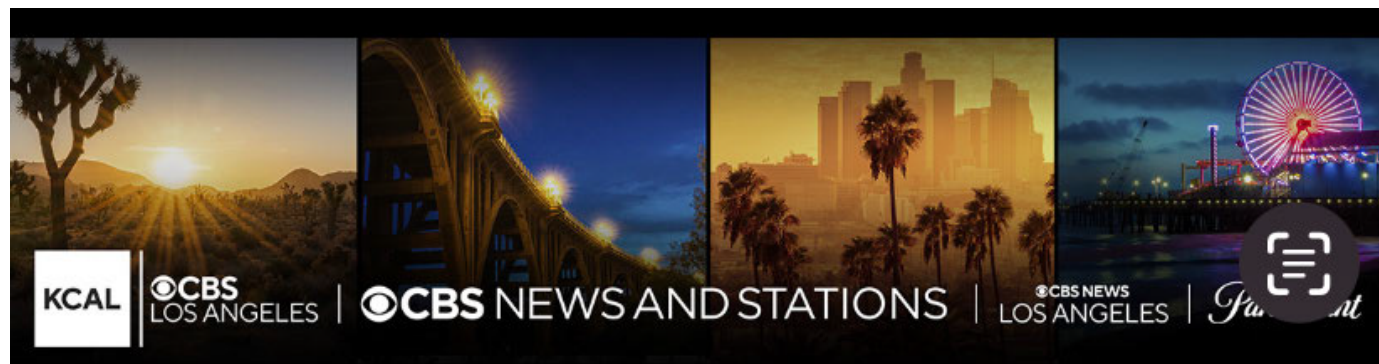
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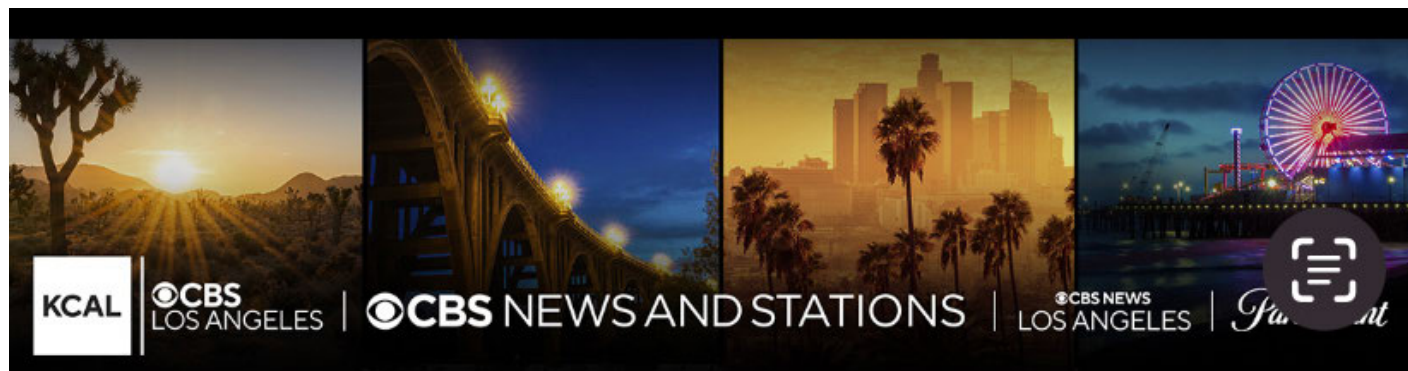
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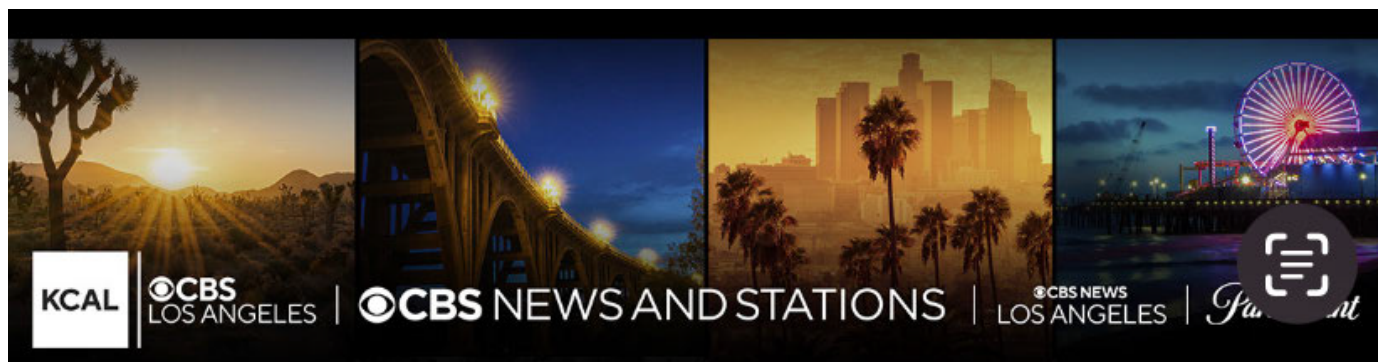
4200 Radford Avenue

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[REDACTED]

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E: [REDACTED]



Subject: Release and Motion Attached

From: Jamie Paige <jamie.paige@lacity.org>

Date: 5/9/2023, 3:17 PM

To: "[REDACTED]" <[REDACTED]>

Hi Pete,

As promised, here is our motion from today as well as the press release we sent along with it.

I will see you shortly.

Jamie

--



Jamie Paige | [Communications Deputy](#)

she/her/hers

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

TEL | (213) 887-6165



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

Attachments:

FOR IMMEDIATE RELEASE_Barrington Plaza .docx	7.4 KB
230508_CD 5 Motion_Ellis_Barrington.docx	8.1 KB

Subject: RELEASE: Councilwoman Traci Park Demands Safety, Wellbeing of Barrington Plaza Tenants
From: Jamie Paige <jamie.paige@lacity.org>
Date: 5/9/2023, 1:28 PM
To: City News Service <[REDACTED]>
BCC: [REDACTED]

FOR IMMEDIATE RELEASE:

Contact: Jamie Paige, jamie.paige@lacity.org

Councilwoman Traci Park Demands Safety, Wellbeing of Barrington Plaza Tenants

LOS ANGELES - Councilwoman Traci Park introduced a motion on Tuesday to the City Council, aiming to proactively ensure the safety and well-being of Barrington Plaza Apartments tenants during their relocation as fire sprinkler systems are installed to enhance building safety.

"I am deeply committed to ensuring the safety and well-being of all Barrington Plaza Apartments tenants during this critical time," said Park. "I am working closely with the Mayor's team and our Housing Department to ensure that each resident is protected and that the letter of the law is followed."

The Barrington Plaza Apartments experienced two devastating fires in recent years. In 2013, a fire erupted on the 11th floor, injuring eight people, including a 2-year-old girl and her grandfather. In January 2020, another fire occurred on the 6th and 7th floors, resulting in one death and multiple life-threatening injuries. Barrington Plaza is currently one of 55 residential high-rise buildings in Los Angeles lacking fire sprinkler systems.

In response to the 2020 fire, the Department of Building and Safety issued an order requiring the property owner to install a fire sprinkler system and declared multiple floors uninhabitable. An Ellis Act notice was filed on May 8, 2023, to withdraw the building from the housing market to facilitate a substantial renovation addressing this significant life safety issue.

Although the Ellis Act is a State law, the City has integrated its provisions into the Rent Stabilization Ordinance (RSO). Regulations include unit withdrawal, re-renting of withdrawn accommodations, and ensuring RSO unit owners comply with the Housing Department's procedures and tenant protections.

Park's motion seeks to guarantee fair and equitable relocation services for all residents, including seniors, long-term tenants, individuals with disabilities, and families. Additionally, Park has requested to establish a right-to-return process, if applicable, to ensure that all tenants receive the benefits and rights to which they are entitled under the Municipal Code.

"I will continue to closely monitor the relocation process for everyone involved," said Park.

To do so, Park's motion calls for the Housing Department, with assistance from other departments, to report every 30 days on the status of the Ellis Act process and relocation of tenants at Barrington Plaza Apartments.

Subject: Updated invitation: Zoom: Interview w/Jasmine Viel , KCAL News @ Tue May 9, 2023 12:45pm - 1pm (PDT)
(jamie.paige@lacity.org)
From: David Cano <david.cano@lacity.org>
Date: 5/9/2023, 11:50 AM
To: jamie.paige@lacity.org, traci.park@lacity.org

This event has been updated

Changed: description

Description **CHANGED**

12:45 Zoom meeting invitation - Jasmine Viel's Zoom Meeting

External

Inbox

Jasmine Viel <[REDACTED]> Attachments11:38 AM (11 minutes ago)

to jamie.paige, david.cano, me

Jasmine Viel's Zoom Meeting		Agenda
May9Tue	When	Tue May 9, 2023 12:45pm – 1pm (PDT) Tue May 9, 2023
	Where	https://cbs.zoom.us/j/91877720860 No earlier events
	Who	Unknown Organizer* 12:45pm Jasmine Viel's Zoom Meeting
		No later events

Jasmine Viel is inviting you to a scheduled Zoom meeting.

Topic: Jasmine Viel's Zoom Meeting
Time: May 9, 2023 12:45 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://cbs.zoom.us/j/91877720860>

Meeting ID: 918 7772 0860

One tap mobile

+12133388477,,91877720860# US (Los Angeles)

+16699006833,,91877720860# US (San Jose)

Dial by your location

+1 213 338 8477 US (Los Angeles)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

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Join by SIP

91877720860@zoomcrc.com

Join by H.323

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115.114.131.7 (India Mumbai)

115.114.115.7 (India Hyderabad)

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64.211.144.160 (Brazil)

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207.226.132.110 (Japan Tokyo)

149.137.24.110 (Japan Osaka)

Meeting ID: 918 7772 0860

Jasmine Viel

Anchor/Reporter

CBS2 & KCAL9

office: (818) 655-2000
cell: (714) 925-0185
@jasminevielcbsla
www.cbsla.com

3 of 3

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URGENT KCAL NEWS

External

Inbox

Viel, Jasmine <



9:55 AM (1 hour ago)

to me

Hi- trying to reach the Councilwoman for interview/statement regarding eviction of tenants at Barrington plaza apartments for some retrofits. Working under deadline.

Jasmine Viel*Reporter/Anchor***KCAL NEWS | CBS LOS ANGELES**4200 Radford AvenueStudio City, CA 91604

[REDACTED]

[REDACTED]

E: [REDACTED]

When

Tuesday May 9, 2023 · 12:45pm – 1pm (Pacific Time - Los Angeles)

Guests

traci.park@lacity.org - organizer

jamie.paige@lacity.org

[View all guest info](#)**Reply** for jamie.paige@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

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Attachments:

invite.ics

5.6 KB

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Jasmine Viel

Anchor/Reporter

CBS2 & KCAL9

office: [REDACTED]
cell: [REDACTED]
@jas [REDACTED] sla
www.cbsla.com

3 of 3

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Reporter/Anchor

KCAL NEWS | CBS LOS ANGELES

4200 Radford Avenue

Studio City, CA 91604

[REDACTED]

[REDACTED]

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— Attachments: —

invite.ics

5.6 KB

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From: "Viel, Jasmine" <[REDACTED]>

Date: 5/9/2023, 9:55 AM

To: "councilmember.park@lacity.org" <councilmember.park@lacity.org>

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Reporter/Anchor

KCAL NEWS | CBS LOS ANGELES

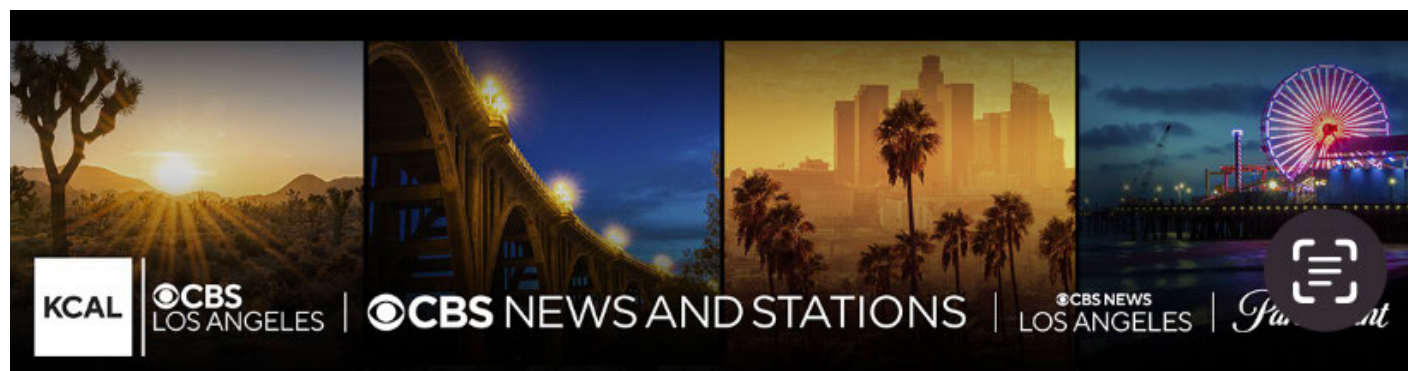
4200 Radford Avenue

Studio City, CA 91604

[REDACTED]

[REDACTED]

E: [REDACTED]



Subject: Barrington plaza assistance

From: Dara Kimball <[REDACTED]>

Date: 5/10/2023, 7:06 AM

To: Jeff.khau@lacity.org

Hi Jeff,

I really appreciated our conversation yesterday, and I would like any assistance you can provide to put me on the list at Barrington Plaza for additional help for long term residents/ seniors.

Although my understanding of the rules for the Ellis Act is that they are obligated to offer paid relocation to all tenants to a comparable unit if they are performing repairs or remodeling (they have stated publicly that they are adding fire sprinklers), and can only evict tenants and remove units from rent control if they are completely demolishing the building or converting to condos - it's seems that, at least for now, they are somehow getting away with it.

That said , given that I am a long term tenant (my initial lease was from October, 2014 for the unit below me - C616, and in October,2020 I transferred one unit up to C716, with no interruption of on time payment of rent for 9 years), and also that I am just under the threshold of age 62 (I will be 61 in September when they are asking us to vacate), I would like to be able to stay on for the one year.

Additionally as we discussed I would like to be relocated to a comparable unit in this area (Brentwood, Santa Monica) at the same rent I am paying, arranged by Barrington Plaza.

I would also ask them to consider the upgrade to the relocation fees as I am just slightly over the threshold of the income limits to qualify for additional relocation assistance.

Last and maybe most importantly, my little space here is my long term home. It's a very special unit as it's a southwest corner unit with unobstructed views of the ocean to the west, and the entire city to the south. My wrap around windows make this a light and airy space with excellent cross ventilation.

This has been critical for me as I have a severe mold allergy and so need the cross ventilation as well as a unit above the ground floor to stay healthy.

I consider Barrington Plaza my home and the westside has been my long term community - with my work, friends, doctors, etc. All being nearby.

I am heartbroken at the thought of having to uproot and leave my little sanctuary. My work (I am a sole proprietor Architect), has also taken a hit due to pandemic and recession - so the thought of incurring additional rent or moving expenses etc is extremely stressful and anxiety producing. I will not be able to afford current rents in this area.

I would therefore like to request some sort of compensation or buy out in exchange for relinquishing my 'first right of return' of my rent controlled unit. I truly do not think there will be another unit that is comparable and I had no intention of ever leaving as it's just been perfect here for me.

I do think that my quality of life will be impacted by this forced and possibly permanent relocation.

I also know from sources here that Barrington Plaza has been planning to completely gut and re-do this complex for years to create a high end living community like the one they just built across the street (with rents up to \$25,000.00/month!).

The current Barrington Plaza as a rent controlled building has offered a small respite for

a lot of people from all different backgrounds, to be able to live together on the westside in a community of affordability and diversity.

I thought this was the goal of the city? Taking 1,500 rent controlled units off the market so that more expensive luxury housing, out of reach of most, can be built seems counter to that in the extreme.

I am just one person with little power to change the forces that be, but if you can help me with the above items I would very much appreciate it.

Perhaps we can discuss a bit further by phone today? I do have a meeting with their relocation specialist today at 3 but maybe I should cancel it in light of this offer if assistance from you and Traci?

Please advise, and thank you Jeff.

Best regards,
Dara

Sent from my iPhone

Subject: Barrington Plaza Relocation Consultant

From: Teitel and Associates <[REDACTED]>

Date: 5/10/2023, 9:38 AM

To: "Jeff.khau@lacity.org" <Jeff.khau@lacity.org>

Hi Jeff,

I just spoke with your office regarding the possibility of being appointed as the residential relocation consultant for Barrington Plaza. We have been handling residential relocations in Southern California for the past 30 years. Most recently, we handled the residential relocation for more than 100 senior apartments in Pasadena at 275 E Cordova for Retirement Housing Foundation. We also handled permanent relocation of residents for EAH housing in South Los Angeles in 2022.

I would welcome the opportunity to meet with you at your convenience this week. We have offices in West LA and staff ready to handle this. Please let me know when we can find a time to talk or meet in person. I look forward to hearing from you.

Best regards,

Joy

[REDACTED]

Subject: Barrington Plaza Resident Meeting

From: Chandler Burns <[REDACTED]>

Date: 5/10/2023, 4:48 PM

To: "david.cano@lacity.org" <david.cano@lacity.org>, "Jeff.khau@lacity.org" <Jeff.khau@lacity.org>

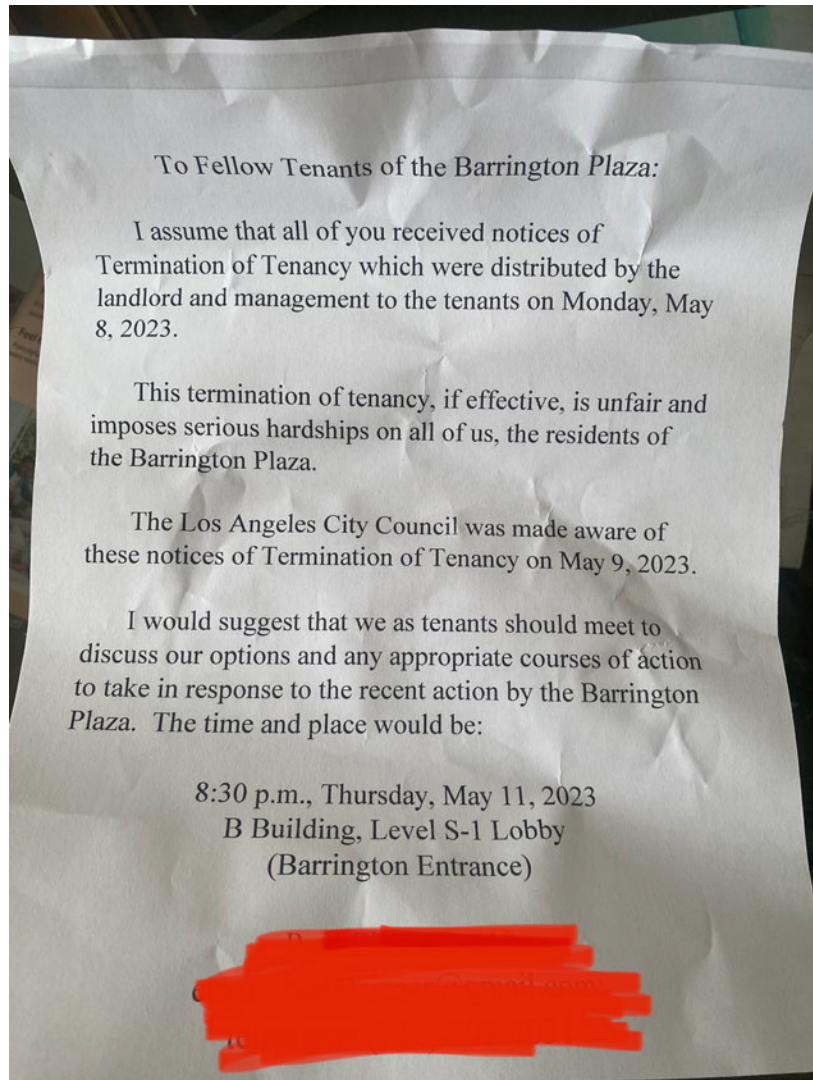
Hello,

I am a Barrington Plaza resident facing eviction, and I saw that Traci Park was advocating on our behalf. First off, I wanted to say thank you. It's good to know that my needs are being represented.

I got a note on my door from a fellow resident, and figured I'd pass this along, attached below. Tomorrow evening at 8:30pm in the S-1 Level of the B building at 11740 Wilshire Blvd, there will be a meeting for the residents to band together and discuss options. We'd be encouraged to see Ms. Park there and hear her insights into what the best next steps forward would be.

I understand if she cannot make it, and want to again express my gratitude for her advocacy.

All the best,
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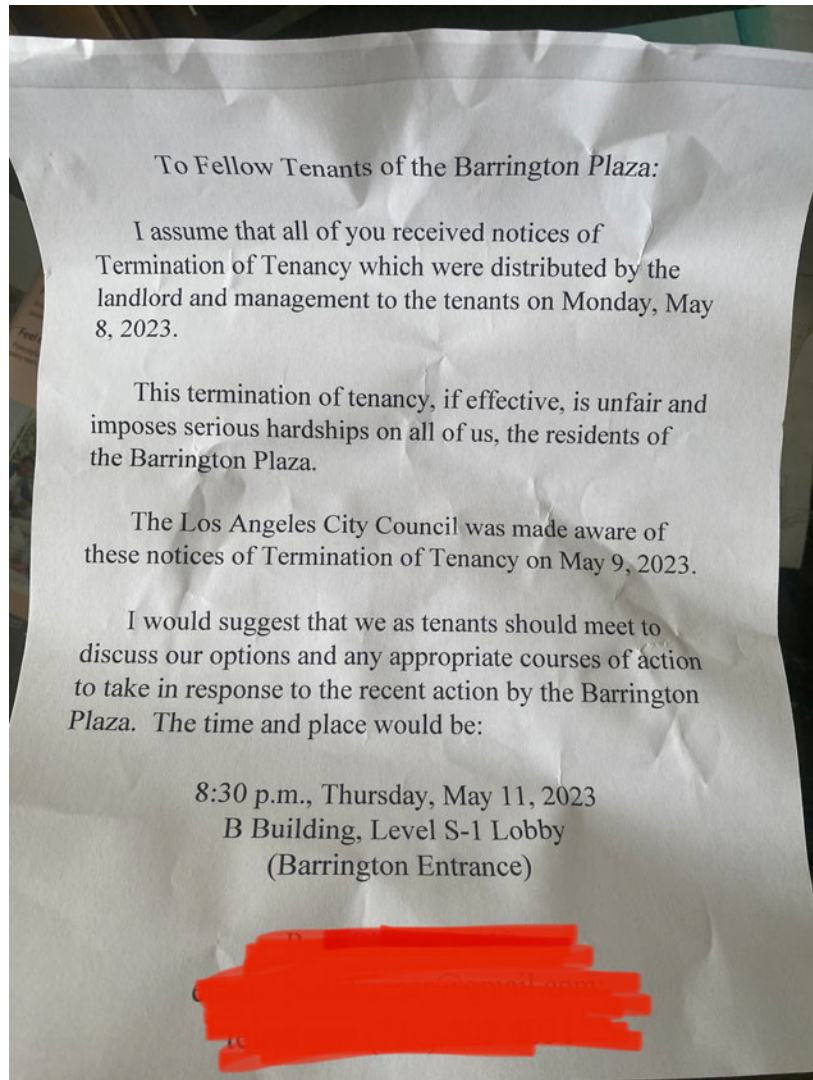
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Subject: Barrington Plaza Residents in Contact with CD 11

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/10/2023, 8:32 PM

To: Michele Aronson <[REDACTED]>

CC: Kevin Brunke <kevin.brunke@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Hi Michele,

Please see the note below regarding the tenants who have reached out to our office. They have been informed that their names have been passed to your office, and that a relocation specialist will reach out to them regarding their concerns/requests.

Claudio Montenari

- Request for a 12-month notice period

Dara Kimball

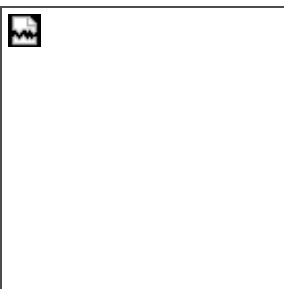
- Request for a 12-month notice period
- Request for Designated Residence Placement in a sister company property at current rental rate (she's 61 years old)
- Request for compensation for relinquishing right to return

Alan Rashtian

- Tried to make an appointment with relocation specialist, but was denied
- Claims that property management refused to accept late April rent, thus putting him out of "Good Standing"
- Requesting management to accept April rent in order to be in Good Standing, and thus eligible for enhanced relocation benefits

Paul Eisner

- Spoke at City Council meeting, claiming that sprinklers can be installed without vacating the building



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



***PLEASE NOTE:** E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. *(including attachments)* *

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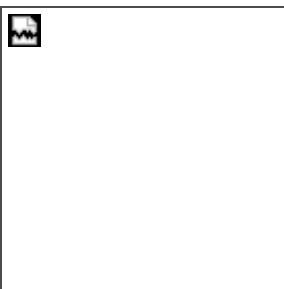
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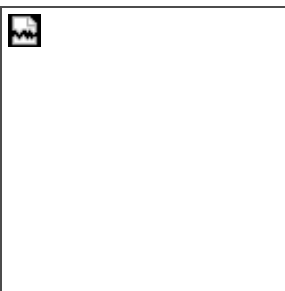
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Subject: Barrington Plaza Tenant
From: Allen <[REDACTED]>
Date: 5/10/2023, 12:28 PM
To: "Jeff.khau@lacity.org" <Jeff.khau@lacity.org>

Hi Jeff,

I live at Barrington Plaza and I am trying to get relocation assistance and they are not letting me register and get it.

I am hoping you can help me.

In April I was late on my rent and when I went to pay they said I missed the time I could pay and I can't pay anymore. They did charge me a late fee. I apologized to them and offered to pay them a Cashier's check and pay May rent 2 weeks in advance.

They said they are not obligated and they gave me notice to leave by May 6th.

I said I would like to have a judge decide my case. They have not served me any court papers beside the Ellis Act that I received on May 8th.

I believe the reason they did not accept my rent in April was not to give me relocation assistance.

Before that, I have paid them rent every single month. I have been a very good tenant.

I would wait for your response.

Thank you in advance,

Allen Rashtian

Subject: Fwd: Apt B0710
From: Allen <[REDACTED]>
Date: 5/10/2023, 3:30 PM
To: Jeff Khau <Jeff.khau@lacity.org>

----- Forwarded message -----

From: Kate Betances <[REDACTED]>
Date: Fri, Apr 21, 2023 at 1:41 PM
Subject: Re: Apt B0710
To: Allen <[REDACTED]>
Cc: Barrington Plaza Support <[REDACTED]>, Gregorio Barba <[REDACTED]>, Paola Mireles <[REDACTED]>, Miles Pountney <[REDACTED]>, Kevin Wolf <[REDACTED]>

Hi Allen,

As we have advised, we are not able to accept your rent since you are legal. To comply with the notice the vacate date is 5/6; however the choice is yours shall you not comply.

Best,

Kate Betances
Community Manager

Douglas Emmett Management, LLC
11740 Wilshire Boulevard
Los Angeles, CA 90025
(T) [REDACTED]
[REDACTED]
www.douglasemmett.com

On Fri, Apr 21, 2023 at 1:39 PM Allen <[REDACTED]> wrote:
Hi Kate,

Logan advised me that I would still be charged till the end of my lease terms. I will finish out my lease terms. I have the right to respond to the court document within 5 days and have a judge make a decision.

The new apartment I applied for moving to is May 28th and that is the earliest they can give me the apartment.

I can bring you a cashier check for April and May rent anytime plus the late fee for April. Please let me know.

Thank you,
Allen Rashtian

On Fri, Apr 21, 2023 at 1:27 PM Kate Betances <[REDACTED]> wrote:
Hi Allen.

To comply with the notice issued below the vacate date would be through 5/6/23. We received your 30 day notice with a vacate date of 5/31/23. However, please note this will put you past the comply date. By vacating 5/6 you will be responsible for 6 days of prorated rent (5/1 to 5/6).

NOTICE TO PAY RENT OR QUIT

TO: Allen Rashtian and all others if any in possession of the real premises located at: 11728 WILSHIRE BLVD., UNIT # B0710, LOS ANGELES, CA 90025 (the "Premises"). The number of bedrooms at the Premises is 1.

WITHIN THREE DAYS (NOT INCLUDING COURT HOLIDAYS OR WEEKENDS) after service upon you of this notice, you are hereby required to pay the unpaid rental sum of: \$2,495.00 being the unpaid rent due on the above-described Premises for the period 04/01/2023 to 04/30/2023:

OR

within THIRTY DAYS after service on you of this notice to deliver up possession of said Premises to the Lessor, or the Lessor or its agent will institute legal proceedings against you to recover possession of said Premises and for unpaid rents and rental holdover damages. You are further notified that the Landlord hereby declares the forfeiture of the lease under which you hold possession of the Premises if you do not timely comply with this notice. This notice does not demand unpaid rents prior to April 1, 2023, and lessor reserves all of its rights with respect to unpaid rents prior to April 1, 2023.

The rent demanded above is to be made payable to: **Barrington Plaza LLC**
 Person to whom rent is to be delivered: **Kate Betances**
 Address where rent is to be delivered: 11740 Wilshire Blvd., Leasing Office, Los Angeles, CA 90025
 Days on which rent may be delivered: Monday to Friday
 Times at which rent may be delivered: 9:00 am to 5:30 pm.
 Telephone Number Where Rent May be Delivered: 310-479-4191

Dated: 04/06/2023

By: **Douglas Emmett Management**
 Auth. agent for the Landlord

NOTICE TO TENANT – FEDERAL DEBT COLLECTION DISCLOSURE IS ATTACHED. NOTHING CONTAINED HEREIN OR OMITTED HEREFROM IS A WAIVER OF ANY OF OWNER'S RIGHTS; ALL SUCH RIGHTS ARE EXPRESSLY RESERVED.

CC: Los Angeles Housing Dept.

To qualify for a security deposit refund, your apartment should be left clean with no damages, minus the wear and tear. Please be sure the following items are included in your detailed apartment cleaning and also provide us with professional cleaning receipts if you decide to go that route.

1. Remove all of your belongings from the apartment.
2. Remove all trash from the apartment and patio or balcony
3. The disposal lid and stopper, if provided, must be present.
4. Clean the stove, the oven, drip pans, and under the burners.
5. Clean the refrigerator and freezer.
6. Sweep and mop all uncarpeted floors.
7. Vacuum all carpets.
8. Clean the bathroom(s) including commodes, sinks, countertops, showers and tub
9. Please clean and remove any shelf paper from the cabinets, drawers and shelves.
10. Clean all mirrors and fixtures.
11. Clean all vertical blinds and mini blinds.
12. Pay the final utility bill.
13. Remove or cancel any recurring payments set up online with your resident portal as our system does not recognize prorated rents.
14. Return all keys, devices, and pool passes.

Price Sheet Barrington Plaza

Item Description	Studio Apartment One Bathroom	One Bedroom One Bathroom	Two Bedroom Two Bathroom
Full Paint	\$530.00	\$530.00	\$595.00
Paint Two Coats	\$725.00	\$725.00	\$895.00
Kitchen Cabinets Full Paint	\$250.00	\$250.00	\$250.00
Kitchen Cabinets prime & Paint	\$350.00	\$350.00	\$350.00
Ceiling Paint	\$225.00	\$250.00	\$300.00
Ceiling Paint Two Coats	\$325.00	\$350.00	\$400.00
Patio Walls & Floor Paint	\$110.00	\$110.00	\$110.00
Medicine Cabinet Paint	\$85.00	\$85.00	\$85.00
Kitchen & Bathroom Re-grout	\$120.00	\$120.00	\$150.00
Kitchen Sink Re-glaze	\$150.00	\$150.00	\$150.00
Bathtub Re-glaze	\$250.00	\$250.00	\$250.00
Bar Top Re-glaze	\$175.00	\$175.00	\$175.00
Vanity Re-glaze	\$90.00	\$90.00	\$90.00
Shower W/Walls Re-glaze	\$375.00	\$375.00	\$375.00
Apartment Cleaning Service	\$190.00	\$190.00	\$255.00
Carpet Cleaning	\$100.00	\$120.00	\$140.00
Exterior Window Clean	\$40.00	\$40.00	\$75.00
Balcony Paint	\$95.00	\$95.00	\$95.00
Kitchen Counter Top Re-glaze	\$375.00	\$375.00	\$375.00
Bathtub W/Walls Re-glaze	\$375.00	\$375.00	\$375.00

**Major Plaster Repairs, Drywall Repairs, Water Damage
Repairs and Texture (ADDITIONAL CHARGES)**

*The rates are allocated for short period of time.

*Company has authorization to change rate at any time.

*Rate for any product can be changed without prior notice.

Adherence to the above guidelines will avoid problems and help your move-out day be as trouble-free as possible. Please also read the security deposit section of your rental agreement.

DocuSign Envelope ID: 6873290A-812E-4AD9-B9E7-CC842BD4BFC4

Landlord all of those rights which Landlord would have notwithstanding any provisions contained in this paragraph, including, without limitation, those rights described in paragraph (14) hereof.

- c. City of Los Angeles, Housing Department Code Enforcement Unit annually inspects all housing units and the Premises is subject to annual Rent Stabilization Ordinance Fee ("RSO Fee") and Systematic Code Enforcement Program Fee ("SCEP Fee"). To the maximum extent allowed by law, Resident will be responsible for these fees, and must pay these amounts to Landlord. Under current RSO guidelines (which may be amended in the future), Landlords may pass through to Residents fifty percent (50%) of the annual RSO Fee and Landlords are permitted to bill Residents 1/12th of this fee each month. A listing of RSO designated units is available upon request at the resident services office. In addition, Landlords are allowed to pass through 1/12th of the annual SCEP Fee each month. These fees are subject to change as allowed by law.

2. SECURITY DEPOSIT.

In addition to the rent provided to be deposited herewith in paragraph (1), as part of the consideration for the execution of this Lease by Landlord, Resident shall deposit with Landlord the sum of \$ 2,495.00 , which represents total security deposit under the Lease including any additional deposits as of the date of this Lease, receipt of which Landlord acknowledges, as security for the faithful performance by Resident of all the terms, conditions and covenants herein to be performed by Resident. Upon termination of the Lease, and after Resident has vacated the Premises, within the time allowed by law, Landlord shall return said sum herewith deposited to Resident, less any amounts reasonably necessary: (a) to compensate Landlord for any default in the payment of rent or other sum payable under this Lease, including the cost of recovering possession of the Premises, rental commissions, advertising expenses, and other costs incurred because of Resident's breach of the Lease and the rent and other amounts due through the end of the Lease term (including rent due up through the date Resident vacates the Premises, rent due through the date of judgment, and rent due after the date of judgment through the end of the original Lease term) and any other amount necessary to compensate Landlord for Resident's breach of the Lease, minus amounts Landlord could have reasonably avoided; (b) to repair damages to the Premises and Community, exclusive of ordinary wear and tear, caused by Resident, occupants, and Resident's guests or invitees ("Resident's Related Parties"). Damage or deterioration of the Premises is not ordinary wear and tear if it could have been prevented by good maintenance practices by Resident, or if Resident failed to notify Landlord of a maintenance issue in a timely fashion in writing so that Landlord could prevent the damage or deterioration; (c) to clean the Premises at the termination of tenancy, if not returned to Landlord at the same level of cleanliness it was when the Resident first moved in; and (d) to remedy future defaults by Resident in any obligation to restore, replace or return Landlord's personal property or appurtenances, other than normal wear and tear. Any painting and/or carpet replacement charges, if assessed, are pro-rated based upon a six year life expectancy from the date of complete paint or installation. No interest shall be payable on the security deposit, unless required by law.

Respectfully,

Kate Betances
Community Manager

Douglas Emmett Management, LLC
11740 Wilshire Boulevard
Los Angeles, CA 90025

(T) [REDACTED]

(F) [REDACTED]

www.douglasemmett.com

On Wed, Apr 19, 2023 at 5:57 PM Allen <[REDACTED]> wrote:

Hi Kate,

Since I am getting different answers from you and Logan regional manager. I would like to know if I move out by May 6th. Am I going to be charged the full month of rent for May 2023?

Please let me know,
Allen Rashtian

On Wed, Apr 19, 2023 at 3:42 PM Allen <[REDACTED]> wrote:

Yes, I am available now. Please call me at [REDACTED]

Thank you,
Allen Rashtian

On Wed, Apr 19, 2023 at 3:40 PM Kate Betances <[REDACTED]> wrote:

Hi Allen,

Hope this email finds you well!

Are you available now if I can or within the next hour or so?

Best,

Kate Betances
Community Manager

Douglas Emmett Management, LLC

11740 Wilshire Boulevard

Los Angeles, CA 90025

(T) [REDACTED] (F) [REDACTED]

[REDACTED]
www.douglasemmett.com

On Wed, Apr 19, 2023 at 11:38 AM Allen <[REDACTED]> wrote:

Hi Kate,

I just spoke to Logan. He said he will talk to you. I want speak with you so we are on same page. Can I setup a call with you today?

Thank you,
Allen Rashtian

On Tuesday, April 18, 2023, Kate Betances <[REDACTED]> wrote:

Hi Allen,

Your call to our corporate office Regional Manager Logan was re-routed back to me. Wanted to reach out as our decision regarding April rent remains the same as previously mentioned. Your tender is late and the landlord is no longer obligated to accept a late tender as it's well past the period. There is nothing more we can do as we did our best to collect during that period. ***Please note that the 3/30 day issued to you on April 6th which had two parts to your duty; you failed to pay timely, you must vacate within the period specified in the notice, all rights in that notice are reserved.***

Respectfully,

Kate Betances
Community Manager

Douglas Emmett Management, LLC

[11740 Wilshire Boulevard](#)

[Los Angeles, CA 90025](#)

(T) [REDACTED] (F) [REDACTED]

www.douglasemmett.com

On Tue, Apr 18, 2023 at 11:46 AM Kate Betances <[REDACTED]> wrote:

Hi Allen,

As mentioned via phone and email your tender is late and the landlord is no longer obligated to accept a late tender as it's well past the period. There is nothing more we can do as we did our best to collect during that period. ***Please note that the 3/30 day issued to you on April 6th which had two parts to your duty; you failed to pay timely, you must vacate within the period specified in the notice, all rights in that notice are reserved.*** The notice was posted to your door, mailed the same day, and also provided to the Los Angeles Housing Department. I have attached your lease for reference.

NOTICE TO PAY RENT OR QUIT

TO: Allen Rashtian and all others if any in possession of the real premises located at: 11728 WILSHIRE BLVD., UNIT # B0710, LOS ANGELES, CA 90025 (the "Premises"). The number of bedrooms at the Premises is 1.

WITHIN THREE DAYS (NOT INCLUDING COURT HOLIDAYS OR WEEKENDS) after service upon you of this notice, you are hereby required to pay the unpaid rental sum of: **\$2,495.00** being the unpaid rent due on the above-described Premises for the period **04/01/2023 to 04/30/2023**:

OR

within THIRTY DAYS after service on you of this notice to deliver up possession of said Premises to the Lessor, or the Lessor or its agent will institute legal proceedings against you to recover possession of said Premises and for unpaid rents and rental holdover damages. You are further notified that the Landlord hereby declares the forfeiture of the lease under which you hold possession of the Premises if you do not timely comply with this notice. This notice does not demand unpaid rents prior to April 1, 2023, and lessor reserves all of its rights with respect to unpaid rents prior to April 1, 2023.

The rent demanded above is to be made payable to: **Barrington Plaza LLC**

Person to whom rent is to be delivered: **Kate Betances**

Address where rent is to be delivered: 11740 Wilshire Blvd., Leasing Office, Los Angeles, CA 90025

Days on which rent may be delivered: Monday to Friday

Times at which rent may be delivered: 9:00 am to 5:30 pm.

Telephone Number Where Rent May be Delivered: 310-479-4191

Dated: 04/06/2023

By: **Douglas Emmett Management**
Auth. agent for the Landlord

NOTICE TO TENANT – FEDERAL DEBT COLLECTION DISCLOSURE IS ATTACHED. NOTHING CONTAINED HEREIN OR OMITTED HEREFROM IS A WAIVER OF ANY OF OWNER'S RIGHTS; ALL SUCH RIGHTS ARE EXPRESSLY RESERVED.

CC: Los Angeles Housing Dept.

Sincerely,

Kate Betances

Community Manager

Douglas Emmett Management, LLC

[11740 Wilshire Boulevard](#)

[Los Angeles, CA 90025](#)

(T) [REDACTED]

(F) [REDACTED]

[www.doug\[asemmett.com\]](http://www.doug[asemmett.com])

On Tue, Apr 18, 2023 at 11:29 AM Allen <[REDACTED]> wrote:

Hi Kate,

Thank you for taking your time and replying back to me. Moving forward I would like all my email responses to be forward to Douglas Emmett corporate office.

I checked my mail and email. The only three day notice I saw was the one you emailed me yesterday. Can you please provide evidence with email or register mail that I received it?

Also were any tenants given 3 day notice and Douglas Emmett accepted their rent after the 3 day notice?

I do feel I am being discriminated against.

I would like to finish my lease which ends next month and move on from this property.

I would be waiting for your response.

Thank you,
Allen Rashtian

On Mon, Apr 17, 2023 at 3:21 PM Kate Betances <[REDACTED]> wrote:

Hi Allen,

Unfortunately, since the tender is late and the landlord is no longer obligated to accept a late tender as it's well past the period. There is nothing more we can do as we did our best to collect during that period. Please note that the 3/30 day issued to you on April 6th which had two parts to your duty; you failed to pay timely, you must vacate within the period specified in the notice, all rights in that notice are reserved.

NOTICE TO PAY RENT OR QUIT

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The rent demanded above is to be made payable to: **Barrington Plaza LLC**
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Auth. agent for the Landlord

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CC: Los Angeles Housing Dept.

Respectfully,

Kate Betances
Community Manager

Douglas Emmett Management, LLC
[11740 Wilshire Boulevard](#)
[Los Angeles, CA 90025](#)

(T) [REDACTED] (F) [REDACTED]

www.douglasemmett.com

On Mon, Apr 17, 2023 at 3:07 PM Allen <[REDACTED]> wrote:

Hi Kate,

This is Allen Rashtian from Apt B0710

I was not aware that if I miss the rent because of 10 days I will get evicted.

I understand your position and I hope we can come to an agreement I would appreciate it.

I understand Passover is no excuse and the rent should have been paid. I'm practicing Jewish person.

I can bring you a cashier check for April and pay you May rent in advance to make up for April.

Life it has it challenges and I wish I wouldn't even been talking to you about this. I'm not a bad person and to be honest I've been little depressed and I wasn't thinking straight.

I just want to leave you guys on a good note.

I hope for your understanding.

Thank you,
Allen Rashtian

Important Notice: This message is intended only for the person or entity to which it is addressed. The information provided is confidential. Accordingly, any review, retransmission, dissemination or other use of this information by, or disclosure of it to, anyone other than the intended recipient could have significant adverse effects and is prohibited. This message does not constitute an offer to purchase or sell any securities or other interests.

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Subject: Fwd: Barrington Plaza Resident Meeting
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 5/10/2023, 5:51 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

FYI



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



*PLEASE NOTE: E-mail correspondence with the Office of Councilwoman Traci Park may be subject to public disclosure under the California Public Records Act. (including attachments) *

----- Forwarded message -----

From: Chandler Burns <[REDACTED]>
Date: Wed, May 10, 2023 at 4:48 PM
Subject: Barrington Plaza Resident Meeting
To: david.cano@lacity.org <david.cano@lacity.org>, Jeff.khau@lacity.org <Jeff.khau@lacity.org>

Hello,

I am a Barrington Plaza resident facing eviction, and I saw that Traci Park was advocating on our behalf. First off, I wanted to say thank you. It's good to know that my needs are being represented.

I got a note on my door from a fellow resident, and figured I'd pass this along, attached below. Tomorrow evening at 8:30pm in the S-1 Level of the B building at 11740 Wilshire Blvd, there will be a meeting for the residents to band together and discuss options. We'd be encouraged to see Ms. Park there and hear her insights into what the best next steps forward would be.

I understand if she cannot make it, and want to again express my gratitude for her advocacy.

All the best,
Chandler

To Fellow Tenants of the Barrington Plaza:

I assume that all of you received notices of Termination of Tenancy which were distributed by the landlord and management to the tenants on Monday, May 8, 2023.

This termination of tenancy, if effective, is unfair and imposes serious hardships on all of us, the residents of the Barrington Plaza.

The Los Angeles City Council was made aware of these notices of Termination of Tenancy on May 9, 2023.

I would suggest that we as tenants should meet to discuss our options and any appropriate courses of action to take in response to the recent action by the Barrington Plaza. The time and place would be:

8:30 p.m., Thursday, May 11, 2023
B Building, Level S-1 Lobby
(Barrington Entrance)

[REDACTED]

Subject: Fwd: Barrington Plaza Resident Meeting
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 5/10/2023, 5:51 PM
To: Star Parsamyan <star.parsamyan@lacity.org>

FYI



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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8:30 p.m., Thursday, May 11, 2023
B Building, Level S-1 Lobby
(Barrington Entrance)

[REDACTED]

Subject: Fwd: Chat with William Ayala "PHONE MESSAGE Joy Teitel w/ Resident relocatio..."

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/10/2023, 9:37 AM

To: Jeff Khau <Jeff.khau@lacity.org>

Forwarded chat with [William Ayala](#)



Will,
Ayala

William Ayala

PHONE MESSAGE Joy Teitel w/ Resident relocation services. Re: Barrington Plaza-- she will be emailing information. [REDACTED]

[Open message](#)

[Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA](#)

Logo
for
Google

Subject: How To LA: Fast Fashion's Tight Grip On Our Region

From: "LAist" [REDACTED] >

Date: 5/10/2023, 6:31 AM

To: <jamie.paige@lacity.org>

[LAist](#)

VIEW ONLINE

How to L.A.

[Aaricka Washington Portrait](#) By Aaricka Washington

Good morning, L.A. *It's Wednesday, May 10. Today in How to LA: The dilemmas facing L.A. Fashion District garment workers, teen found dead from drug overdose inside an L.A. County juvenile hall; plus, revisiting the Hollywood strike of 1945.*

A Fashion District garment worker carefully feeds an item of clothing through a sewing machine.
(Samanta Helou Hernandez/LAist)

Every day, we make conscious decisions on what to wear. There's this cute, bright green dress I got from Shein, the fast fashion retailer, that I love wearing to work. Without much hesitation or thought, I slide on the dress and get prepared for the next thing on my to-do list.

As I'm preparing to leave for the office, there are other Angelenos just a few miles away from me that are cutting cloth and sewing on intricate threads to make the clothes many of us wear. Most get paid [very little](#) for it, too — often only per piece, no matter how long it takes them.

There are roughly 40,000 garment workers living and working in Los Angeles. The Fashion District downtown is a major retail manufacturing hub, helping make the fashion and textile industry in Southern California the [largest](#) in the U.S. In fact, an estimated [83 percent](#) of all domestic "cut-and-sew" manufacturing happens in L.A. The rise of companies like [Shein](#), which has been defined as "[ultra fast fashion](#)," only

adds more pressure on the people making our clothes.

In the latest *How To LA* podcast [episode](#), host Brian De Los Santos joined producer Meg Botel and LAist's Josie Huang to break down the relationship between fast fashion and L.A., and the role companies like Shein play in tightening the industry's grip on our region, which include making Youtube [reality shows](#) and partnering with the [Fashion Institute of Design and Merchandising](#), or FIDM, on a scholarship program. The episode digs into fast fashion's impact on the environment and the labor force. Listen [here](#).

But fast fashion and low wages aren't the only challenges L.A.'s garment industry is facing. My colleague David Wagner recently wrote about the city's new [aggressive plan](#) to add thousands of more housing units downtown and how that threatens to push businesses and workers out. There are proposals out there for how this could be avoided but, with their low pay, many garment workers fear not being able to live in the new housing units the city plans to develop right where they work.

Read David's [story](#) for more.

As always, stay happy and healthy, folks. There's more news below - just keep reading.

FROM OUR SPONSORS



News You Need After You Stop Hitting Snooze

At LAist we will always bring you the news freely, but occasionally we do include links to other publications that may be behind a paywall.

- A teenager died inside a Los Angeles County juvenile hall after an **apparent drug overdose** on Tuesday morning. My colleague Frank Stolze [has more](#)

[information](#) on what happened and what's being done to fix “illegal and unsafe conditions” inside these spaces.

- Landlords at **Barrington Plaza**, a high-rise apartment in West LA, are [evicting](#) hundreds of renters, more than three years after a fire destroyed a part of the property. My colleague David Wagner has more information behind the landlords' plans and what will happen to the renters as they install fire sprinklers and other safety measures.
- Two months before the murder of George Floyd Jr. in Minneapolis, **Edward Bronstein** died in California Highway Patrol custody in Altadena, screaming “I can't breathe.” Now, the state of California is [paying](#) his family \$24 million, **one of the largest settlements** of its nature in the U.S.
- Who in the world could be optimistic about **climate change**? Nurseryman Gary Gragg is. He's taking advantage of the warming climate so he can [grow](#) mango trees in Northern California.
- As legalization has made **marijuana** more widely available, the plant has also grown [more potent](#), which has been linked with psychological disorders. Regulators aren't able to keep up.
- ICYMI: For all my 40 year old women, it's time to get **mammograms**. The U.S. Preventive Services Task Force is now [recommending](#) that women get a screening test every other year starting at 40.

Wait! One More Thing...Revisiting The Hollywood Strike Of 1945

Oct. 9, 1945: A man, cornered by his opponents, raises his arms for protection during one of the many battles during the protests outside Warner Bros.

(Herald Examiner Collection/Los Angeles Public Library Collection)

It's currently Day 9 of the first Writers Guild of America strike in 15 years. Yesterday, we learned from my colleague John Horn that several big names like President Joe Biden, Actor Tom Hanks and Game of Thrones Novelist and Screenwriter George R.R.

Martin [spoke out](#) in support for writers. This is after learning that several shows stopped production.

Last week, we took a little trip with John through the [technology changes and platform shifts](#) throughout the past six decades that's led writers to strike six times in 60 years. Now, let's jump back in the DeLorean for a second time and go even further back to the strike of 1945. This strike was the big one that caused a [huge shift](#) in Hollywood.

But it wasn't a writers strike. Back in 1945, it was the studio painters, carpenters and other crew members who were a part of the Conference of Studio Unions (CSU) who organized the strike.

It quickly turned ugly. Soon after crews gathered at Warner Bros. in Burbank, where writers are now [marching](#) with picket signs that express their demands, police officers and scabs violently beat workers on strike.

Here's an excerpt about that bloody moment in history from Hadley Meares' article:

“That morning at Warner Bros. was the most brutal conflict between billion-dollar studios and the people who keep them running but it was hardly the last. The struggle between Hollywood's controlling business interests and everyday laborers continues, most recently with the [narrowly avoided IATSE strike in 2021](#), which would have crippled the film and TV industry.”

Read more about this history [here](#).

That's it for today. Thanks for reading How To L.A.

Know someone who would love this newsletter? Forward it to them and [sign up here](#).

Don't forget to subscribe to the How To L.A. podcast on [Apple Podcasts](#).

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I'm going to postpone the relocation meeting today - Barrington Plaza

Subject: I'm going to postpone the relocation meeting today - Barrington Plaza

From: Dara Kimball <[REDACTED]>

Date: 5/10/2023, 1:11 PM

To: Jeff Khau <Jeff.khau@lacity.org>

Hi Jeff,

Per my last email - I will cancel the relocation meeting I had at 3:00 and wait to reschedule until I hear back from you as to if I can be added to the other list etc.

Best,

Dara

Sent from my iPhone

Subject: Re: Barrington plaza assistance

From: Dara Kimball <[REDACTED]>

Date: 5/10/2023, 8:39 PM

To: Jeff Khau <Jeff.khau@lacity.org>

Sounds good. Thank you so much Jeff. Hopefully it will have some impact. I will let you know.

Sent from my iPhone

On May 10, 2023, at 8:38 PM, Jeff Khau <Jeff.khau@lacity.org> wrote:

Yes, that would be the "designated residence placement" program offered to long-term tenants. I did request that service on your behalf, along with the 12-month notice period and compensation for relinquishing your right to return. The Barrington Plaza rep said they would contact you to follow up but in the case that they don't, feel free to reach out to me again and we'll intercede.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park • 11th District

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 [TEL](tel:(213)887-5644)



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On Wed, May 10, 2023 at 8:32 PM Dara Kimball <[REDACTED]> wrote:

Hi Jeff,

Ok. I thought you were going to advocate for me specifically to get on the list for the additional benefits being offered to long term tenants- is this the case still?

Thank you for your help!

Dara

Sent from my iPhone

On May 10, 2023, at 8:13 PM, Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Dara,

I've passed your requests and name to the property manager and a relocation specialist will get back to you shortly to discuss your benefits. Please note that any additional benefits beyond what is required by law is at the discretion of the property owner, and that you may be asked to provide reasons for requesting additional benefits.

If you require further assistance or if you are not satisfied with the relocation services provided, please reach out to me directly and we will sort it out.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

Office of Councilwoman Traci Park * 11th District

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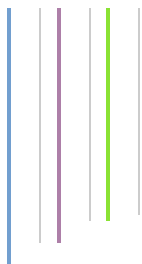
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Date: 5/10/2023, 8:37 PM
To: Dara Kimball <[REDACTED]>

Yes, that would be the "designated residence placement" program offered to long-term tenants. I did request that service on your behalf, along with the 12-month notice period and compensation for relinquishing your right to return. The Barrington Plaza rep said they would contact you to follow up but in the case that they don't, feel free to reach out to me again and we'll intercede.



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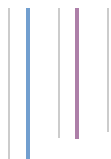
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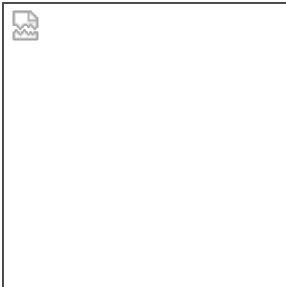
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I would also ask them to consider the upgrade to the relocation fees as I am just slightly over the threshold of the income limits to qualify for additional relocation assistance.

Last and maybe most importantly, my little space here is my long term home. It's a very special unit as it's a southwest corner unit with unobstructed views of the ocean to the west, and the entire city to the south. My wrap around windows make this a light and airy space with excellent cross ventilation.

This has been critical for me as I have a severe mold allergy and so need the cross ventilation as well as a unit above the ground floor to stay healthy.

I consider Barrington Plaza my home and the westside has been my long term community - with my work, friends, doctors, etc. All being nearby.

I am heartbroken at the thought of having to uproot and leave my little sanctuary. My work (I am a sole proprietor Architect), has also taken a hit due to pandemic and recession - so the thought of incurring additional rent or moving expenses etc is extremely stressful and anxiety producing. I will not be able to afford current rents in this area.

I would therefore like to request some sort of compensation or buy out in exchange for relinquishing my 'first right of return' of my rent controlled unit. I truly do not think there will be another unit that is comparable and I had no intention of ever leaving as it's just been perfect here for me.

I do think that my quality of life will be impacted by this forced and possibly permanent relocation.

I also know from sources here that Barrington Plaza has been planning to completely gut and re-do this complex for years to create a high end living community like the one they just built across the street (with rents up to \$25,000.00/month!).

The current Barrington Plaza as a rent controlled building has offered a small respite for a lot of people from all different backgrounds, to be able to live together on the westside in a community of affordability and diversity.

I thought this was the goal of the city? Taking 1,500 rent controlled units off the market so that more expensive luxury housing, out of reach of most, can be built seems counter to that in the extreme.

I am just one person with little power to change the forces that be, but if you can help me with the above items I would very much appreciate it.

Perhaps we can discuss a bit further by phone today? I do have a meeting with their relocation specialist today at 3 but maybe I should cancel it I light of this offer if assistance from you and Traci?

Please advise, and thank you Jeff.

Best regards,

Dara

Sent from my iPhone

Subject: Re: Barrington Plaza Relocation Consultant

From: Teitel and Associates <[REDACTED]>

Date: 5/10/2023, 10:11 AM

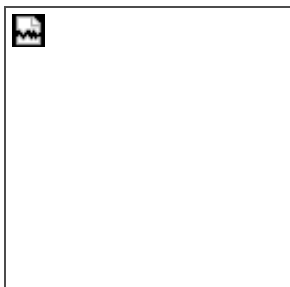
To: Jeff Khau <Jeff.khau@lacity.org>

Will do. Thanks!

On Wed, May 10, 2023 at 10:07 AM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Joy,

Unfortunately I cannot get you in touch with management at this time. I encourage you to reach out on your own.



Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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On Wed, May 10, 2023 at 10:03 AM Teitel and Associates <[REDACTED]> wrote:

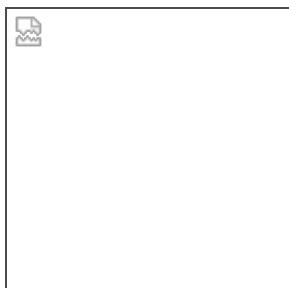
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Could you please put me in touch with management handling the relocation consultant so that I can confirm directly?

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Hi Joy,

I believe Barrington Plaza has already contracted a relocation consultant.



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I would welcome the opportunity to meet with you at your convenience this week. We have offices in West LA and staff ready to handle this. Please let me know when we can find a time to talk or meet in person. I look forward to hearing from you.

Best regards,
Joy

[REDACTED]

Subject: Re: Barrington Plaza Relocation Consultant
From: Jeff Khau <Jeff.khau@lacity.org>
Date: 5/10/2023, 10:06 AM
To: Teitel and Associates <[REDACTED]>

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Best regards,
Joy

[REDACTED]

Subject: Re: Barrington Plaza Tenant
From: Allen <[REDACTED]>
Date: 5/10/2023, 3:32 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Thank you for your call. I have forwarded you the email.

Here information: **Kate Betances**
Community Manager
Douglas Emmett Management, LLC
11740 Wilshire Boulevard
Los Angeles, CA 90025
(T) [REDACTED] (F) [REDACTED]
[REDACTED]

Best regards,
Allen Rashtian

On Wed, May 10, 2023 at 2:53 PM Allen <[REDACTED]> wrote:

My phone number is [REDACTED]

Thank you,
Allen Rashtian

On Wed, May 10, 2023 at 2:48 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Allen,

Thank you for reaching out to our office. What's the best number to reach you at? I will try to give you a call this afternoon.



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On Wed, May 10, 2023 at 12:29 PM Allen <[REDACTED]> wrote:

Hi Jeff,

I live at Barrington Plaza and I am trying to get relocation assistance and they are not letting me register and get it.

I am hoping you can help me.

In April I was late on my rent and when I went to pay they said I missed the time I could pay and I can't pay anymore. They did charge me a late fee. I apologized to them and offered to pay them a Cashier's check and pay May rent 2 weeks in advance.

They said they are not obligated and they gave me notice to leave by May 6th.

I said I would like to have a judge decide my case. They have not served me any court papers beside the Ellis Act that I received on May 8th.

I believe the reason they did not accept my rent in April was not to give me relocation assistance.

Before that, I have paid them rent every single month. I have been a very good tenant.

I would wait for your response.

Thank you in advance,

Allen Rashtian

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Date: 5/10/2023, 2:53 PM
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Subject: Re: Barrington Plaza Tenants Deserve Better, CD11 Deserves Better

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/10/2023, 4:10 PM

To: Carter Moon <[REDACTED]>

CC: councilmember.park@lacity.org, star.parsamyan@lacity.org, Kevin.Brunke@lacity.org, Jamie.Paige@lacity.org, Jacob.Burman@lacity.org, david.cano@lacity.org, William.Ayala@lacity.org, Carol.Williams@lacity.org, "gabriela.medina@lacity.org" <Gabriela.Medina@lacity.org>, Ashley.Lozada@lacity.org, michael.amster@lacity.org, Juan Fregoso <juan.fregoso@lacity.org>

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As always, as a constituent, I expect a response to these questions from someone in this office who can speak definitively on these issues.

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570 KB

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23-0479_misc_5-09-2023.pdf

570 KB

Subject: Re: Barrington Plaza Tenants Deserve Better, CD11 Deserves Better

From: Jeff Khau <Jeff.khau@lacity.org>

Date: 5/10/2023, 4:10 PM

To: Carter Moon <[REDACTED]>

CC: councilmember.park@lacity.org, star.parsamyan@lacity.org, Kevin.Brunke@lacity.org, Jamie.Paige@lacity.org, Jacob.Burman@lacity.org, david.cano@lacity.org, William.Ayala@lacity.org, Carol.Williams@lacity.org, "gabriela.medina@lacity.org" <Gabriela.Medina@lacity.org>, Ashley.Lozada@lacity.org, michael.amster@lacity.org, Juan Fregoso <juan.fregoso@lacity.org>

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Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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Re: I'm going to postpone the relocation meeting today - Barrington...

Subject: Re: I'm going to postpone the relocation meeting today - Barrington Plaza
From: Dara Kimball <[REDACTED]>
Date: 5/10/2023, 4:20 PM
To: Jeff Khau <Jeff.khau@lacity.org>

Ok. I just want to make sure I'm not going to get in to an agreement to leave too early in this process - and then it evolves to a finding that it's not Ellis or they withdraw. 😊

Sent from my iPhone

On May 10, 2023, at 4:14 PM, Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Dara,

I do not know whether their sister properties are rent-controlled or not. And I am unaware of any class action suit on the part of the tenants. So far, they have not withdrawn their Ellis application.



Jeff Khau, AICP | [Planning & Transportation Deputy](#)

[he/him/his](#)

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Also - for the placement in a sister property - would that also be a rent controlled unit?

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From: Sean Silva <sean.silva@lacity.org>
Date: 5/11/2023, 1:09 PM
To: jeff.khau@lacity.org

Sean Silva has accepted this invitation.

Join with Google Meet

Meeting link

meet.google.com/ktc-xyat-gmz

Join by phone

(US) [+1 609-434-2191](tel:+16094342191)

PIN: 305270068

[More phone numbers](#)

Attachments

 IMG_9528.jpg

B Building, Level S-1 Lobby (Barrington Entrance)

When

Thursday May 11, 2023 · 8:30pm – 9:30pm (Pacific Time - Los Angeles)

Location

Barrington Plaza

[View map](#)

Guests

jeff.khau@lacity.org - organizer

michael.amster@lacity.org

sean.silva@lacity.org

[View all guest info](#)

Invitation from [Google Calendar](#)

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

► Event Invitation

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invite.ics

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Subject: Bahram Solhjoui Over at Barrington Plaza
From: Bahram Solhjoui <[REDACTED]>
Date: 5/11/2023, 11:22 PM
To: "Jeff.khau@lacity.org" <Jeff.khau@lacity.org>

Hello Jeff,

Thanks for taking the time to meet with us this evening.
As discussed, I have one comment and five questions:

Comment:

1- The owner is removing 3 towers from the rental market for the installation of fire sprinklers. This work can be done while units are occupied. Since we have a drop ceiling in all units, the work will take a few days and most of us are willing to cooperate.

Questions:

1- How did the owner file for the Ellis Act? Did they file it with the City? Is there a way to slow down the approval while we are waiting for a solution for the mass eviction?

2- Can we get a copy of the owner's applications for Ellis?

3- Can you help me with getting some legal advice? I believe you mentioned that you should put me in touch with someone at the LAHD for that.

4- Is it a good idea to get LA County District 3 involved with this? Will that be a help to us? Will it help your office?

5- You mentioned that the property owner is planning on relocating some of the tenants to comparable units in the owner's sister properties in the area. For me, this would be the ideal accommodation. Can you help me with getting that accommodation?

The best,
Bahram Solhjoui
[REDACTED]

Subject: Barrington Plaza evictions

From: Matthew Hockman <[REDACTED]>

Date: 5/11/2023, 12:23 PM

To: councilmember.park@lacity.org, jeff.khau@lacity.org, jamie.paige@lacity.org

CC: robert.hanna@asm.ca.gov, [REDACTED]

Dear Councilwoman Park,

I hope this letter finds you well. I am writing to express my deep concern regarding the unjust eviction of numerous residents from Barrington Plaza apartments in West Los Angeles, California, orchestrated by Douglas Emmett. As a constituent and concerned tenant, I strongly urge you to investigate this matter thoroughly, as it appears that the true motivation behind these evictions extends far beyond a mere sprinkler system upgrade.

It has come to my attention through reliable sources and community discussions that Douglas Emmett is using the Ellis Act as a pretext to forcibly evict over 500 units in Barrington Plaza apartments. While they claim that the evictions are necessary for a sprinkler system upgrade, there is mounting evidence to suggest that their true intentions revolve around demolishing the existing buildings to construct new ones that will command higher rental prices. This strategy of displacing tenants to create an opportunity for increased profits is deeply troubling and exploitative.

By tearing down the current buildings, Douglas Emmett not only disrupts the lives of hundreds of families and individuals but also exacerbates the housing crisis in our community. The existing residents, many of whom have called Barrington Plaza their home for years, face immense challenges in finding affordable housing within their means. Moreover, the demolition of these buildings will result in the loss of a vibrant and diverse community, further eroding the fabric of our neighborhood.

I implore you to take immediate action to investigate the true motives behind Douglas Emmett's utilization of the Ellis Act. It is crucial to unveil the underlying plan of demolishing the existing buildings to make way for new developments that will likely impose higher rental costs upon residents. I urge you to:

1. Conduct a thorough inquiry into Douglas Emmett's intentions and practices, examining whether their utilization of the Ellis Act is in line with its intended purpose.
2. Advocate for stricter regulations and oversight to prevent the exploitation of the Ellis Act for financial gain and ensure that it serves its original purpose of protecting tenants' rights.
3. Explore measures to mitigate the impact on the affected residents, including supporting access to affordable housing options and providing resources for relocation.

As our elected representative, your role in safeguarding the well-being and interests of your constituents is paramount. I trust in your commitment to justice and fairness, and I urge you to take decisive action to address this urgent issue and protect the rights of the affected residents.

I kindly request a written response detailing the steps you intend to take to address this matter and ensure that the true motivations behind these evictions are uncovered. Thank you for your attention to this important concern, and I eagerly await your response.

Sincerely,
Matthew J Hockman



Subject: Barrington Plaza evictions

From: Matthew Hockman <[REDACTED]>

Date: 5/11/2023, 12:23 PM

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I implore you to take immediate action to investigate the true motives behind Douglas Emmett's utilization of the Ellis Act. It is crucial to unveil the underlying plan of demolishing the existing buildings to make way for new developments that will likely impose higher rental costs upon residents. I urge you to:

1. Conduct a thorough inquiry into Douglas Emmett's intentions and practices, examining whether their utilization of the Ellis Act is in line with its intended purpose.
2. Advocate for stricter regulations and oversight to prevent the exploitation of the Ellis Act for financial gain and ensure that it serves its original purpose of protecting tenants' rights.
3. Explore measures to mitigate the impact on the affected residents, including supporting access to affordable housing options and providing resources for relocation.

As our elected representative, your role in safeguarding the well-being and interests of your constituents is paramount. I trust in your commitment to justice and fairness, and I urge you to take decisive action to address this urgent issue and protect the rights of the affected residents.

I kindly request a written response detailing the steps you intend to take to address this matter and ensure that the true motivations behind these evictions are uncovered. Thank you for your attention to this important concern, and I eagerly await your response.

Sincerely,
Matthew J Hockman



Subject: Invitation: Barrington Plaza @ Thu May 11, 2023 8:30pm - 9:30pm (PDT) (michael.amster@lacity.org)

From: Jeff Khau <jeff.khau@lacity.org>

Date: 5/11/2023, 1:08 PM

To: michael.amster@lacity.org, sean.silva@lacity.org

Join with Google Meet

Meeting link

meet.google.com/ktc-xyat-gmz

Join by phone

(US) +1 609-434-2191

PIN: 305270068

[More phone numbers](#)

Attachments

 IMG_9528.jpg

B Building, Level S-1 Lobby (Barrington Entrance)

When

Thursday May 11, 2023 · 8:30pm – 9:30pm (Pacific Time - Los Angeles)

Location

Barrington Plaza

[View map](#)

Guests

jeff.khau@lacity.org - organizer

michael.amster@lacity.org

sean.silva@lacity.org

[View all guest info](#)

Reply for michael.amster@lacity.org

Yes

No

Maybe

More options

Invitation from [Google Calendar](#)

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to [Calendar settings](#), select this calendar, and change "Other notifications".

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► jeff.khau@lacity.org has invited you to Barrington Plaza

— Attachments: —

invite.ics

2.1 KB

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invite.ics

2.1 KB

Subject: LACityClerk Connect - Subscription Request for Council File 23-0479 - Confirmation Request
From: City Clerk <Clerk-ENSLA@lacity.org>
Date: 5/11/2023, 9:04 AM
To: kevin.brunke@lacity.org

Thank you for your request to subscribe to

Council File Number: 23-0479

Council File Title: 11740 Wilshire Boulevard / Barrington Plaza Apartments / January 29, 2020 Fire / Rent Stabilization Ordinance Units / Ellis Act / Tenant Relocation

For security purposes, please confirm your request to subscribe by clicking on the link below:

[Confirm Subscription Request](#)

If you DO NOT want to subscribe, simply ignore this E-mail and do not click on the link above.

For questions or comments, please send E-mail to: Clerk-ENSLA@lacity.org

Thank you,

Office of the City Clerk
Council & Public Services Division
City of Los Angeles

Subject: Re: Barrington plaza assistance

From: Dara Kimball <[REDACTED]>

Date: 5/11/2023, 10:26 AM

To: Jeff Khau <Jeff.khau@lacity.org>

Brett is the third party relocation person that I had previously scheduled the meeting with. He would not have the authority to put me on the list - It would be someone in management from Douglas Emmett. I thought your office was in direct contact with them?

You mentioned you also contacted the property manager?

I seems like it would need to be a direct conversation and advocacy with someone from Douglas Emmett or I will I sit get them run around 😞

D

Sent from my iPhone

On May 11, 2023, at 10:00 AM, Jeff Khau <Jeff.khau@lacity.org> wrote:

I did not mention your length of tenancy. I did mention your age.

The person who I forwarded your information to is Michele Aronson. She said she would relay your information to Brett, who is working with the relocation services company.



Jeff Khau, AICP | [Planning & Transportation Deputy](#)

[he/him/his](#)

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Thank you again.

Best,

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That said , given that I am a long term tenant (my initial lease was from October, 2014 for the unit below me - C616, and in October,2020 I transferred one unit up to C716, with no interruption of on time payment of rent for 9 years), and also that I am just under the threshold of age 62 (I will be 61 in September when they are asking us to vacate), I would like to be able to stay on for the one year.

Additionally as we discussed I would like to be relocated to a comparable unit in this area (Brentwood, Santa Monica) at the same rent I am paying, arranged by Barrington Plaza.

I would also ask them to consider the upgrade to the relocation fees as I am just slightly over the threshold of the income limits to qualify for additional relocation assistance.

Last and maybe most importantly, my little space here is my long term home. It's a very special unit as it's a southwest corner unit with unobstructed views of the ocean to the west, and the entire city to the south. My wrap around windows make this a light and airy space with excellent cross ventilation.

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I would therefore like to request some sort of compensation or buy out in exchange for relinquishing my 'first right of return' of my rent controlled unit. I truly do not think there will be another unit that is comparable and I had no intention of ever leaving as it's just been perfect here for me.

I do think that my quality of life will be impacted by this forced and possibly permanent relocation.

I also know from sources here that Barrington Plaza has been planning to completely gut and re-do this complex for years to create a high end living community like the one they just built across the street (with rents up to \$25,000.00/month!).

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I thought this was the goal of the city? Taking 1,500 rent controlled units off the market so that more expensive luxury housing, out of reach of most, can be built seems counter to that in the extreme.

I am just one person with little power to change the forces that be, but if you can help me with the above items I would very much appreciate it.

Perhaps we can discuss a bit further by phone today? I do have a meeting with their relocation specialist today at 3 but maybe I should cancel it in light of this offer if assistance from you and Traci?

Please advise, and thank you Jeff.

Best regards,
Dara

Sent from my iPhone

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Date: 5/11/2023, 9:59 AM
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Jeff Khau, AICP | Planning & Transportation Deputy

he/him/his

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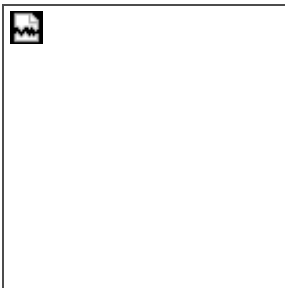
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We will be speaking to the landlord in the following days so we will not have an immediate answer to your requests. You'll be updated as we find out more information.



Jeff Khau, AICP | [Planning & Transportation Deputy](#)

[he/him/his](#)

Office of Councilwoman Traci Park ★ **11th District**

LA CITY HALL: 200 N. Spring Street, Room 410, LA, CA 90012

(213) 887-5644 TEL



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On Wed, May 10, 2023 at 7:07 AM Dara Kimball <[REDACTED]> wrote:

Hi Jeff,

I really appreciated our conversation yesterday, and I would like any assistance you can provide to put me on the list at Barrington Plaza for additional help for long term residents/ seniors.

Although my understanding of the rules for the Ellis Act is that they are obligated to offer paid relocation to all tenants to a comparable unit if they are performing repairs

or remodeling (they have stated publicly that they are adding fire sprinklers), and can only evict tenants and remove units from rent control if they are completely demolishing the building or converting to condos - it's seems that, at least for now, they are somehow getting away with it.

That said , given that I am a long term tenant (my initial lease was from October, 2014 for the unit below me - C616, and in October,2020 I transferred one unit up to C716, with no interruption of on time payment of rent for 9 years), and also that I am just under the threshold of age 62 (I will be 61 in September when they are asking us to vacate), I would like to be able to stay on for the one year.

Additionally as we discussed I would like to be relocated to a comparable unit in this area (Brentwood, Santa Monica) at the same rent I am paying, arranged by Barrington Plaza.

I would also ask them to consider the upgrade to the relocation fees as I am just slightly over the threshold of the income limits to qualify for additional relocation assistance.

Last and maybe most importantly, my little space here is my long term home. It's a very special unit as it's a southwest corner unit with unobstructed views of the ocean to the west, and the entire city to the south. My wrap around windows make this a light and airy space with excellent cross ventilation.

This has been critical for me as I have a severe mold allergy and so need the cross ventilation as well as a unit above the ground floor to stay healthy.

I consider Barrington Plaza my home and the westside has been my long term community - with my work, friends, doctors, etc. All being nearby.

I am heartbroken at the thought of having to uproot and leave my little sanctuary. My work (I am a sole proprietor Architect), has also taken a hit due to pandemic and recession - so the thought of incurring additional rent or moving expenses etc is extremely stressful and anxiety producing. I will not be able to afford current rents in this area.

I would therefore like to request some sort of compensation or buy out in exchange for relinquishing my 'first right of return' of my rent controlled unit. I truly do not think there will be another unit that is comparable and I had no intention of ever leaving as it's just been perfect here for me.

I do think that my quality of life will be impacted by this forced and possibly permanent relocation.

I also know from sources here that Barrington Plaza has been planning to completely

gut and re-do this complex for years to create a high end living community like the one they just built across the street (with rents up to \$25,000.00/month!).

The current Barrington Plaza as a rent controlled building has offered a small respite for a lot of people from all different backgrounds, to be able to live together on the westside in a community of affordability and diversity.

I thought this was the goal of the city? Taking 1,500 rent controlled units off the market so that more expensive luxury housing, out of reach of most, can be built seems counter to that in the extreme.

I am just one person with little power to change the forces that be, but if you can help me with the above items I would very much appreciate it.

Perhaps we can discuss a bit further by phone today? I do have a meeting with their relocation specialist today at 3 but maybe I should cancel it I light of this offer if assistance from you and Traci?

Please advise, and thank you Jeff.

Best regards,
Dara

Sent from my iPhone

Subject: Re: Barrington Plaza evictions

From: Matthew Hockman <[REDACTED]>

Date: 5/11/2023, 2:02 PM

To: Jeff Khau <Jeff.khau@lacity.org>

CC: councilmember.park@lacity.org, jamie.paige@lacity.org, robert.hanna@asm.ca.gov, [REDACTED]

Hi Jeff,

Thank you for your prompt response to my previous letter regarding the unjust eviction of Barrington Plaza tenants by Douglas Emmett. I appreciate your attention to this matter and your commitment to monitoring the situation.

While I am encouraged to hear that Councilwoman Park has introduced a motion to ensure accountability and regular reporting on the Ellis Act process and tenant relocation, I would like to emphasize the importance of addressing the misleading claims made by Barrington Plaza regarding the necessity of a sprinkler system upgrade. It has become increasingly clear that the true motives behind these evictions extend beyond this purported reason.

Numerous sources, including community discussions and reliable information, have pointed to the fact that Douglas Emmett intends to demolish the existing buildings in order to construct new ones that will likely result in higher rental costs for the residents. This alarming revelation is of great concern to the affected tenants and the broader community, as it raises questions about the ethics and intentions of Douglas Emmett.

In light of this, I kindly request that you take a more comprehensive approach to investigating the situation. While ensuring compliance with local and state regulations and monitoring the relocation process is essential, it is equally important to delve into the misrepresentation of the sprinkler system upgrade as the sole reason for the evictions. This investigation will help shed light on the true motivations of Douglas Emmett and the potential exploitation of the Ellis Act.

I would be grateful if you could address the following additional actions:

1. Expand the scope of the inquiry to encompass the misrepresentation of the sprinkler system upgrade and thoroughly examine the motives behind the evictions.
2. Advocate for stricter regulations to prevent landlords from exploiting the Ellis Act for financial gain and ensure it is used appropriately to protect tenants' rights.
3. Consider organizing a public forum or town hall to provide affected tenants and community members an opportunity to express their concerns and share their experiences.

I sincerely appreciate your offer to discuss specific concerns over the phone. However, I regret that I won't be able to attend the meeting with Barrington Plaza tenants tonight. Nevertheless, I am eager to stay engaged and updated on any developments regarding this matter.

Furthermore, I feel compelled to express the seriousness of this matter and the urgency to address it in a just and equitable manner. If an injunction is not filed promptly to halt the eviction and initiate a thorough investigation into Douglas Emmett's actions, I am prepared to bring widespread attention to these issues and the responsible state and local representatives involved. I have almost two decades

of experience launching marketing campaigns for top movies and television shows for Hollywood, My teams' and I possess a unique set of skills and a broad network of connections that can help shed light on this housing crisis. I am committed to using my capabilities to raise public awareness and advocate for justice for the affected residents of Barrington Plaza.

I sincerely hope it does not come to this, as a swift and decisive response from your esteemed office would be the most desirable outcome. However, I want to make it clear that I am prepared to utilize every possible avenue at my disposal to bring attention to this housing crisis and ensure that those responsible are held accountable.

Thank you once again for your attention and dedication to addressing this issue. I look forward to hearing about further actions you will take to investigate the misrepresentation and protect the rights of the affected residents.

Sincerely,
Matthew

On Thu, May 11, 2023 at 1:04 PM Jeff Khau <Jeff.khau@lacity.org> wrote:

Hi Matthew,

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By tearing down the current buildings, Douglas Emmett not only disrupts the lives of hundreds of families and individuals but also exacerbates the housing crisis in our community. The existing residents, many of whom have called Barrington Plaza their home for years, face immense challenges in finding affordable housing within their means. Moreover, the demolition of these buildings will result in the loss of a vibrant and diverse community, further eroding the fabric of our neighborhood.

I implore you to take immediate action to investigate the true motives behind Douglas Emmett's utilization of the Ellis Act. It is crucial to unveil the underlying plan of demolishing the existing buildings to make way for new developments that will likely impose higher rental costs upon residents. I urge you to:

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3. Explore measures to mitigate the impact on the affected residents, including supporting access to affordable housing options and providing resources for relocation.

As our elected representative, your role in safeguarding the well-being and interests of your constituents is paramount. I trust in your commitment to justice and fairness, and I urge you to take decisive action to address this urgent issue and protect the rights of the affected residents.

I kindly request a written response detailing the steps you intend to take to address this matter and ensure that the true motivations behind these evictions are uncovered. Thank you for your attention to this important concern, and I eagerly await your response.

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Date: 5/11/2023, 1:03 PM

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CC: councilmember.park@lacity.org, jamie.paige@lacity.org, robert.hanna@asm.ca.gov, [REDACTED]

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Subject: Re: Barrington Plaza Residents in Contact with CD 11

From: Michele Aronson <[REDACTED]>

Date: 5/11/2023, 3:25 PM

To: Jeff Khau <Jeff.khau@lacity.org>

CC: Kevin Brunke <kevin.brunke@lacity.org>, Star Parsamyan <star.parsamyan@lacity.org>

Thank you for your email below. I have spoken to our team and have included below a few notes regarding the residents:

Claudio Montenari - This resident is over 5 months behind in rent and has been speaking with us about the offset provided for under the LAHD Bulletin regarding accumulated rent (see attached). We would prefer to continue discussions directly if possible.

- Request for a 12-month notice period

Dara Kimball - This resident made an appointment with the head of our relocation company but then cancelled it so she has not had a chance to hear about the relocation services that OPC is providing or explain her circumstances to our team. We would like her to meet with our team if possible.

- Request for a 12-month notice period
- Request for Designated Residence Placement in a sister company property at current rental rate (she's 61 years old)
- Request for compensation for relinquishing right to return

Alan Rashtian - This resident is behind in rent and has been given a 3 day pay or quit (as well as the new required 30 day notice). The 3 day notice was not responded to. However, I am looking into what has happened during the 30 days period and once I obtain all the facts, I will discuss internally and also have our relocation team reach out to him to further discuss.

- Tried to make an appointment with relocation specialist, but was denied
- Claims that property management refused to accept late April rent, thus putting him out of "Good Standing"
- Requesting management to accept April rent in order to be in Good Standing, and thus eligible for enhanced relocation benefits

Paul Eisner - We should discuss this resident when you have time.

- Spoke at City Council meeting, claiming that sprinklers can be installed without vacating the building

Thank you

Best, Michele

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— Attachments: —

Relocation Bulletin.pdf

410 KB

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MOTION

On January 29, 2020, a fire broke out at the Barrington Plaza Apartments, resulting in one death and multiple life threatening injuries. This followed a similar fire in 2013, which led to the displacement of up to 150 residents.

Comprising three towers and 712 housing units, of which 577 are currently occupied and subject to the City's Rent Stabilization Ordinance, Barrington Plaza is one of 55 residential buildings across Los Angeles that lack fire sprinkler systems. The City has made multiple attempts to close this lethal gap in our building code.

Following the January 2020 fire, the Department of Building and Safety issued an order to comply requiring the property owner to install a fire sprinkler system, in addition to deeming multiple floors uninhabitable. On May 8, 2023, an Ellis Act notice of intent to withdraw Barrington Plaza Apartments from the housing market was filed with the Housing Department in order for the property owner to complete a substantial remodel required to carry out this installation and address the aforementioned life safety issues.

Although the Ellis Act is a State law, the City has adopted regulations implementing Ellis Act provisions into its Rent Stabilization Ordinance (RSO). This includes regulations related to unit withdrawal, the re-renting of withdrawn accommodations and a requirement that the owners of RSO units who invoke the Ellis Act must also work with the Housing Department to ensure that all of the City's procedures and tenant protections are adhered to properly.

In addition to these regulations, the City is actively working with the property owner to secure additional protections and relocation services for seniors, long-term residents, individuals with disabilities and families.

As Los Angeles grapples with a housing crisis of unprecedented magnitude, it is important that the City take an active role to monitor the relocation process and track the long-term outcomes of relocation. Communication and coordination are key to developing a strategic approach that provides equitable relocation services to its residents and tracks these RSO units.

I THEREFORE MOVE that the Housing Department, with the assistance of other departments as necessary, be instructed to report every 30 days on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard, the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

PRESENTED BY:



TRACI PARK

Councilwoman, 11th District

SECONDED BY:



ORIGINAL

MAY 09 2023



OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
OFFICE: BRENTWOOD ♦ CHIEF: MARINA BERNSTEIN
6101 W CENTINELA AVE, STE 300, CULVER CITY, CA 90230 - Phone: (310) 410-3447

WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name 555 BARRINGTON			Inspection Date 6/22/2022	
Owner/Permittee SHORES BARRINGTON LLC DOUGLAS EMMETT REALTY ADVISORS			Re-inspection Date 7/6/2022	
Facility Address 555 S BARRINGTON AVE			City/State/Zip LOS ANGELES, CA 90049	
Program Identifier N/A		Time In 02:15 PM	Service COMPLAINT INVESTIGATION	
FA FA0122499	Record ID COM9THW5X	PE 2474	Time Out 02:30 PM	Result CORRECTIVE ACTION / FOLLOW UP REQUIRED
			Action REINSPECTION REQUIRED	

Tub / Shower Stall	Violation: Tub/Shower Stall - Unit Violation Text: Dwelling units shall have an approved bathtub or shower, in good repair. 11.16.050; 11.20.140; 11.20.160; 11.20.170; 11.20.190 Corrective Action: Repair/replace all damaged, missing, broken, cracked, malfunctioning, or deteriorated bath tubs/shower stalls or their fixtures. Observed damaged grout and a mold/mildew like substance on the crevice between the bathtub tile wall surrounding the bathtub and surrounding the wall mount soap dish of Unit #403.
Counter, Cabinets, Vanities, Shelving, etc.	Violation: Counters, Cabinets, Vanities, Shelving, etc. - Unit Violation Text: Appliances/Furnishings (i.e. supplied bedding, furniture, counters, cabinets, vanities, shelvings, etc.) shall be maintained in good condition or repair. 11.20.160; 11.20.170 Corrective Action: Maintain all owner-furnished/ built-in appliances and furnishings in good condition or repair. Observed deteriorated grout and a mold/mildew like substance on the crevice between the counter top tiles surrounding the kitchen sink of Unit #403.

OVERALL INSPECTION COMMENTS

The purpose of this visit is to conduct an investigation to a complaint alleging mold around the bathtub and kitchen sink in Unit #403

At the time of investigation observed approximately 17 inch by 5 inch size yellow stain on the ceiling closest to the window of the master bedroom of Unit #403 but no active water leak or intrusion. Investigate and eliminate alleged water intrusion in Unit #403.

Re-inspection scheduled for on or after 07/06/2022.

The Re-Inspection Date listed on the front page is the first possible date that an inspector will return to determine if you are in compliance with the violations listed on the report. If your management wants to be present during the re-inspection, please contact the inspector at the phone number listed on the front of the page so that the inspector will be there on the date indicated. Requests for re-inspections on a weekend or holiday will result in an additional fee.

Failure to correct the violations by the compliance date may result in further legal action, such as a Compliance Review/Office Hearing and/or a fee for each additional re-inspection.

The report was sent to the property manager via email

E-mail

PIC/Owner Signature

MAXIMILIAN MOSQUEDA

EHS Signature



OFFICIAL INSPECTION REPORT

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

OFFICE: BRENTWOOD ♦ CHIEF: MARINA BERNSTEIN
6101 W CENTINELA AVE, STE 300, CULVER CITY, CA 90230 - Phone: (310) 410-3447

WWW.PUBLICHEALTH.LACOUNTY.GOV/EH



Facility Name 555 BARRINGTON		Inspection Date 6/22/2022	
Facility Address 555 S BARRINGTON AVE		City/State/Zip LOS ANGELES, CA 90049	
Phone #			
FA FA0122499	PR N/A	SR N/A	CO COM9THW5X
		PE 2474	

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud Hotline at (800) 544-6861 or www.lacountyfraud.org. **YOU MAY REMAIN ANONYMOUS.**

Failure to correct the violations by the compliance date may result in additional fees.

Your signature on this form does not constitute agreement with its contents. You may discuss this content of this report by contacting the supervisor at the phone number of the Environmental Health office indicated on front page of this report. Until such time as a decision is rendered by this department, the content of this report shall remain in effect.

By signing below the Person in Charge/Owner understands the above noted violations and statements.

ADVISORIES / WARNINGS

CALIFORNIA STATE FRANCHISE TAX BOARD WARNING

Section 17274 and 24436.5 of the State Revenue and Taxation code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of State or local codes dealing with health, safety, or building, cannot deduct from State personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX-MONTH PERIOD. The Department is required by law to notify the Franchise Tax Board of failure to comply with these code sections.

Please be advised that the above WARNING is for purpose of compliance with the State Revenue and Taxation Code only. Compliance with Health Laws as noted on the attached Inspection Report or Notice of Violation must be made within the time specified on the report or notice.

LEAD CORRECTION ADVISORY

WARNING: You are hereby advised that corrections ordered by this report/official notice may disturb surfaces that may contain lead-based paint. Lead-based paint can be commonly found in housing built prior to 1978.

Prior to making any corrections ordered and in conjunction with repairs or rehabilitation, you must determine if lead is present in the dwelling unit/apartment/room. All corrective actions must be conducted in a manner that will protect occupants, workers, and other from exposure to contamination

For further information on lead hazards call 1(800) LA-4-LEAD.

OTHER INDOOR ENVIRONMENTAL HAZARDS

Exposure to internal environmental elements, such as asbestos, molds, and mildew, dust mites, droppings from cockroaches and rodents, carbon monoxide, formaldehyde, pesticides, and radon also contribute to unhealthy housing environments. All corrective actions must be conducted in a manner that will protect occupants, workers, and others from exposure to these elements.

MAXIMILIAN MOSQUEDA

PIC/Owner Signature

EHS Signature



**WEST LOS ANGELES SAWTELLE
NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee and
Board of Directors Joint Meeting -- Agenda
Tues., Jan. 17, 2023 -- 7:15 PM**

Video Link: <https://us02web.zoom.us/j/88631839397>
Meeting ID 886 3183 9397 (and press #)

Phone: (669) 900-6833 or (833) 548 0282, (888) 475 4499, (877) 853 5257, (833) 548 0276

All stakeholders who wish to address the Neighborhood Council may dial (669) 900-6833, and enter 886 3183 9397 (and press #) to join the meeting.

Press *9 to raise your hand to speak. Press *6 to unmute your phone.

Email public comments to Chair at JayR@WestLASawtelle.org

No paper documents are associated with this meeting.

Agenda and files posted online: <https://tinyurl.com/WLASNC-PLUM>

https://drive.google.com/drive/u/0/folders/1HhgzTUIQJkVDtPRBNE_LktB1En7LbN3wr

Facebook: <https://www.facebook.com/WestLASawtelleNC>

Physical: WLASNC office - 1645 S. Corinth Ave., West LA (glass door, west side by the ramp).

AB 361 updates:

- Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required.
- If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned.
- If members of the public are unable to provide public comment or be heard due to issues within the N.C.'s control, the meeting must be recessed or adjourned.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by calling WLASNC Board Chair Jamie Keeton (ADA contact) at Jamie@WestLASawtelle.org.

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

1. Call to Order:
 - a. PLUM Committee is 6 members, 4 are required for quorum.
 - b. Board is 15 members, 9 are required for quorum.
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. Review of Minutes from **Dec.** meeting.
 - c. Planning 101 training (Cornerstone): Completed - J.Ross, T.Temme, K.Wataghani, T.Sweeney, D.Swartz, V.Pacheco. Not completed - G.Pindell.
3. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
4. Government/Agency/Community Partner updates: Council District #11 (Planning Deputy - TBD):
 - a. Website for affordable units: <https://LAHousing.LACity.org/AAHR>
5. Ex parte communications: J.Ross:
 - a. 11540 Santa Monica Blvd. apartments: Aimee Luan, Craig Lawson & Assoc.- PLUM scheduling and project information.
 - b. 1828 Butler Ave. apartments: Chloe Parker, Pacific Crest Consultants - PLUM scheduling and project information.
 - c. Bundy/Expo apartments: Will Cipes, Carmel Partners - PLUM scheduling.
6. Santa Monica Kosher Market building (11540 Santa Monica Blvd.): Demolition of 2-story commercial building and new construction of 5-story apartment (56 ft height) with 46 units (7 very low-income). Incentives to increase FAR from 1.5 to 3.0, increase height from 45 ft. to 56 ft.
 - a. Case #: ADM-2022-6423-DB.
 - b. Application/plans: (click on "SantaMonica 11540" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planner - TBD. Submittal on Sept. 1.
 - e. NC status: 2nd presentation in Jan. PLUM voted to oppose current design and requested revisions in Oct.
 - f. Representative: Aimee Luan, Craig Lawson & Assoc.
 - g. Owner: Andrew Sands, Thrifty Oil, Colby Springs LLC.
7. 2456 S. Purdue Ave. apartments: Appeal of Nov. 29 Determination of Planning Dept.
 - a. Case #: ENV-20215597-CE-1A.
 - b. Application/plans: (click on "Purdue 2456" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Appealant: Kathryn Schorr.
 - d. City status: Appeal filed Dec. 13. Planner: Norali Martinez.
 - e. NC status: The Board voted to oppose the project as designed in Nov. 2021.
 - f. Representative: Aaron Belliston, BMR Enterprises.
 - g. Owner: Amir Mehdizadeh.
8. Bundy/Exposition/Amherst/Tennessee apartments: Appeal of south building.
 - a. Case #: DIR-2021-10047-TOC-VHCA-1A.
 - b. Link (see Initial Submittal tab on the right):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMt150>
 - c. Application/plans: (click on "Bundy/Expo/Amherst" folder):
<https://tinyurl.com/WLASNC-PLUM>
 - d. Appealant: Anthony Sperl.
 - e. City status: Appeal filed Dec. 28. Planner: Connie Chauv.

- f. South building: 2301-2319 S. Bundy Dr. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 254,000 sf. Total open space: 18,265 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (177 spaces). 38,800 cy of excavation (2,770 truck trips). Street trees: Preserve 3, remove 3, plant 17 new in soil along road/outer sidewalk. Onsite trees: Removal of all 13 trees, 80 new trees (0 in soil, all in pots/planters). Vehicle entrance via Tennessee Ave.
 - g. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
9. 11701-11707 Wilshire Blvd. (Brentwood CC district): Demolition of 2-story commercial mall. New construction of 24-story mixed-use building with 152 units (16 extremely low-income), 66,902 sf of office, 7,082 sf of retail. TOC incentives.
 - a. Case #: DIR-2022-7013-TOC-CDO-SPR-VHCA.
 - b. Application/plans: (click on "Wilshire 11701" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. Link: <https://la.urbanize.city/post/23-story-mixed-use-tower-proposed-11701-wilshire-boulevard-brentwood>
 - e. City status: Submittal on Sept. 28. Planner - Milena Zasadzien.
 - f. NC status: First presentation for PLUM to be scheduled in Jan. or Feb.
 - g. Representative: Matt Dzurec, Armbruster Goldsmith & Delvac law firm.
 - h. Owner: Tom Yeh, Century Investment LLC.
10. 1828 Butler Ave. houses: Zoning variance adjust to increase height of elevator shaft by 2.5 ft. (10 ft to 12.5 ft.). Each level of the building is X ft. tall, and height to roof is X ft.
 - a. Case #: ZA-2022-9401-ZV-HCA. ENV-2022-9402-EAF.
 - b. Application/plans: (click on "Butler 1828" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on Dec. 28. Planner - Anacany Hurtado.
 - e. NC status: First presentation for PLUM in Feb.
 - f. Representative: Chloe Parker, Pacific Crest Consultants.
 - g. Owner: Kavel Bral, 1828 Butler Ave LP.
11. Motion: Development Guidelines checklist - revise to add construction conditions.
12. Motion: Eliminate 1 or 2 parking lanes on the Olympic-Mississippi block and or the Mississippi-La Grange block, and establish wider sidewalks or a pedestrian promenade.
 - a. Will consider at Feb. meeting after additional outreach.
 - b. Link: <https://www.latimes.com/opinion/story/2022-08-27/streets-readers-want-closed-to-cars>
 - c. Article: <https://www.bbc.com/travel/article/20220912-four-health-conscious-cities-putting-pedestrians-first>
13. Motion: City shall enact a "dark skies" ordinance to limit lighted exteriors/ signs/ fixtures.
 - a. Benefits includes better astronomy / stargazing, safer environment for birds, and better sleep and mental health/brain recovery and healing for humans.
14. Motion: Amend October motion to add #C (PLUM approved 5-0-0) and recommend that the Board request that the City:
 - a. Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
 - b. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
 - c. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.

15. West L.A. Commons: Info - <https://WestLACommons.com/>
 - a. Scoping meeting (Jun. 14):
 - i. Presentation: <https://youtu.be/fv0enzMvt8I>.
 - ii. Public testimony: https://youtu.be/zl2-E_stSuU
 - b. Info: <https://planning.lacounty.gov/case/view/prj2022-000303>
16. DWP-West L.A. facility:
 - a. Proposed new office building: www.LADWP.com/WLADistrictYard.
 - i. No design changes were made from original proposal.
 - ii. PLUM will request for a second meeting with neighbors to discuss revisions to proposed plan for new office building (first meeting was in July 2020).
 - b. Persistent noise from generator fans that don't have enclosures. Rear 3rd generator does not have barriers.
 - i. 2 new generators will have enclosures.
 - c. New poles and high-power electric lines installed on north border of Nebraska Ave.
 - i. Request to calculate EMF in neighborhood at various distances.
 - d. Construction staging noise and visual blight at facility. Request to install plywood fence or sound blankets.
 - i. Request to access the site from the south and prohibit workers from parking in neighborhood.
17. West L.A. Community Plan update:
 - a. Schedule:
 - i. Community Plan Advisory Board formed (J.Ross, Isabelle Duvivier).
 - ii. Responses to conceptual land use suggestions will be in the Fall/ Winter (based on last year's community meetings).
 - b. CD11 to lead supplemental tour.
 - c. Determine if City has calculated population projections - Replies from Kinikia Gardner, Westside Plan Update:
 - i. *This information is disclosed when the DEIR is published.*
 - ii. *In tandem with refining concepts based on all of last summer/fall feedback, the team is also working on understanding SCAG projections - and once the team is ready to share that information they will. Planning staff does not do projections - SCAG demographers do. After Scoping the staff will then again refine plan concepts and work on the Proposed Plan's reasonably anticipated development that may meet and/or exceed SCAG's projections.*
 - iii. *In order to get there - we need to wrap up refining concepts and collect more feedback during the Scoping process.*
 - iv. *In between Scoping and the DEIR publication there will be MORE outreach efforts to show progress and solicit feedback on the draft plan and zoning.*
 - d. Request for community to review a draft copy of the community plans to review, before the CEQA scoping starts and it's too late.
 - i. *Yes, a preliminary draft of the emerging goals and policies is shared. And an open house and/or outreach event is hosted to share the draft plan and draft zoning before the DEIR is published. It takes 8-12 months - there are various factors that can prolong this time - in between a Scoping Meeting*

and a DEIR publication for a comprehensive and long range community plan update.

18. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy). Review mandatory commercial/retail at ground level.
19. Track leasing of affordable units in new apartments:
 - a. "&" apartment (Pico Blvd.) - opened in April.
 - b. YMCA site (Sawtelle Blvd.) - opened in April.
 - c. 1650 S. Sawtelle Blvd. – completion by Jan. 2021.
 - d. CIM Buerge site #2 (Santa Monica Blvd./Stoner) – completion by Feb. 2021.
 - e. Pico/Federal apartment – completion by Jan. 2021.
 - f. Dolores site (Santa Monica Blvd./Federal) – completion by Oct. 2021.
 - g. 1730 Colby Ave. apts. - not started.
 - h. Whole Foods/old Vons site (Santa Monica Blvd./Barrington) – not started.
 - i. Wertz parking lot (Santa Monica Blvd./Westgate) – not started.
 - j. Chevron station apartment (Santa Monica Blvd./Beloit) – not started.
 - k. 1656 S. Sawtelle Blvd. – not started.
 - l. 2444 S. Barry Ave. – not started.

Future projects:

1. 2225 S. Amherst Ave. houses: New construction of 4 houses (3 stories). Demolition of 1 house of 1-story height.
2041 S. Barry Ave. houses: New construction of x houses (3 stories). Demolition of 1 house of 1-story height.
 - a. Application/plans: (click on "Amherst 2225" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - b. Community status: TBD.
 - c. City status: Permits issued.
 - d. NC status: First presentation for PLUM to be scheduled in TBD.
 - e. Representative: Cory Singer, Thomas James Homes.
 - f. Owner: Cory Singer, Thomas James Homes.
2. Stratford School (2000 S. Stoner Ave.): Conditional Usage for school with parking variance. Case is withdrawn - Planning Dept. determined that no entitlement is required.
 - a. Case #: CPC-2021-10050-CU-SV. ENV-2021-10051-CE.
 - b. Application/plans: (click on "Stratford School" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planning Dept. will determine if new entitlement is necessary. Submittal on Dec. 7.
 - e. NC status: First presentation for PLUM to be scheduled in Feb.
 - f. Representative: Christopher Murray, Rosenheim & Associates.
 - g. Owner: .
3. 11879 Santa Monica Blvd. (Wertz Building): Proposal for renovation for public storage with retail on ground level (see Exhibit).
 - a. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
 - b. Owner: Fred Cordova, Corion Capital Partners.
4. Urban design presentation: Martin Leitner, Perkins Will; John Kaliski, JK & Associates.
5. 11879 Santa Monica Blvd. (Wertz furniture building): CUP for new storage facility.
 - a. ZA-2020-6766-CUP. ENV-2020-6767-EAF.
 - b. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 11879" folder).

- c. Community status: TBD.
- d. City status: Application withdrawn. Planner - Phillip Bazan. Submittal on Nov. 2.
- e. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
- f. Owner: Fred Cordova, Corion Capital Partners.
- 6. 11801 Olympic Blvd. retail/office building (Sports Chalet site): Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping.
ZA-2018-7490. Class 32 Infill CEQA Exemption.
 - a. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Olympic 11801" folder.
 - b. Community status: TBD.
 - c. City status: Project was withdrawn, requested developer to contact us in advance of future applications.
 - d. NC status: First presentation for PLUM in Apr. 2019.
 - e. Representative: Dana Sayles, Jason Friedman, 360.
 - f. Owner: Gillis Family Partnership.
- 7. Future project
 - a. Case #: .
 - b. Application/plans: (click on "ADDRESS" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on .
 - e. NC status: First presentation for PLUM to be scheduled in.
 - f. Representative: .
 - g. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):

- 8. Administrative:
 - a. What does "we need housing" mean?
 - i. Is it an excuse for developers to build as big as possible?
 - ii. Does every project "need" to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
 - b. Role of PLUM:
 - i. Rubber-stamp for Planning Dept. and approve all project as long as they "comply" with zoning in our opinion (though only the Planning Dept. can determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?
 - 1. See Exhibit: Letter from Gloria Campbell.
 - ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?
 - c. NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood?

- i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
 - d. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
 - e. What does it mean when developers say “The Council Office supports it”?
 - i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
 - f. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
 - i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
 - g. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
 - i. Facts vs. speculation (i.e. hearsay).
 - ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
 - iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
 - h. Items of consideration:
 - i. Condominiums vs. apartments.
 - ii. Sales prices and rents.
 - iii. Types of retail.
9. Old/new/future business:
- a. Motion: Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).
 - b. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
 - c. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
 - d. Motion: Planning Dept. staff reports shall list all meetings between the developer and Planning Dept., Planning Commissioners and Council District, and shall list all campaign contributions from developer employees and their spouses/ domestic partners to elected officials.
 - e. Motion: PLUM shall recommend that the NC require commercial uses within 200 ft. of residences to reduce nighttime noise after 10:00 pm to 35 decibels and/or prevent noise from leaving the site (per DBS code).
 - f. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause to forms required for demolition, giving the city the ability to punish developers who mislead planners about the project’s compliance with the [rent stabilization ordinance](#). Prohibit condominium conversions unless neighborhood vacancy rate is 5% or more (see exhibit).
 - g. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
 - h. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
 - i. Parking ratios: Discussion of ratios for suburban, urban, and transit-oriented locations, leadership by government versus desires of drivers, increase in traffic

caused by free parking, increase in global warming from car pollution (see exhibit).

- j. Link: Mobility vs. place-making - <http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/>

10. Board action on previous PLUM resolutions:

- a. Resolution: Request that DBS, Public Works and AQMD inspect construction site at 11753 Iowa Ave. for possible violations of working days/hours, violations of dust control, violations of noise ordinances, and blocking access and parking for long periods of time.
- b. Resolution: Lighted exterior signs/fixtures: Request that DBS review various projects to comply with LAMC.
 - i. Link: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-183817 (b) No person shall construct, establish, create, or maintain any stationary exterior light source that may cause the following locations to be either illuminated by more than two footcandles (21.5 lx) of lighting intensity or receive direct glare from the light source. Direct glare, as used in this subsection is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.
 - ii. 2433 S. Barry Ave. Ayres-Barrington apartment: Lighted sign.
 - iii. Olympic-Butler mixed-use: Neon lights on walls that face houses on Purdue Ave.
 - iv. Lumen office: Bright lights on roof pavilion that shine outward to the north neighborhood across Mississippi Ave. and to the front street Olympic Blvd.
 - v. Tower at old Pavillions site (Wilshire Blvd.): Illuminated at night.
- c. Sawtelle Sake (1836 Sawtelle Blvd.): Proposed CUB for sale and consumption for onsite and offsite of wine in a 488 sf tasting room with 12 indoor seats and 86 sf outdoor patio with 8 seats.
 - i. Case #: ZA-2022-8758-CUB, ENV-2022-8759-CE.
 - ii. Plans: Application/plans: (click on "Sawtelle Sake" folder). <https://tinyurl.com/WLASNC-PLUM>
 - iii. Website: www.SawtelleSake.com
 - iv. NC status: Board to consider PLUM resolution to support at Jan. meeting.
- d. Bundy/Exposition/Amherst/Tennessee apartments: 3 apartments of 8 stories of 621 units (69 affordable-extremely low income), 569 parking spaces. 486 sf of retail. Demolition of 21 1-story houses. Preservation of ~15 street trees, removal of ~60 onsite trees. TOC Tier 4. Zone RAS4-1VL.
 - i. Case #: DIR-2021-10047-TOC-VHCA. ENV-2021-10048-EAF. DIR-2022-6488-TOC-VHCA.
 - ii. Link (see Initial Submittal tab on the right): <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMtI50>
 - iii. Application/plans: (click on "Bundy/Expo/Amherst" folder): <https://tinyurl.com/WLASNC-PLUM>
 - iv. North building: 2201 S. Bundy Dr., 12102-12114 Exposition Ave. and 2200 S. Amherst Ave.: 26,663-sf site. Demolition of 6 1-story houses, and new construction of 8-story building (83 ft tall) with 136 units (15 affordable) and 486 sf of retail. Total building area: 184,000 sf. Total open space: 11,842 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (93 spaces). 14,800 cy of excavation (1,057 truck trips). Street trees: Preserve 11, plant 13 new along road/ outer sidewalk.

- Onsite trees: Remove all 13 trees, 67 new trees (0 in soil, all in pots/ planters). Vehicle entrance via alley.
- v. Center building: 2217-2227 S. Bundy Dr. & 2222-2244 S. Amherst Ave.: 1.3-acre site. Demolition of 9 1-story houses, and new construction of 8-story building (83 ft tall) with 290 units (32 affordable). Total building area: 423,000 sf. Total open space: 32,000 sf. Total grass space: 0 sf. 2-level subterranean parking (285 spaces). 59,300 cy of excavation (4,236 truck trips). Street trees: Preserve 4, plant 23 new in soil along road/outer sidewalk. Onsite trees: Removal of all 33 trees, 115 new trees (2-3 in soil by “public” corner cut, all others in pots/planters). Vehicle entrance via Amherst Ave.
 - vi. South building: 2301-19 S. Bundy Dr. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 254,000 sf. Total open space: 18,265 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (177 spaces). 38,800 cy of excavation (2,770 truck trips). Street trees: Preserve 3, remove 3, plant 17 new in soil along road/outer sidewalk. Onsite trees: Removal of all 13 trees, 80 new trees (0 in soil, all in pots/planters). Vehicle entrance via Tennessee Ave.
 - vii. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
 - e. Resolution: Request that City halt proposals to upzone West LA-Sawtelle until the zoning capacity is fully calculated and disclosed. Request that City use the State HCD handbook criteria that advocate social justice goals instead of the City’s current criteria, if upzonings are determined to be needed.
 - i. NC status: Board to consider at Jan. meeting.
 - f. 11835 Tennessee Place houses: Demolition of a 1-story house, and new construction of 4 houses of 2-3 stories in R4 zone. Request for Specific Plan Exception to reduce front setbacks from 15 ft. to 5 ft.
 - g. Case #: AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA.
 - h. City status: West L.A. Area Planning Commission to schedule hearing date TBD. Planner - Connie Chauv. Submittal on Feb. 18.
 - i. NC status: Board rejected PLUM motion, and voted to support project and give 4,000 sf of land to developer for free, forfeiting \$3,000,000 that could reduce the city’s deficit and subsidizing 2 houses with \$3,000,000 in public funds.
 - j. 2450 S. Barrington Ave. apartments: Motion to request additional moderate-income unit, more EV spaces and chargers, and 4 trees to be planted in real soil and not stormwater planters (36-inch box size).
 - i. Case #: DIR-2022-2882-TOC-HCA, ENV-2022-2883-EAF.
 - ii. NC status: Board requested that developer consider PLUM conditions at July meeting, will consider at Sept. meeting.
 - k. Motion: Request that City revise the Exposition Station Transit Neighborhood Plan as follows: Building breaks shall be clarified and defined per the same standards of the Westside Multifamily Q Conditions (below) – buildings that exceed 150 ft. in length (reduced from 250 ft.) shall have a break that is at least 20 ft wide and landscaped as an amenity, continuous from the ground floor to the sky, and must extend back the entire building. Garage entrances shall not count as breaks.

2. *MASSING b. Any building that has more than 150 feet of frontage along a public street shall provide at least one vertical break beginning at the ground floor. This break shall be a minimum of 40 feet deep and 20 feet wide and shall be open to the sky.*
 - i. NC status: Board voted to request more parkland/ open space at July 29 meeting.
- l. Motion: Request that Planning Dept. provide zoning capacity of the city, in order to review proposals for upzoning.
 - i. NC status: Board to consider at Apr. 27 meeting.
- m. 11800 Wilshire Blvd.: Support renovation and add greenery to front stair area.
 - i. Case #: DIR-2022-1258-CDO.
 - ii. Application/plans: (click on "Wilshire11800" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - iii. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- n. Motion: Request for new street lamps in Centinela / Nebraska / Amherst / Idaho neighborhood, per BOE standards.
 - i. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- o. Tuk Tuk Thai (1638 Sawtelle Blvd): Conditional Use Permit for beer and wine onsite consumption for existing restaurant with 36 seats in C2 zone (hours 8:00 am to 11:00 pm).
 - i. Case #: ZA-2021-9981-CUB. ENV-2021-9982-CE.
 - ii. NC status: Board approved PLUM resolution to support at Feb. meeting.
- p. Landmark Apartments (11750 Wilshire Blvd. - old Pavillions): 1 monument sign and 2 wall signs as part of new apartment tower.
 - i. Case #: DIR-2021-10102-CDO. ENV-2021-10103-CE
 - ii. NC status: Board approved PLUM resolution to support at Feb. 23 meeting.
- q. 1624 Amherst Ave. house: Previous demolition of 2 1-story houses and new construction of a 2-story house in R1-1 zone (2,986 sf, 4-bedroom, 2-bathrooms, 2-half-bathrooms). Request for Zoning Adjustment for increased height for portion of the roof that encroach into 45-degree stepback for encroachment plane on both sides and in front (~680 sf of area is flat instead of sloped downward 45 degrees):
 - i. Case #: ZA-2021-10614-CE.
 - ii. NC status: Board voted to oppose the Zoning Adjustment request at Feb. 23 meeting.
- r. 1713-1717 S. Beloit Ave: Demolition of 5 apartments, and new construction of 7-story, 80-ft apartment with 63 units (7 extremely low-income) in R4-1 zone. Removal of 6 trees, and plant 16 new trees (0 in soil, 16 in planters and in pots). Excavation of 14,000 cy (1,000 truck trips). Lot coverage of 90%, open space of 10% (no flat recreational space at ground level or on podium, roof deck provides open space). TOC Tier 4 incentives for 8 incentives: Density increase of 70%. FAR increase from 3.0 to 4.5. Parking reduction to 0.5 spaces (63 spaces provided). Front yard setback reduced from 15 ft to 7-10 ft. Back yard setback reduced by 30% from 19 ft to 13 ft. North side yard setback reduced from 10 ft. to 7 ft. South side yard setback reduced from 10 ft. to 7 ft. Height increase of 11 ft.
 - i. Case #: DIR-2022-357- TOC-HCA. ENV-2022-358-EAF.

- ii. NC status: Board voted to oppose project as designed and suggested design revisions at Feb. 23 meeting.
- s. Chili Bowl (12444 W. Pico Blvd.): Request that owner not demolish the Chili Bowl building (demolition permit was issued on Feb. 4), and ask owner to collaborate with CD11 to find a new site to preserve the building.
 - i. NC status: Board approved PLUM resolution at Feb. 23 meeting.
- t. 1920-1924 Barry Ave houses: Demolition of 3 1-story houses, and new construction of 4 3-story houses (on 2 parcels) in R2-1 zone. Houses are 3,006-3,022 sf each. Lot Line Adjustment.
 - i. Case #: AA-20219576-PMLA. ENV-2021-9577-CE.
 - ii. Application/plans: (click on "Barry 1920" folder).
 - iii. <https://drive.google.com/drive/u/0/folders/1HhqzTUIOJkVDtPRBNFLktB1En7LbN3wr>
 - iv. NC status: NC status: Board to consider at Jan. meeting.
 - v. City status: Submittal on Nov. 19. Planner - Michelle Carter.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNjU30>
- u. 814 S. Federal Ave. apartment: Appeal - Demolition of 1-story house and new construction of 5-story apartment with 11 units (1 very low income), per TOC. Reduced setbacks.
 - i. ADM-2021-3739-DB-HCA-1A.
 - ii. Application/plans: (click on "Federal 814" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status (appeal): Planner - Dylan Sittig. Submittal on Aug. 16.
 - v. NC status: Board to consider at Jan. meeting.
 - vi. Appellant: Keiko Ota, neighbor at 1810 Federal Ave.
 - vii. Owner: Matthew Hayden, Hayden Planning, representative of developer.
- v. Motion: Request for Planning Dept. inspections during construction.
 - i. NC status: Board approved at Nov. 17 meeting.
- w. 2456 Purdue Ave. apartment: Demolition of 2 houses and new construction of 6-story apartment with 27 units (6 affordable), per TOC Tier 3. Setbacks, open space, parking.
 - i. DIR-2021-5596-TOC-HCA. ENV-2021-5597-EAF.
 - ii. Application/plans: (click on "Purdue 2456" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status: Planner - Dylan Sittig. Submittal on Jun. 30.
 - v. NC status: Board opposed at Nov. 17 meeting.
- x. Motion: Revision to AB 330: The NC requests that when RSO units are demolished and replaced, any density bonus units (per SB 1818) are additive to those replacement units (instead of inclusive). In addition, all replacement units shall have the same number of bedrooms and the at least the same square footage.
 - i. NC status: Board approved at Nov. 17 meeting.
- y. Motion: The NC opposes the City's use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods – WRAC.
 - i. NC status: Board approved at June meeting.
- z. Motion: Policies and Procedures Ordinance: The NC requests that the Council postpone consideration of the Policies and Procedures Amendment (CF #12-0460-S4) for six months in order to enable further community presentations and feedback, and to have independent, outside counsel review the revisions to

- ensure that the City Council does not transfer its land use authority to the Planning Dept. – WRAC.
 - i. NC status: Board approved at June meeting.
- aa. Motion: “Ghost”/commercial kitchens for numerous restaurants: The NC requests that the City establish of a specific land use or zoning classification, and review properly of the impacts, such as increased power usage and higher traffic generation/ parking demand – WRAC.
 - i. NC status: Board approved at June meeting.
- bb. Chili Bowl historic / cultural designation (12244 W. Pico Blvd.): Proposal to preserve onsite as preferred action with Conditions if relocate former Chili Bowl building to Bundy Triangle Park.
 - i. City status: Council voted on Jun. 29 to oppose designation, and CD11 opposed designation. Owner filed lawsuit and submitted a second historic analysis that opposed Historic-Cultural Monument designation.
 - ii. NC status: Board to consider at July meeting.
- cc. 1906 S. Colby Ave: Demolition of 2 1-story houses, and new construction of 2 3-story houses (condominiums). AA-2021-3125-CC-HCA-PMLA. ENV-2021-3126-CE.
 - i. City status: Planner - Dylan Sittig. Submittal on Apr. 15.
 - ii. NC status: Board to consider at July meeting.
- dd. The Block renovation (old Olympic Collection) - 11301 Olympic Blvd.: Renovation of existing 3-story commercial conference center/ retail/ offices. New facades, no new construction or change in building envelope.
 - i. City status: Renovation in process.
 - ii. NC status: Board to consider at July meeting.
- ee. Motion: Maintain inexpensive fees for residents for appeals, not the \$16,000 that is proposed, per cost recovery policy (WRAC LUPC motion).
 - i. NC status: Board approved at May meeting.
- ff. Motion: Request that City Council and City Attorney clarify if Planning Dept. and Planning Commissions may use developers’ financial interest as criteria to determine entitlements and discretionary approvals (WRAC LUPC motion). See Exhibit.
 - i. NC status: Board approved at May meeting.
- gg. Barrington Plaza apartments (11700 Wilshire Blvd.): Proposal for renovations to exterior façade. DIR-2021-2141-CDO. ENV-2021-2142-CE.
 - i. City status: Submittal on Mar. 16. Planner - Dylan Sittig.
 - ii. NC status: Board to consider at May meeting.
- hh. Auto Concierge delivery truck parking on Nebraska Ave.: Neighbor complaints about delivery truck parking on Nebraska Ave.
 - i. CD11 Transportation Deputy Alek Bartsorouf conferred with owner about parking violations and future enforcement.
- ii. Motion: Support for Senate Constitutional Amendment 2 (Allen and Wiener), which would eliminate the State of California’s Article 34 (approved by WRAC LUPC).
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- jj. West L.A. Civic Center redevelopment: Design ideas.
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- kk. Bundy Triangle Park: Review 2018 PLUM Resolution to support removal of one lane of traffic and expansion of the park.
 - i. NC status: Board approved PLUM resolution to support in Jan.

- ll. Motion: West L.A. Community Plan update: Determine specific zones for specific areas/neighborhoods/nodes/corridors.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- mm. Motion: The City shall create a floating, voting seat on the APC/CPC/PLUM that is allotted for the NC in which the project is located. This seat would only be filled by a certified NC member, elected by its NC, and will advocate for NC position.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- nn. Bike lane extension: Ohio Ave. between Santa Monica and 405.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- oo. Lone Wolf Cigar Lounge (11950 Wilshire Blvd.): CUB for sale and dispensing of a full line of alcoholic beverages for onsite consumption in an existing 1,630 sf private members cigar lounge.
 - i. ZA-2020-3144-CUB.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Wilshire 11950" folder).
 - iii. City status: Submittal on Apr. 13. Planner: Oliver Netburn (213) 978-1382 Oliver.Netburn@LACity.org.
 - iv. NC status: Board approved PLUM resolution to support with condition in Oct.
- pp. 11759 Iowa Ave. duplex condominiums: Demolition of 1 1-story house. Parcel map for new construction of 2 3-story condominium units.
 - i. AA-2020-5417-PMLA-CN, ENV-2020-5418-CE.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Iowa 11759" folder)..
 - iii. City status: Submittal on Sept 15. Planner: Maxfield Vermey
 - iv. NC status: NC status: Board approved PLUM resolution to support in Oct.
- qq. 2444-2456 S. Barry Ave. apartment: Demolition of 3 apartments of 1-2 levels (8 units). New construction of 6-story apartment with 32 supportive housing units, 28 low-income units, and 12 parking spaces. TOC and PSH incentives include: Reduction of rear setback from 15 ft to 12 ft. Increase in FAR from 3.0 to 3.57. Reduction in open space from 7,425 sf to 6,238 sf.
 - i. DIR-2020-2956-DB-PSH-SIP-HCA-PHP. Exempt from CEQA per Prop. HHH funding.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2444" folder).
 - iii. City status: Submittal on May 5. Planner: Eric Claros.
 - iv. NC status: BOD tabled at Oct. meeting.
- rr. 2033 Butler Ave.: Motion - Request that developer explain why they cut down all the tall, mature trees on the site, when they promised at our NC hearing to preserve them.
 - i. NC status: Board tabled at Oct. meeting.
- ss. Motion: Support for CF 20-0189, which proposes that the term of affordability shall be extended to 55 years for Transit-Oriented Communities projects.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- tt. Motion: Support for CF 20-0498, which proposes to study incentives to give businesses to encourage telecommuting after the Covid 19 emergency ends.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.

- uu. Motion: Support for Streets for All proposal for the City's ADAPT program of expedited street re-paving and striping, which would mandate re-striping to accommodate bus and bicycle lanes in the City's approved Mobility Plan.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- vv. Motion: Request that City develop long-term "Slow Streets" program, which includes increased safety for pedestrians (such as K-rails and concrete barriers).
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- ww. Sushi Tsujita (2006 S. Sawtelle Blvd.): CUB for full line of alcohol service in existing 1,244 sf restaurant with 30 seats and 400 sf patio with 12 seats. Zoning variance for 44 off-street parking spaces in lieu of the required 51 spaces. ZA-2020-3501-CUB-ZC. ENV-2020-3502-CE. ZA-2008-3900-CUB-ZV.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle 2006 Tsujita" folder).
 - ii. City status: Submittal on Jun. 4. Planner: Dylan Sittig.
 - iii. NC status: Board approved PLUM resolution of support at Oct. meeting.
- xx. West L.A. Community Plan: Support for concepts and request for additional concepts to be included.
 - i. NC status: BOD approved PLUM resolution at Oct. meeting.
- yy. 11628 Santa Monica Blvd. mixed-use apartments and retail (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft.
 - i. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "SantaMonica 11628" folder).
 - iii. City status: Submittal on May 31, 2018. Planner: Chuanzhe "More" Song. Hearing date TBD.
 - iv. NC status: Board approved PLUM resolution of support with conditions at Oct. meeting.
- zz. 1656 S. Sawtelle Blvd. apartments: Demolition of 2 1-story and 2-story houses house on 7,100 sf lot. New construction of 67-ft. (6 stories), 33-unit apartment with 23 car spaces in C2-1VL zone (4 extremely-low income units). On-menu incentives for shorter setbacks/yards per RAS3 zoning (5 ft. front, 5 ft. back, 0 ft. sides), increased height (2 stories, 22 ft.), and reduced open space by 25%. 5,000 cy yards of dirt to be exported (500 truck trips). X trees to be removed. ENV-2020-2121-EAF.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle_1656" folder).
 - ii. City status: Submittal on Mar. 26. Planner: Chuanzhe Song (213) 978-1319 More.Song@LACity.org.
 - iii. NC status: Board revised PLUM motion to oppose project and suggest revisions at July meeting.
- aaa. DWP facilities renovation (11761-12300 W. Nebraska Ave.): New construction of 3-story (50-60 ft. tall) office/ storage/ vehicle service/ customer service building of 92,000 sf (___ cy of soil export > XX trucks) with 356 parking spaces in PF-1XL (Public Facilities) Zone. 191 staff at opening to increase to 373 staff by 2030.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> - go to "DWP - Nebraska 11761" folder.

- ii. NC status: Board approved PLUM motion to oppose project and suggest revisions at July meeting.
- bbb. Dan's Modern Chinese (2049-2051 Sawtelle Blvd.): Alcohol CUB for beer and wine onsite consumption for 2,160-sf restaurant with 54 seats. Case #ZA-2020-1941-CUB.
 - i. Application/plans: https://www.dropbox.com/sh/57wtr9rxj0pzm0/AAAhK1AYYNv_kb4jsyOQcjm9a?dl=0.
 - ii. City status: Submittal on Jun. 2020. Planner: Courtney Shum (213) 978-1916 Courtney.Shum@LACity.org.
 - iii. NC status: Board approved PLUM resolution to support project with LAPD Conditions at Jul. meeting.
- ccc. 12229 W. Pico Blvd. - Kiff Kafe: Alcohol CUB for beer and wine as part of 1,164-sf restaurant with 17 indoor seats and 344-sf patio. ZA-2020-1213-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Pico 12229 CUB" folder).
 - ii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 25.
 - iii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- ddd. 2110 S. Barry Ave. houses: Request for adjustment to reduce 2 side setbacks from 6-2 ft. to 5-2 ft. ZA-2020-1441-ZA.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2110 houses " folder).
 - ii. City status: Jun. 25 hearing postponed, new date TBD. Planner: Dylan Sittig.
 - iii. NC status: BOD approved PLUM resolution to oppose project at May 28 meeting.
- eee. 1730 Colby Ave.: Condominium conversion of apartment with 20 units and 40 parking spaces. TT-82687. ENV-2019-6995-CE.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Colby1730" folder.
 - ii. City status: Submittal on Nov. 2019.
 - iii. NC status: NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- fff. 12311 W. Santa Monica Blvd. - hotel restaurant: Alcohol CUB 9Type 47 ABC license) for full line as part of 32,594-sf hotel with 1,303-sf restaurant with XX seats. Change hours of operation from 7:00 am to 11:00 pm as required in Commercial Corner Ordinance, to 6:00 am to 2:00 am all 7 days of the week. ZA-2020-1156-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 12311 CUB" folder).
 - ii. Community status: TBD.
 - iii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 21.
 - iv. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- ggg. 2451 Purdue Ave.: Legalization of existing loft/mezzanine, which was expanded by 460 sf without proper permits by converting it to a 3rd story and obtaining Adjustments for decrease yard setback from 6 ft. to 5 ft., and decrease

- in passageway separations between buildings from 11 ft. to 10 ft./5 ft. in R3 zone.
- i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Purdue 2451 apts " folder).
 - ii. Community status: TBD.
 - iii. City status: Submittal in Jan. 2020.
 - iv. NC status: NC status: BOD approved PLUM resolution to support project with Conditions at May 28 meeting.
- hhh. Alley vacation (between Stoner Ave. and Barrington Ave. - south of Santa Monica Blvd.): VAC-E 1401378.
- i. City status: Bureau of Engineering report to Council on Feb. 20 to begin analysis.
 - ii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- iii. Kura Revolving Sushi (2130 Sawtelle Blvd.): CUB for alcohol service from 10:00 am to 12:00 am (midnight) every day of the week. Restaurant is 1,947 sf, and has 44 seats. ZA-2020-660-CUB, ZA-2013-1109-CUB.
- i. City status: Submittal in Jan. 30. Planner - Phillip Bazan.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- jjj. 2033 S. Butler Ave. condominiums: Demolition of 1 house, and new construction of 2 condominiums of 3 stories on 5,300-sf parcel in R2-1 zone. Lot is substandard 40 ft. wide. 2 ft. road dedication. Minimum setbacks provided: 18 ft. in front, 4.8 ft. on sides (12 ft. for driveway for half of the site), 15 ft. in rear. 5 parking spaces. Truck trips: X. Trees removed: x (all with 12-inch trucks or larger). Request for adjustment (variance-type entitlement) to reduce 6-ft. setback to 4.8 ft., and to reduce distance between the 2 buildings from 12 ft. to 10 ft., and to reduce front setback from the prevailing block's setback of 21 ft. to 18 ft. AA-2019-3917-PMLA. ENV-2019-3922-CE.
- i. City status: Planner: Jeanalee Obergfell.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- kkk. 12248 W. Pico Blvd.: Proposed historic/cultural monument designation. CHC-2019-6975-HCM. ENV-2019-6976-CE.
- i. City status: Submittal on Nov. 2019.
 - 1. Staff report: <https://planning.lacity.org/odocument/392ac16c-ea4c-4231-88ad-5289db71d4c7/CHC-2019-6975-HCM.pdf>
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- lll. Motion: Support for Consolidated Rental Car Facility / Air Pollution Reduction / Electric Vehicle Availability (CF 19-1586). Proposes to increase to 80% of car rentals are electric, and add charging stations in the city (museums, malls, destinations). Only 200 chargers are proposed for the facility, which may be insufficient for demand.
- i. NC status: BOD approved PLUM resolution to support project at April meeting.
- mmm. Motion: Opposition to SB 50 (State mandates for increased density near transit and job centers).
- i. NC status: BOD approved PLUM resolution to support project at April meeting.

- nnn. Motion: Co-living residential projects – Implementation of zoning regulations for specialized land use:
 - i. Parking: 0.5 spaces per bedroom.
 - ii. Bedroom: 150 sf minimum size.
 - iii. Kitchen: 1 per 6 bedrooms (stove, refrigerator, sink).
 - iv. Bathroom: 1 per 6 bedrooms (shower, toilet, sink).
 - v. No density bonuses.
 - vi. Zones: C, high-density Residential (R, RAS).
 - vii. Onsite manager for 12+ bedrooms.
 - viii. Open space: 100 sf per bedroom.
 - ix. Tenancy: 30-day minimum (not a hostel or vacation rental).
 - x. NC status: NC status: BOD approved PLUM resolution to support project at May meeting.
- ooo. Motion: Design guidelines - Open space in apartments (roof decks).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- ppp. Motion: Design guidelines - Landscaping in high-density apartments (trees in stormwater planters).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- qqq. Motion: New crosswalk: Pico Blvd. and Wellesley Ave. intersection.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- rrr. Motion: Public Storage (11625 Olympic Blvd.): The City shall cite the owner and Public Storage for failure to comply with the original Conditions of Approval that mandate that the building look like an office building, and provide lush, mature and tall landscaping on the frontage that prevents graffiti.
 - i. NC status: Board approved PLUM resolution in Dec.
- sss. 1452-1456 S. Butler Ave. small lot houses/subdivision: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of 4 stories on 5,900-sf parcel in R3-1 zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear (5 ft. where building overhangs). 10 parking spaces. Truck trips: X (X cy of earthwork). Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
 - i. City status: Approved on Dec. 6 (Planner: Qiuana Williams).
 - ii. NC status: PLUM voted to oppose project, per failure to receive notification. PLUM voted to request city action address property nuisance issues and report on inspections.
- ttt. Motion: The city shall prohibit the staging of heavy trucks during construction (tractor trailers) in neighborhoods.
 - i. NC status: Board approved PLUM resolution in Dec.
- uuu. Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service: CUB for 56-sf market with 8 lobby seats with 24-hour sales of sealed containers of alcohol for personal use. Part of a 78-room hotel with 1,168-sf food area with 32 seats and 731-sf covered rooftop deck with 20 seats (no alcohol sales/ service). ZA-2019-4685-CUB, ENV-2019-4686-CE.
 - i. City status: Hearing date TBD. Submittal on Aug. 7. Planner: Jojo Pewsawang.
 - ii. NC status: Board approved PLUM resolution to support in Oct.
- vvv. 2130 Sawtelle Blvd. karaoke studio: CUB for new alcohol service (beer and wine) for onsite consumption until 2:00 am for an existing karaoke studio in a

- strip mall, and to extend the hours until 4:00 am for all days of the week. Zone Variance to bring the existing land use into compliance from karaoke retail to karaoke studio, and to reduce the additional parking requirement from 15 more spaces to 0 more spaces. ZA-2019-3824-CUB-ZV, ENV-2019-3825-CE.
- i. City status: Hearing on Oct. 28 (this month). Submittal on Aug. 9. Planner: Courtney Shum.
 - ii. NC status: Board approved PLUM resolution to support with conditions in Oct.
- www. 1729 S. Barrington Ave. condominiums: Demolition of a 1-story house and new construction of four condominiums that are 3 stories tall and subterranean parking (___ cy of soil export > XX trucks) with Parcel Map. AA-2019-1980-PMLA-CN, ENV-2019-1981-EAF.
- i. City status: Hearing date TBD. Submittal on Apr. 3. Planner: Julia Duncan.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Oct.
- xxx. West L.A. Courthouse project: Resolution to request the County to include substantial amounts of affordable- and moderate-income housing, commercial/ institutional that is viable to be leased in the long term, and public open space.
- i. NC Status: Board agenda for Nov.
- yyy. 12121-12133 Pico Blvd. (Marukai Market): Resolution to request:
- i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
 - ii. Plant more trees on north border with neighbors, per NC approval.
 - iii. NC Status: Board agenda for Nov.
- zzz. TOC Ordinance: Resolution for revisions to regulations.
- i. NC Status: Board agenda for Nov.
- aaaa. 2415-2419 S. Barrington Ave. apartments: Demolition of 2 1-story houses and new construction of a 7-story, 86-ft. tall building with 38 apartments (including 4 extremely low-income units). Request for TOC Tier 3 incentives for 30% reduction in side yards, 30% reduction in rear, and 25% reduction in open space. DIR-2019-2171-TOC, ENV-2019-2173-EAF.
- i. City status: Submittal on Apr. 11. Planner: Latanya Roux.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- bbbb. 1721 S. Colby Ave. apartment: Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./ 1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
- i. City status: Appeal filed on Jan. 17, 2020.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- cccc. 11600-11618 Santa Monica Blvd. (car wash site): Demolition of car wash and restaurant and new construction of 5-story building with 100 apartments (9 affordable). On-menu density bonus incentives (for FAR of 3.5:1 and 11-foot

height increase). Class 32 CEQA exemption. 29,000 cy of dirt (2,700 trucks). 2 trees to be removed. DIR-2019-2757-DB-SPR. ENV-2019-2758-CE.

- i. City status: Submittal on TBD.
- ii. NC status: Board approved PLUM resolution in August.
- dddd. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Westgate Ave. to encroach 6-18 inches onto their property, as part of verbal contract for entitlement support of their project.
 - i. NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.
- eeee. 11857 Santa Monica Blvd. (empty lot next to Wertz): New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- ffff. Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site): The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
 - i. NC status: Board approved PLUM resolution in August.

11. Status of previous decisions:

- a. 1851-1855 S. Barry Ave. small lot subdivision: Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution to oppose project as designed.
- b. 11916 Pico Blvd.: CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
 - i. City status: Submittal on May 29.
 - ii. NC status: Board approved PLUM resolution of support with condition in July.
- c. 2218 Sawtelle Blvd. (restaurant) alcohol CUB: Full line of alcohol for an existing restaurant of 1,050 sf with 30 seats. ZA-2019-2150-CUB, ENV-2019-2151-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support CUB.
- d. 11434 Pico Blvd. (Fantasy Island site) apartment: Demolition of 1-story commercial building. New construction of apartment.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support revised design.
- e. Zone change (2146 S. Colby Ave.): Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.

- i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support with conditions to maintain R setbacks.
- f. 2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building: Demolition of 2 1-story commercial buildings of 52,000 sf and new construction of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf) on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.
 - i. DIR-2018-7625-SPR. ENV-2018-7626-EAF.
 - ii. City status: Hearing date TBD (SPR).
 - iii. NC status: Board resolution to support with traffic study and cap.
- g. 1730 Armacost Ave. small lot subdivision: New construction of small lot subdivision with 3 houses of 4 stories on 6,000-sf vacant lot in RD1.5 zone. AA-2018. ENV-2018-____-CE.
 - i. City status: Submittal in 2018. Hearing date TBD. Planner: Connie Chauv.
 - ii. NC status: Board resolution to support.
- h. Zoning on 2300 block of Wellesley Ave.
 - i. NC status: Board resolution to support similar zone to area, only if upzoned.
- i. Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.
 - i. City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
 - ii. NC status: Board approved at Feb. meeting.
- j. 2110 S. Barry Ave.: Demolition of 1 house. New construction of 2 houses of 3 stories with minimum setbacks and maximum height. Variance for reduced lot width.Parcel map. Variance for reduced lot width. AA-2018-4026-PMLA-CN. ENV- AA-2018-4027-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board opposed PLUM resolution (to support project) in Feb.
- k. 2465 S. Purdue Ave.: Demolition of 1-story apartments (4 units). New construction of 5-story, 17-unit apartment (1 very low-income, 2 extremely-low income) with 4.5 FAR. TOC Tier 3 incentives include 70% density bonus, reduced parking to 0.5 spaces per unit, and FAR increase of 50%. On-menu incentives include decrease in open space by 25%, decrease in both side setbacks by 30%, and increase in height of 1 story. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
 - i. City status: Submittal in Apr. 2018.
 - ii. NC status: Board opposed PLUM resolution (to support project with conditions).
- l. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store. New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
 - i. City status: Submittal on Aug. 22, 2018.
 - ii. NC status: Board supported PLUM resolution (to support project with conditions).
- m. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable). 135 car parking spaces. 94 bicycle parking spaces. Transit-

- Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.
- i. City status: Submittal on May 24, 2018. Planner: Steve Kim.
 - ii. NC status: Board supported PLUM resolution (to support project).
- n. New Target store (11800 Santa Monica Blvd.): Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
- i. City status: Hearing on Oct. 22.
 - ii. NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.
- o. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
- i. NC status: Board supported PLUM resolution (support with design revisions).
- p. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
- i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.
 - ii. New 1,261-sf restaurant, 60 indoor seats and 12 patio seats. ZA-2018-4862-CUB. ENV-2018-4863-CE.
 - iii. New 2,022-sf restaurant, 104 indoor seats and 92 patio seats. ZA-2018-4866-CUB. ENV-2018-4867-CE.
 - iv. City status: Submittal on Aug. 22. TBD hearing.
 - v. NC status: Board supported PLUM resolution (to support CUB).
- q. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
- i. City status: No hearing - Director's administrative determination.
 - ii. NC status: Board supported PLUM resolution (to oppose project).
- r. Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.): CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909-sf restaurant with 25 seats and 8 exterior seats. Expiration in May 2019. ZA-2012-0382-CUB.
- i. City status: Hearing date TBD.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- s. 11347 W. Mississippi Ave.: Demolition of 1-story house. New construction 2-unit condominiums (3 stories, 4 bedrooms) with minimum setbacks and maximum heights. Variance for reduced lot width. ENV-2018-3578-CE. AA-2018-3577-PMLA.
- i. City status: Hearing date TBD. Submittal on Jun. 19, 2018.

- ii. NC status: Board supported PLUM resolution (to support CUB).
- t. 1702 S. Granville Ave.: Re-design - demolition of 1-story house and new construction of 4 small-lot houses of 4 stories (Small Lot Subdivision). AA-2017-3856-PMLA-SL, ENV-2017-3857-CE (see exhibit).
 - i. City status: Approved in Aug. 2018. Re-submittal in 2018. Submittal 9/26/2017. Planner: Connie Chauv.
 - ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.

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

13. Member announcements.

14. Adjournment.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION: IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE WLASNC MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

NOTICE: Out of an abundance of caution, this committee meeting is noticed as a joint board meeting, and will be making recommendations for the NC Board of Directors to take action at a later meeting.

THE AMERICAN WITH DISABILITIES ACT: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jay Ross, Board Member, at (310) 979-9255 or email Jamie@WestLASawtelle.org.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.WestLASawtelle.org, or at the scheduled meeting. If you want any record for an item on the agenda, contact Chair Jamie Keeton at Jamie@WestLASawtelle.org.

NOTICE TO PAID REPRESENTATIVES: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See LAMC 18.01 et seq. More information is available at www.Ethics.LACity.org/Lobbying. For assistance, contact the Ethics Commission at (213) 978-1960 or Ethics.Commission@LACity.org.

PUBLIC INPUT AT N.C. MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Any messaging or virtual background is in the control of the individual Boardmember in their personal capacity, and does not reflect any formal position of the N.C. or the City.

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the WLASNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Bylaws. The Bylaws are available at our Board meetings and website www.WestLASawtelle.org

RECORDING MEETINGS: Meetings may be sound or video recorded.

PUBLIC POSTING OF AGENDAS: Agenda are posted for public review as follows:

- Website: www.WestLASawtelle.org (see Committees tab).
- Google drive: <https://tinyurl.com/WLASNC-PLUM>

- Dropbox (see PLUM 2021 folder): [https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
- Planning Dept. Early Notification System: <https://www.lacity.org/subscriptions>

RECORDING MEETINGS: Meetings may be sound or video recorded.

LOCATION: For questions, contact Zel Limenih (310) 479-4119 or Zel.Limenih@LACity.org.

SERVICIOS DE TRADUCCION: Si require servicios de traduccion, avisar al Concejo Vecinal 3 dias de trabajo (72) horas) antes del evento. Por favor contacte a Jay Ross a JayR@WestLASawtelle.org para avisar al Concejo Vecinal.

Members: Jay Ross, Chair, Boardmember representative (310) 979-9255 JayR@WestLASawtelle.org
Teri Temme, Boardmember representative, Secretary Teri@WestLASawtelle.org
Galen Pindell, Boardmember Galen@WestLASawtelle.org
David Swartz, Boardmember representative DavidS@WestLASawtelle.org
Timothy Sweeney [REDACTED]
Karim Wataghani Karim@WestLASawtelle.org
Vic Pacheco [REDACTED]

Exhibit # 8: Housing Element resolution

Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J.Ross, Chair
Date: Nov. 15, 2022 (with updated maps from August resolution)
Re: Resolution: Postpone Housing Element upzones until gross/theoretical and realistic zoning capacity is fully disclosed, and request that City revise its process to analyze upzoning to include social justice and fair housing criteria

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 Nov. 16.

Motion: The PLUM voted, 5-0-0, to recommend that the Board request that the City:

1. Postpone the Housing Element's proposed upzoning of our neighborhood until the gross/theoretical and realistic zoning capacity is fully disclosed.
2. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
3. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.

Maps of upzones: <https://planning.lacity.org/plans-policies/housing-element-update#maps>

Facts and background:

1. The City proposes extensive upzoning and density bonuses for of R1, R2 and multi-family neighborhoods, and commercial corridors.
2. The Community Plan's proposal to preserve the R2 neighborhood to the west of Sawtelle Blvd. will be overridden.

3. The Community Plan's proposal to preserve the R1 neighborhoods near Stoner Park, along Ayres Ave. and Pearl Ave. south of Pico Blvd., and west of Centinela Ave. to the north of Nebraska Ave. will be overridden.
4. The State HCD handbook lists criteria that advocate for zoning based on social justice and fair housing criteria, and the City may not have used them in its analysis and determination of upzoning in its first Housing Element submittal to the State.
5. The State HCD rejected the City's first Housing Element submittal, which proposed 200,000 new units (SCAG wants 400,000, so an additional 200,000 units are mandated) and was not sufficiently based on fair housing and social justice.
6. The State HCD approved the City's second Housing Element, which proposes more upzoning in high-resource areas to provide the additional 200,000 units and to comply with fair housing and social justice requirements, but does not yet finalize their locations.
 - a. The City has an extension of 2 years to locate those additional 200,000 units.
7. West L.A. has 7 high resource and higher resource census tracts, and has 1 of the 6 city job centers. The area has high levels of transit, jobs and good schools.
8. City analysis requires 2,555 affordable units (5,400 persons at 2.1/unit) in West L.A., which is ~4% of the 72,000 required for the city.
9. Current gross capacity in West L.A. (includes West L.A. Sawtelle and Westside NC/ Rancho Park NC districts) may be as high as 205,000 persons, and current population is 90,000 (available gross capacity is 100,000 persons, or 54,000 units).
 - a. Sites within fire zones, in hillsides, and without sewer cannot be counted, but West L.A. has few of those.
10. To accommodate 2,555 units, 25 apartment buildings of 100 units must be built (25 acres of land needed).
 - a. Missouri Place is 64 units on 0.5 acre.
11. To fund 2,555 affordable units by public agencies, City must subsidize with \$255,000,000 of grants (\$100,000 per unit).
 - a. This funding is required to obtain matching funds from the State (tax credits).
12. To fund 2,555 affordable units by developers (with no public funds), 25,550 units must be built (10% of units in market-rate apartments).
13. 25,550 units (53,000 persons) can be already accommodated within the existing excess capacity of 115,000 persons (54,000 units) in West L.A. (20,000 in WLASNC, 25,000 in Westside NC district).
 - a. 25,000 available units equals the required 25,550 units in WLSNC.
 - b. See chart below that shows population of 90,000 and zoning capacity of 205,000 (100,000 in WLASNC, 105,000 in Westside NC district).
14. City has not disclosed their excess gross/theoretical or realistic capacity in West L.A.

Findings and justifications:

1. The City must demonstrate that it actually needs to upzone properties, but it can do that only if it knows the current zoning capacity (including TOC incentives, and C zones).
2. In the 1990 General Plan, the (gross) zoning capacity was 7,900,000, and that did not include any affordable housing incentives, C zones, or ADUs. Current gross zoning capacity may be as high as 10,000,000.
3. Upzoning based on geography may not mitigate past harms from redlining and segregation



**WEST LOS ANGELES SAWTELLE
NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee and
Board of Directors Joint Meeting -- Agenda
Tues., Mar. 21, 2023 -- 7:15 PM**

Video Link: <https://us02web.zoom.us/j/81811639087> [NEW VIDEO LINK]
Meeting ID 818 1163 9087 (and press #)

Phone: (669) 900-6833 or (833) 548 0282, (888) 475 4499, (877) 853 5257, (833) 548 0276

All stakeholders who wish to address the Neighborhood Council may dial (669) 900-6833, and enter **818 1163 9087** (and press #) to join the meeting.

Press *9 to raise your hand to speak. Press *6 to unmute your phone.

Email public comments to Chair at JayR@WestLASawtelle.org

No paper documents are associated with this meeting.

Agenda and files posted online: <https://tinyurl.com/WLASNC-PLUM>

https://drive.google.com/drive/u/0/folders/1HhgzTUIQJkVDtPRBNE_LktB1En7LbN3wr

Facebook: <https://www.facebook.com/WestLASawtelleNC>

Physical: WLASNC office - 1645 S. Corinth Ave., West LA (glass door, west side by the ramp).

AB 361 updates:

- Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required.
- If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned.
- If members of the public are unable to provide public comment or be heard due to issues within the N.C.'s control, the meeting must be recessed or adjourned.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by calling WLASNC Board Chair Jamie Keeton (ADA contact) at Jamie@WestLASawtelle.org.

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

1. Call to Order:
 - a. PLUM Committee is 6 members, 4 are required for quorum.
 - b. Board is 15 members, 9 are required for quorum.
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. Review of Minutes from **Feb.** meeting.
https://drive.google.com/file/d/1YYbyP5nDzq4L7rDY6UDgA3TUxLeyNt9s/view?usp=share_link
 - c. Planning 101 training (Cornerstone): Completed - J.Ross, T.Temme, K.Wataghani, T.Sweeney, D.Swartz, V.Pacheco. Not completed - G.Pindell.
3. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
4. Government/Agency/Community Partner updates: Council District #11 (Planning Deputy - Jeff Khau, Jeff.Khau@LACity.org):
 - a. Website for affordable units: <https://LAHousing.LACity.org/AAHR>
 - b. Update on Bundy Expo Apts.
5. Ex parte communications: J.Ross:
 - a. 11540 Santa Monica Blvd. apartments: Aimee Luan, Craig Lawson & Assoc.- PLUM scheduling and project information.
6. Gelson's grocery market (12101 Olympic Blvd. - WestEdge development, old Martin Cadillac site): CUP for 33,000-sf market for full line of alcohol sales, alcohol tastings, and onsite consumption in café from 7:00 am to 11:00 pm.
 - a. Case #: ZA 2023-1077 MPA (project case # CPC-2013-2567-GPA-VZC-HD-CUMCUP-CUX-ZV-SPR).
 - b. Application/plans: (click on "Gelsons Olympic 12101" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on Feb. 1.
 - e. NC status: First presentation for PLUM in Mar.
 - f. Representative: Brett Engstrom, Liquor License.
 - g. Owner: Philena Investment Holdings, LLC, California Agent - Amanda Garcia and numerous others listed on Calif. Secretary of State website.
7. Santa Monica Kosher Market building (11540 Santa Monica Blvd.): Demolition of 2-story commercial building and new construction of 5-story apartment (56 ft height) with 46 units (7 very low-income). Incentives to increase FAR from 1.5 to 3.0, increase height from 45 ft. to 56 ft.
 - a. Case #: ADM-2022-6423-DB.
 - b. Application/plans: (click on "SantaMonica 11540" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planner - TBD. Submittal on Sept. 1.
 - e. NC status: 2nd presentation in Mar. PLUM voted to oppose current design and requested revisions in Oct.
 - f. Representative: Aimee Luan, Craig Lawson & Assoc.
 - g. Owner: Andrew Sands, Thrifty Oil, Colby Springs LLC.
8. Japan Institute of Sawtelle (2110 S. Corinth Ave.): Renovations to existing institutional facility's classrooms, play area, landscaping (community center, school, gymnasium). Zoning Adjustments for area, increase in height, decrease in yards/ setbacks.
 - a. Case #: DIR-2023-0669-ZAA, ZA-2023-0668-ZAA.
 - b. Application/plans: (click on "Japan Institute of Sawtelle" folder).
<https://tinyurl.com/WLASNC-PLUM>

- c. Community status: TBD.
 - d. City status: Planner - Phillip Bazan. Submittal on Jan. 30.
 - e. NC status: First presentation for PLUM in Mar.
 - f. Representative: Pierre de Angelis, Good Project Co.
 - g. Owner: Sawtelle Institute of Japan, Miwa Takahashi.
 - 9. 11701-11707 Wilshire Blvd. (Brentwood CC district): Demolition of 2-story commercial mall. New construction of 24-story mixed-use building with 152 units (16 extremely low-income), 66,902 sf of office, 7,082 sf of retail. TOC incentives.
 - a. Case #: DIR-2022-7013-TOC-CDO-SPR-VHCA.
 - b. Application/plans: (click on "Wilshire 11701" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. Link: <https://la.urbanize.city/post/23-story-mixed-use-tower-proposed-11701-wilshire-boulevard-brentwood>
 - e. City status: Submittal on Sept. 28. Planner - Milena Zasadzien.
 - f. NC status: Brentwood CC to notify when it will consider. First presentation for PLUM to be scheduled in Mar.
 - g. Representative: Matt Dzurec, Armbruster Goldsmith & Delvac law firm.
 - h. Owner: Tom Yeh, Century Investment LLC.
 - 10. Motion: Amend Oct. 2022 motion to add #C (PLUM approved 5-0-0) and recommend that the Board request that the City:
 - a. Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
 - b. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
 - c. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
 - d. Channel new housing to 600 parcels and commercial corridors and some high-density residential streets (can fit 5,000 units and 12,000 residents).
 - 11. Motion: Request revisions to LAMC zoning to allow more greenery and open space, and reduce the impact of large TOC buildings on neighbors (bigger setbacks, more transitional height, lower FAR, more open space at ground level) (WRAC LUPC motion).
 - 12. West L.A. Commons: Info - <https://WestLACommons.com/>
 - a. Scoping meeting (Jun. 14):
 - i. Presentation: <https://youtu.be/fv0enzMvt8I>.
 - ii. Public testimony: https://youtu.be/zl2-E_stSuU
 - b. Info: <https://planning.lacounty.gov/case/view/prj2022-000303>
 - 13. DWP-West L.A. facility:
 - a. Proposed new office building: www.LADWP.com/WLADistrictYard.
 - i. No design changes were made from original proposal.
 - ii. PLUM will request for a second meeting with neighbors to discuss revisions to proposed plan for new office building (first meeting was in July 2020).
 - b. Persistent noise from generator fans that don't have enclosures. Rear 3rd generator does not have barriers.
 - i. 2 new generators will have enclosures.
 - c. New poles and high-power electric lines installed on north border of Nebraska Ave.
 - i. Request to calculate EMF in neighborhood at various distances.

- d. Construction staging noise and visual blight at facility. Request to install plywood fence or sound blankets.
 - i. Request to access the site from the south and prohibit workers from parking in neighborhood.
- 14. West L.A. Community Plan update:
 - a. Schedule:
 - i. Community Plan Advisory Board formed (J.Ross, Isabelle Duvivier).
 - ii. Responses to conceptual land use suggestions will be in the Fall/ Winter (based on last year's community meetings).
 - b. CD11 to lead supplemental tour.
 - c. Determine if City has calculated population projections - Replies from Kinikia Gardner, Westside Plan Update:
 - i. *This information is disclosed when the DEIR is published.*
 - ii. *In tandem with refining concepts based on all of last summer/fall feedback, the team is also working on understanding SCAG projections - and once the team is ready to share that information they will. Planning staff does not do projections - SCAG demographers do. After Scoping the staff will then again refine plan concepts and work on the Proposed Plan's reasonably anticipated development that may meet and/or exceed SCAG's projections.*
 - iii. *In order to get there - we need to wrap up refining concepts and collect more feedback during the Scoping process.*
 - iv. *In between Scoping and the DEIR publication there will be MORE outreach efforts to show progress and solicit feedback on the draft plan and zoning.*
 - d. Request for community to review a draft copy of the community plans to review, before the CEQA scoping starts and it's too late.
 - i. *Yes, a preliminary draft of the emerging goals and policies is shared. And an open house and/or outreach event is hosted to share the draft plan and draft zoning before the DEIR is published. It takes 8-12 months - there are various factors that can prolong this time - in between a Scoping Meeting and a DEIR publication for a comprehensive and long range community plan update.*
- 15. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy). Review mandatory commercial/retail at ground level.
- 16. Track leasing of affordable units in new apartments:
 - a. "&" apartment (Pico Blvd.) - opened in April.
 - b. YMCA site (Sawtelle Blvd.) - opened in April.
 - c. 1650 S. Sawtelle Blvd. – completion by Jan. 2021.
 - d. CIM Buerge site #2 (Santa Monica Blvd./Stoner) – completion by Feb. 2021.
 - e. Pico/Federal apartment – completion by Jan. 2021.
 - f. Dolores site (Santa Monica Blvd./Federal) – completion by Oct. 2021.
 - g. 1730 Colby Ave. apts. - not started.
 - h. Whole Foods/old Vons site (Santa Monica Blvd./Barrington) – not started.
 - i. Wertz parking lot (Santa Monica Blvd./Westgate) – not started.
 - j. Chevron station apartment (Santa Monica Blvd./Beloit) – not started.
 - k. 1656 S. Sawtelle Blvd. – not started.
 - l. 2444 S. Barry Ave. – not started.

Future projects:

1. 2225 S. Amherst Ave. houses: New construction of 4 houses (3 stories). Demolition of 1 house of 1-story height.
2041 S. Barry Ave. houses: New construction of x houses (3 stories). Demolition of 1 house of 1-story height.
 - a. Application/plans: (click on "Amherst 2225" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - b. Community status: TBD.
 - c. City status: Permits issued.
 - d. NC status: First presentation for PLUM to be scheduled in TBD.
 - e. Representative: Cory Singer, Thomas James Homes.
 - f. Owner: Cory Singer, Thomas James Homes.
2. 11801 Olympic Blvd. retail/office building (Sports Chalet site): Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping.
ZA-2018-7490. Class 32 Infill CEQA Exemption.
 - a. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Olympic 11801" folder.
 - b. Community status: TBD.
 - c. City status: Project was withdrawn, requested developer to contact us in advance of future applications.
 - d. NC status: First presentation for PLUM in Apr. 2019.
 - e. Representative: Dana Sayles, Jason Friedman, 360.
 - f. Owner: Gillis Family Partnership.
3. Future project
 - a. Case #: .
 - b. Application/plans: (click on "ADDRESS" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on .
 - e. NC status: First presentation for PLUM to be scheduled in.
 - f. Representative: .
 - g. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):

4. Administrative:
 - a. What does "we need housing" mean?
 - i. Is it an excuse for developers to build as big as possible?
 - ii. Does every project "need" to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
 - b. Role of PLUM:
 - i. Rubber-stamp for Planning Dept. and approve all project as long as they "comply" with zoning in our opinion (though only the Planning Dept. can

determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?

1. See Exhibit: Letter from Gloria Campbell.
 - ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?
 - c. NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood?
 - i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
 - d. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
 - e. What does it mean when developers say “The Council Office supports it”?
 - i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
 - f. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
 - i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
 - g. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
 - i. Facts vs. speculation (i.e. hearsay).
 - ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
 - iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
 - h. Items of consideration:
 - i. Condominiums vs. apartments.
 - ii. Sales prices and rents.
 - iii. Types of retail.
5. Old/new/future business:
- a. Motion: Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).
 - b. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
 - c. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
 - d. Motion: Planning Dept. staff reports shall list all meetings between the developer and Planning Dept., Planning Commissioners and Council District, and shall list all campaign contributions from developer employees and their spouses/ domestic partners to elected officials.
 - e. Motion: PLUM shall recommend that the NC require commercial uses within 200 ft. of residences to reduce nighttime noise after 10:00 pm to 35 decibels and/or prevent noise from leaving the site (per DBS code).
 - f. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause to forms required for demolition, giving the city the ability to punish developers who mislead planners about the project’s compliance with the [rent stabilization](#)

ordinance. Prohibit condominium conversions unless neighborhood vacancy rate is 5% or more (see exhibit).

- g. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
 - h. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
 - i. Parking ratios: Discussion of ratios for suburban, urban, and transit-oriented locations, leadership by government versus desires of drivers, increase in traffic caused by free parking, increase in global warming from car pollution (see exhibit).
 - j. Link: Mobility vs. place-making - <http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/>
6. Board action on previous PLUM resolutions:
- a. Sawtelle Blvd. sidewalks: Widen sidewalks and create safer and nicer pedestrian experience, eliminate 1 or 2 parking lanes on the Olympic-Mississippi block and/or the Mississippi-La Grange block (includes pull-outs for delivery trucks).
 - i. Application/plans: (click on "Sawtelle Blvd" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - ii. Link: <https://www.latimes.com/opinion/story/2022-08-27/streets-readers-want-closed-to-cars>
 - iii. Article: <https://www.bbc.com/travel/article/20220912-four-health-conscious-cities-putting-pedestrians-first>
 - iv. NC status: The Board to consider the PLUM resolution to support the proposal in Feb.
 - b. 1828 Butler Ave. apartments: Demolition of 2-story apartment with 8 units, and new construction of 4-story apartment with 11 units (48 ft to roof surface, 49.5 ft to parapet height). Zoning variance adjust to increase height of elevator shaft by 2.5 ft. (10 ft to 12.5 ft.). Each level of the building is 10.5 ft. tall (9.5 ft to ceiling).
 - i. Case #: ZA-2022-9401-ZV-HCA. ENV-2022-9402-EAF.
 - ii. Application/plans: (click on "Butler 1828" folder).
<https://tinyurl.com/WLASNC-PLUM>
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYzNzU40>
 - iii. City status: Submittal on Dec. 28. Planner - Connie Chauv, Anacany Hurtado.
 - iv. NC status: The Board to consider the PLUM resolution to support the variance in Feb.
 - c. 2456 S. Purdue Ave. apartments: Appeal of Nov. 29 Determination of Planning Dept.
 - i. Case #: ENV-20215597-CE-1A.
 - ii. Application/plans: (click on "Purdue 2456" folder)
<https://tinyurl.com/WLASNC-PLUM>
 - iii. NC status: The Board voted to support the PLUM resolution to support the appeal. The Board opposed the project as designed in Nov. 2021.
 - d. Bundy/Exposition/Amherst/Tennessee apartments: Appeal of south building.
 - i. Case #: DIR-2021-10047-TOC-VHCA-1A.
 - ii. Link (see Initial Submittal tab on the right):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMTI50>
 - iii. Application/plans: (click on "Bundy/Expo/Amherst" folder):
<https://tinyurl.com/WLASNC-PLUM>

- iv. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
- e. Resolution: Request that DBS, Public Works and AQMD inspect construction site at 11753 Iowa Ave. for possible violations of working days/hours, violations of dust control, violations of noise ordinances, and blocking access and parking for long periods of time.
- f. Resolution: Lighted exterior signs/fixtures: Request that DBS review various projects to comply with LAMC.
 - i. Link: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-183817 (b) No person shall construct, establish, create, or maintain any stationary exterior light source that may cause the following locations to be either illuminated by more than two footcandles (21.5 lx) of lighting intensity or receive direct glare from the light source. Direct glare, as used in this subsection is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.
 - ii. 2433 S. Barry Ave. Ayres-Barrington apartment: Lighted sign.
 - iii. Olympic-Butler mixed-use: Neon lights on walls that face houses on Purdue Ave.
 - iv. Lumen office: Bright lights on roof pavilion that shine outward to the north neighborhood across Mississippi Ave. and to the front street Olympic Blvd.
 - v. Tower at old Pavillions site (Wilshire Blvd.): Illuminated at night.
- g. Sawtelle Sake (1836 Sawtelle Blvd.): Proposed CUB for sale and consumption for onsite and offsite of wine in a 488 sf tasting room with 12 indoor seats and 86 sf outdoor patio with 8 seats.
 - i. Case #: ZA-2022-8758-CUB, ENV-2022-8759-CE.
 - ii. Plans: Application/plans: (click on "Sawtelle Sake" folder). <https://tinyurl.com/WLASNC-PLUM>
 - iii. Website: www.SawtelleSake.com
 - iv. NC status: Board to consider PLUM resolution to support at Jan. meeting.
- h. Bundy/Exposition/Amherst/Tennessee apartments: 3 apartments of 8 stories of 621 units (69 affordable-extremely low income), 569 parking spaces. 486 sf of retail. Demolition of 21 1-story houses. Preservation of ~15 street trees, removal of ~60 onsite trees. TOC Tier 4. Zone RAS4-1VL.
 - i. Case #: DIR-2021-10047-TOC-VHCA. ENV-2021-10048-EAF. DIR-2022-6488-TOC-VHCA.
 - ii. Link (see Initial Submittal tab on the right): <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMtI50>
 - iii. Application/plans: (click on "Bundy/Expo/Amherst" folder): <https://tinyurl.com/WLASNC-PLUM>
 - iv. North building: 2201 S. Bundy Dr., 12102-12114 Exposition Ave. and 2200 S. Amherst Ave.: 26,663-sf site. Demolition of 6 1-story houses, and new construction of 8-story building (83 ft tall) with 136 units (15 affordable) and 486 sf of retail. Total building area: 184,000 sf. Total open space: 11,842 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (93 spaces). 14,800 cy of excavation (1,057 truck trips). Street trees: Preserve 11, plant 13 new along road/ outer sidewalk. Onsite trees: Remove all 13 trees, 67 new trees (0 in soil, all in pots/ planters). Vehicle entrance via alley.
 - v. Center building: 2217-2227 S. Bundy Dr. & 2222-2244 S. Amherst Ave.: 1.3-acre site. Demolition of 9 1-story houses, and new construction of 8-

story building (83 ft tall) with 290 units (32 affordable). Total building area: 423,000 sf. Total open space: 32,000 sf. Total grass space: 0 sf. 2-level subterranean parking (285 spaces). 59,300 cy of excavation (4,236 truck trips). Street trees: Preserve 4, plant 23 new in soil along road/outer sidewalk. Onsite trees: Removal of all 33 trees, 115 new trees (2-3 in soil by “public” corner cut, all others in pots/planters). Vehicle entrance via Amherst Ave.

- vi. South building: 2301-19 S. Bundy Dr. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 254,000 sf. Total open space: 18,265 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (177 spaces). 38,800 cy of excavation (2,770 truck trips). Street trees: Preserve 3, remove 3, plant 17 new in soil along road/outer sidewalk. Onsite trees: Removal of all 13 trees, 80 new trees (0 in soil, all in pots/planters). Vehicle entrance via Tennessee Ave.
- vii. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
- i. Resolution: Request that City halt proposals to upzone West LA-Sawtelle until the zoning capacity is fully calculated and disclosed. Request that City use the State HCD handbook criteria that advocate social justice goals instead of the City’s current criteria, if upzonings are determined to be needed.
 - i. NC status: Board to consider at Jan. meeting.
- j. 11835 Tennessee Place houses: Demolition of a 1-story house, and new construction of 4 houses of 2-3 stories in R4 zone. Request for Specific Plan Exception to reduce front setbacks from 15 ft. to 5 ft.
 - k. Case #: AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA.
 - l. City status: West L.A. Area Planning Commission to schedule hearing date TBD. Planner - Connie Chauv. Submittal on Feb. 18.
 - m. NC status: Board rejected PLUM motion, and voted to support project and give 4,000 sf of land to developer for free, forfeiting \$3,000,000 that could reduce the city’s deficit and subsidizing 2 houses with \$3,000,000 in public funds.
- n. 2450 S. Barrington Ave. apartments: Motion to request additional moderate-income unit, more EV spaces and chargers, and 4 trees to be planted in real soil and not stormwater planters (36-inch box size).
 - i. Case #: DIR-2022-2882-TOC-HCA, ENV-2022-2883-EAF.
 - ii. NC status: Board requested that developer consider PLUM conditions at July meeting, will consider at Sept. meeting.
- o. Motion: Request that City revise the Exposition Station Transit Neighborhood Plan as follows: Building breaks shall be clarified and defined per the same standards of the Westside Multifamily Q Conditions (below) – buildings that exceed 150 ft. in length (reduced from 250 ft.) shall have a break that is at least 20 ft wide and landscaped as an amenity, continuous from the ground floor to the sky, and must extend back the entire building. Garage entrances shall not count as breaks.

2. MASSING *b. Any building that has more than 150 feet of frontage along a public street shall provide at least one vertical break beginning at the ground floor. This break shall be a minimum of 40 feet deep and 20 feet wide and shall be open to the sky.*

- i. NC status: Board voted to request more parkland/ open space at July 29 meeting.
- p. Motion: Request that Planning Dept. provide zoning capacity of the city, in order to review proposals for upzoning.
 - i. NC status: Board to consider at Apr. 27 meeting.
- q. 11800 Wilshire Blvd.: Support renovation and add greenery to front stair area.
 - i. Case #: DIR-2022-1258-CDO.
 - ii. Application/plans: (click on "Wilshire11800" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - iii. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- r. Motion: Request for new street lamps in Centinela / Nebraska / Amherst / Idaho neighborhood, per BOE standards.
 - i. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- s. Tuk Tuk Thai (1638 Sawtelle Blvd): Conditional Use Permit for beer and wine onsite consumption for existing restaurant with 36 seats in C2 zone (hours 8:00 am to 11:00 pm).
 - i. Case #: ZA-2021-9981-CUB. ENV-2021-9982-CE.
 - ii. NC status: Board approved PLUM resolution to support at Feb. meeting.
- t. Landmark Apartments (11750 Wilshire Blvd. - old Pavillions): 1 monument sign and 2 wall signs as part of new apartment tower.
 - i. Case #: DIR-2021-10102-CDO. ENV-2021-10103-CE
 - ii. NC status: Board approved PLUM resolution to support at Feb. 23 meeting.
- u. 1624 Amherst Ave. house: Previous demolition of 2 1-story houses and new construction of a 2-story house in R1-1 zone (2,986 sf, 4-bedroom, 2-bathrooms, 2-half-bathrooms). Request for Zoning Adjustment for increased height for portion of the roof that encroach into 45-degree stepback for encroachment plane on both sides and in front (~680 sf of area is flat instead of sloped downward 45 degrees):
 - i. Case #: ZA-2021-10614-CE.
 - ii. NC status: Board voted to oppose the Zoning Adjustment request at Feb. 23 meeting.
- v. 1713-1717 S. Beloit Ave: Demolition of 5 apartments, and new construction of 7-story, 80-ft apartment with 63 units (7 extremely low-income) in R4-1 zone. Removal of 6 trees, and plant 16 new trees (0 in soil, 16 in planters and in pots). Excavation of 14,000 cy (1,000 truck trips). Lot coverage of 90%, open space of 10% (no flat recreational space at ground level or on podium, roof deck provides open space). TOC Tier 4 incentives for 8 incentives: Density increase of 70%. FAR increase from 3.0 to 4.5. Parking reduction to 0.5 spaces (63 spaces provided). Front yard setback reduced from 15 ft to 7-10 ft. Back yard setback reduced by 30% from 19 ft to 13 ft. North side yard setback reduced from 10 ft. to 7 ft. South side yard setback reduced from 10 ft. to 7 ft. Height increase of 11 ft.
 - i. Case #: DIR-2022-357- TOC-HCA. ENV-2022-358-EAF.
 - ii. NC status: Board voted to oppose project as designed and suggested design revisions at Feb. 23 meeting.
- w. Chili Bowl (12444 W. Pico Blvd.): Request that owner not demolish the Chili Bowl building (demolition permit was issued on Feb. 4), and ask owner to collaborate with CD11 to find a new site to preserve the building.
 - i. NC status: Board approved PLUM resolution at Feb. 23 meeting.

- x. 1920-1924 Barry Ave houses: Demolition of 3 1-story houses, and new construction of 4 3-story houses (on 2 parcels) in R2-1 zone. Houses are 3,006-3,022 sf each. Lot Line Adjustment.
 - i. Case #: AA-20219576-PMLA. ENV-2021-9577-CE.
 - ii. Application/plans: (click on "Barry 1920" folder).
 - iii. <https://drive.google.com/drive/u/0/folders/1HhgzTUIOJkVDtPRBNFLktB1En7LbN3wr>
 - iv. NC status: NC status: Board to consider at Jan. meeting.
 - v. City status: Submittal on Nov. 19. Planner - Michelle Carter.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNjU30>
- y. 814 S. Federal Ave. apartment: Appeal - Demolition of 1-story house and new construction of 5-story apartment with 11 units (1 very low income), per TOC. Reduced setbacks.
 - i. ADM-2021-3739-DB-HCA-1A.
 - ii. Application/plans: (click on "Federal 814" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status (appeal): Planner - Dylan Sittig. Submittal on Aug. 16.
 - v. NC status: Board to consider at Jan. meeting.
 - vi. Appellant: Keiko Ota, neighbor at 1810 Federal Ave.
 - vii. Owner: Matthew Hayden, Hayden Planning, representative of developer.
- z. Motion: Request for Planning Dept. inspections during construction.
 - i. NC status: Board approved at Nov. 17 meeting.
- aa. 2456 Purdue Ave. apartment: Demolition of 2 houses and new construction of 6-story apartment with 27 units (6 affordable), per TOC Tier 3. Setbacks, open space, parking.
 - i. DIR-2021-5596-TOC-HCA. ENV-2021-5597-EAF.
 - ii. Application/plans: (click on "Purdue 2456" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status: Planner - Dylan Sittig. Submittal on Jun. 30.
 - v. NC status: Board opposed at Nov. 17 meeting.
- bb. Motion: Revision to AB 330: The NC requests that when RSO units are demolished and replaced, any density bonus units (per SB 1818) are additive to those replacement units (instead of inclusive). In addition, all replacement units shall have the same number of bedrooms and the at least the same square footage.
 - i. NC status: Board approved at Nov. 17 meeting.
- cc. Motion: The NC opposes the City's use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods – WRAC.
 - i. NC status: Board approved at June meeting.
- dd. Motion: Policies and Procedures Ordinance: The NC requests that the Council postpone consideration of the Policies and Procedures Amendment (CF #12-0460-S4) for six months in order to enable further community presentations and feedback, and to have independent, outside counsel review the revisions to ensure that the City Council does not transfer its land use authority to the Planning Dept. – WRAC.
 - i. NC status: Board approved at June meeting.
- ee. Motion: "Ghost"/commercial kitchens for numerous restaurants: The NC requests that the City establish of a specific land use or zoning classification, and review

- properly of the impacts, such as increased power usage and higher traffic generation/ parking demand – WRAC.
 - i. NC status: Board approved at June meeting.
- ff. Chili Bowl historic / cultural designation (12244 W. Pico Blvd.): Proposal to preserve onsite as preferred action with Conditions if relocate former Chili Bowl building to Bundy Triangle Park.
 - i. City status: Council voted on Jun. 29 to oppose designation, and CD11 opposed designation. Owner filed lawsuit and submitted a second historic analysis that opposed Historic-Cultural Monument designation.
 - ii. NC status: Board to consider at July meeting.
- gg. 1906 S. Colby Ave: Demolition of 2 1-story houses, and new construction of 2 3-story houses (condominiums). AA-2021-3125-CC-HCA-PMLA. ENV-2021-3126-CE.
 - i. City status: Planner - Dylan Sittig. Submittal on Apr. 15.
 - ii. NC status: NC status: Board to consider at July meeting.
- hh. The Block renovation (old Olympic Collection) - 11301 Olympic Blvd.: Renovation of existing 3-story commercial conference center/ retail/ offices. New facades, no new construction or change in building envelope.
 - i. City status: Renovation in process.
 - ii. NC status: Board to consider at July meeting.
- ii. Motion: Maintain inexpensive fees for residents for appeals, not the \$16,000 that is proposed, per cost recovery policy (WRAC LUPC motion).
 - i. NC status: Board approved at May meeting.
- jj. Motion: Request that City Council and City Attorney clarify if Planning Dept. and Planning Commissions may use developers' financial interest as criteria to determine entitlements and discretionary approvals (WRAC LUPC motion). See Exhibit.
 - i. NC status: Board approved at May meeting.
- kk. Barrington Plaza apartments (11700 Wilshire Blvd.): Proposal for renovations to exterior façade. DIR-2021-2141-CDO. ENV-2021-2142-CE.
 - i. City status: Submittal on Mar. 16. Planner - Dylan Sittig.
 - ii. NC status: Board to consider at May meeting.
- ll. Auto Concierge delivery truck parking on Nebraska Ave.: Neighbor complaints about delivery truck parking on Nebraska Ave.
 - i. CD11 Transportation Deputy Alek Bartsorouf conferred with owner about parking violations and future enforcement.
- mm. Motion: Support for Senate Constitutional Amendment 2 (Allen and Wiener), which would eliminate the State of California's Article 34 (approved by WRAC LUPC).
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- nn. West L.A. Civic Center redevelopment: Design ideas.
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- oo. Bundy Triangle Park: Review 2018 PLUM Resolution to support removal of one lane of traffic and expansion of the park.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- pp. Motion: West L.A. Community Plan update: Determine specific zones for specific areas/neighborhoods/nodes/corridors.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- qq. Motion: The City shall create a floating, voting seat on the APC/CPC/PLUM that is allotted for the NC in which the project is located. This seat would only be filled by a certified NC member, elected by its NC, and will advocate for NC position.

- i. NC status: Board approved PLUM resolution to support with condition in Dec.
- rr. Bike lane extension: Ohio Ave. between Santa Monica and 405.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- ss. Lone Wolf Cigar Lounge (11950 Wilshire Blvd.): CUB for sale and dispensing of a full line of alcoholic beverages for onsite consumption in an existing 1,630 sf private members cigar lounge.
 - i. ZA-2020-3144-CUB.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Wilshire 11950" folder).
 - iii. City status: Submittal on Apr. 13. Planner: Oliver Netburn (213) 978-1382 Oliver.Netburn@LACity.org.
 - iv. NC status: Board approved PLUM resolution to support with condition in Oct.
- tt. 11759 Iowa Ave. duplex condominiums: Demolition of 1 1-story house. Parcel map for new construction of 2 3-story condominium units.
 - i. AA-2020-5417-PMLA-CN, ENV-2020-5418-CE.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Iowa 11759" folder)..
 - iii. City status: Submittal on Sept 15. Planner: Maxfield Vermey
 - iv. NC status: NC status: Board approved PLUM resolution to support in Oct.
- uu. 2444-2456 S. Barry Ave. apartment: Demolition of 3 apartments of 1-2 levels (8 units). New construction of 6-story apartment with 32 supportive housing units, 28 low-income units, and 12 parking spaces. TOC and PSH incentives include: Reduction of rear setback from 15 ft to 12 ft. Increase in FAR from 3.0 to 3.57. Reduction in open space from 7,425 sf to 6,238 sf.
 - i. DIR-2020-2956-DB-PSH-SIP-HCA-PHP. Exempt from CEQA per Prop. HHH funding.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2444" folder).
 - iii. City status: Submittal on May 5. Planner: Eric Claros.
 - iv. NC status: BOD tabled at Oct. meeting.
- vv. 2033 Butler Ave.: Motion - Request that developer explain why they cut down all the tall, mature trees on the site, when they promised at our NC hearing to preserve them.
 - i. NC status: Board tabled at Oct. meeting.
- ww. Motion: Support for CF 20-0189, which proposes that the term of affordability shall be extended to 55 years for Transit-Oriented Communities projects.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- xx. Motion: Support for CF 20-0498, which proposes to study incentives to give businesses to encourage telecommuting after the Covid 19 emergency ends.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- yy. Motion: Support for Streets for All proposal for the City's ADAPT program of expedited street re-paving and striping, which would mandate re-striping to accommodate bus and bicycle lanes in the City's approved Mobility Plan.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- zz. Motion: Request that City develop long-term "Slow Streets" program, which includes increased safety for pedestrians (such as K-rails and concrete barriers).
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.

- aaa. Sushi Tsujita (2006 S. Sawtelle Blvd.): CUB for full line of alcohol service in existing 1,244 sf restaurant with 30 seats and 400 sf patio with 12 seats. Zoning variance for 44 off-street parking spaces in lieu of the required 51 spaces. ZA-2020-3501-CUB-ZC. ENV-2020-3502-CE. ZA-2008-3900-CUB-ZV.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle 2006 Tsujita" folder).
 - ii. City status: Submittal on Jun. 4. Planner: Dylan Sittig.
 - iii. NC status: Board approved PLUM resolution of support at Oct. meeting.
- bbb. West L.A. Community Plan: Support for concepts and request for additional concepts to be included.
 - i. NC status: BOD approved PLUM resolution at Oct. meeting.
- ccc. 11628 Santa Monica Blvd. mixed-use apartments and retail (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft.
 - i. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "SantaMonica 11628" folder).
 - iii. City status: Submittal on May 31, 2018. Planner: Chuanzhe "More" Song. Hearing date TBD.
 - iv. NC status: Board approved PLUM resolution of support with conditions at Oct. meeting.
- ddd. 1656 S. Sawtelle Blvd. apartments: Demolition of 2 1-story and 2-story houses house on 7,100 sf lot. New construction of 67-ft. (6 stories), 33-unit apartment with 23 car spaces in C2-1VL zone (4 extremely-low income units). On-menu incentives for shorter setbacks/yards per RAS3 zoning (5 ft. front, 5 ft. back, 0 ft. sides), increased height (2 stories, 22 ft.), and reduced open space by 25%. 5,000 cy yards of dirt to be exported (500 truck trips). X trees to be removed. ENV-2020-2121-EAF.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle_1656" folder).
 - ii. City status: Submittal on Mar. 26. Planner: Chuanzhe Song (213) 978-1319 More.Song@LACity.org.
 - iii. NC status: Board revised PLUM motion to oppose project and suggest revisions at July meeting.
- eee. DWP facilities renovation (11761-12300 W. Nebraska Ave.): New construction of 3-story (50-60 ft. tall) office/ storage/ vehicle service/ customer service building of 92,000 sf (___ cy of soil export > XX trucks) with 356 parking spaces in PF-1XL (Public Facilities) Zone. 191 staff at opening to increase to 373 staff by 2030.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> - go to "DWP - Nebraska 11761" folder.
 - ii. NC status: Board approved PLUM motion to oppose project and suggest revisions at July meeting.
- fff. Dan's Modern Chinese (2049-2051 Sawtelle Blvd.): Alcohol CUB for beer and wine onsite consumption for 2,160-sf restaurant with 54 seats. Case #ZA-2020-1941-CUB.

- i. Application/plans: https://www.dropbox.com/sh/57wtr9rxj0pzrn0/AAAhK1AYYNv_kb4jsyOQcjm9a?dl=0.
- ii. City status: Submittal on Jun. 2020. Planner: Courtney Shum (213) 978-1916 Courtney.Shum@LACity.org.
- iii. NC status: Board approved PLUM resolution to support project with LAPD Conditions at Jul. meeting.
- ggg. 12229 W. Pico Blvd. - Kiff Kafe: Alcohol CUB for beer and wine as part of 1,164-sf restaurant with 17 indoor seats and 344-sf patio. ZA-2020-1213-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Pico 12229 CUB" folder).
 - ii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 25.
 - iii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- hhh. 2110 S. Barry Ave. houses: Request for adjustment to reduce 2 side setbacks from 6-2 ft. to 5-2 ft. ZA-2020-1441-ZA.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2110 houses " folder).
 - ii. City status: Jun. 25 hearing postponed, new date TBD. Planner: Dylan Sittig.
 - iii. NC status: BOD approved PLUM resolution to oppose project at May 28 meeting.
- iii. 1730 Colby Ave.: Condominium conversion of apartment with 20 units and 40 parking spaces. TT-82687. ENV-2019-6995-CE.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Colby1730" folder.
 - ii. City status: Submittal on Nov. 2019.
 - iii. NC status: NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- jjj. 12311 W. Santa Monica Blvd. - hotel restaurant: Alcohol CUB 9Type 47 ABC license) for full line as part of 32,594-sf hotel with 1,303-sf restaurant with XX seats. Change hours of operation from 7:00 am to 11:00 pm as required in Commercial Corner Ordinance, to 6:00 am to 2:00 am all 7 days of the week. ZA-2020-1156-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 12311 CUB" folder).
 - ii. Community status: TBD.
 - iii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 21.
 - iv. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- kkk. 2451 Purdue Ave.: Legalization of existing loft/mezzanine, which was expanded by 460 sf without proper permits by converting it to a 3rd story and obtaining Adjustments for decrease yard setback from 6 ft. to 5 ft., and decrease in passageway separations between buildings from 11 ft. to 10 ft./5 ft. in R3 zone.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Purdue 2451 apts " folder).
 - ii. Community status: TBD.

- iii. City status: Submittal in Jan. 2020.
 - iv. NC status: NC status: BOD approved PLUM resolution to support project with Conditions at May 28 meeting.
- III. Alley vacation (between Stoner Ave. and Barrington Ave. - south of Santa Monica Blvd.): VAC-E 1401378.
 - i. City status: Bureau of Engineering report to Council on Feb. 20 to begin analysis.
 - ii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- mmm. Kura Revolving Sushi (2130 Sawtelle Blvd.): CUB for alcohol service from 10:00 am to 12:00 am (midnight) every day of the week. Restaurant is 1,947 sf, and has 44 seats. ZA-2020-660-CUB, ZA-2013-1109-CUB.
 - i. City status: Submittal in Jan. 30. Planner - Phillip Bazan.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- nnn. 2033 S. Butler Ave. condominiums: Demolition of 1 house, and new construction of 2 condominiums of 3 stories on 5,300-sf parcel in R2-1 zone. Lot is substandard 40 ft. wide. 2 ft. road dedication. Minimum setbacks provided: 18 ft. in front, 4.8 ft. on sides (12 ft. for driveway for half of the site), 15 ft. in rear. 5 parking spaces. Truck trips: X. Trees removed: x (all with 12-inch trucks or larger). Request for adjustment (variance-type entitlement) to reduce 6-ft. setback to 4.8 ft., and to reduce distance between the 2 buildings from 12 ft. to 10 ft., and to reduce front setback from the prevailing block's setback of 21 ft. to 18 ft. AA-2019-3917-PMLA. ENV-2019-3922-CE.
 - i. City status: Planner: Jeanalee Obergfell.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- ooo. 12248 W. Pico Blvd.: Proposed historic/cultural monument designation. CHC-2019-6975-HCM. ENV-2019-6976-CE.
 - i. City status: Submittal on Nov. 2019.
 - 1. Staff report: <https://planning.lacity.org/odocument/392ac16c-ea4c-4231-88ad-5289db71d4c7/CHC-2019-6975-HCM.pdf>
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- ppp. Motion: Support for Consolidated Rental Car Facility / Air Pollution Reduction / Electric Vehicle Availability (CF 19-1586). Proposes to increase to 80% of car rentals are electric, and add charging stations in the city (museums, malls, destinations). Only 200 chargers are proposed for the facility, which may be insufficient for demand.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- qqq. Motion: Opposition to SB 50 (State mandates for increased density near transit and job centers).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- rrr. Motion: Co-living residential projects – Implementation of zoning regulations for specialized land use:
 - i. Parking: 0.5 spaces per bedroom.
 - ii. Bedroom: 150 sf minimum size.
 - iii. Kitchen: 1 per 6 bedrooms (stove, refrigerator, sink).
 - iv. Bathroom: 1 per 6 bedrooms (shower, toilet, sink).

- v. No density bonuses.
- vi. Zones: C, high-density Residential (R, RAS).
- vii. Onsite manager for 12+ bedrooms.
- viii. Open space: 100 sf per bedroom.
- ix. Tenancy: 30-day minimum (not a hostel or vacation rental).
- x. NC status: NC status: BOD approved PLUM resolution to support project at May meeting.
- sss. Motion: Design guidelines - Open space in apartments (roof decks).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- ttt. Motion: Design guidelines - Landscaping in high-density apartments (trees in stormwater planters).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- uuu. Motion: New crosswalk: Pico Blvd. and Wellesley Ave. intersection.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- vvv. Motion: Public Storage (11625 Olympic Blvd.): The City shall cite the owner and Public Storage for failure to comply with the original Conditions of Approval that mandate that the building look like an office building, and provide lush, mature and tall landscaping on the frontage that prevents graffiti.
 - i. NC status: Board approved PLUM resolution in Dec.
- www. 1452-1456 S. Butler Ave. small lot houses/subdivision: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of 4 stories on 5,900-sf parcel in R3-1 zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear (5 ft. where building overhangs). 10 parking spaces. Truck trips: X (X cy of earthwork). Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
 - i. City status: Approved on Dec. 6 (Planner: Qiuana Williams).
 - ii. NC status: PLUM voted to oppose project, per failure to receive notification. PLUM voted to request city action address property nuisance issues and report on inspections.
- xxx. Motion: The city shall prohibit the staging of heavy trucks during construction (tractor trailers) in neighborhoods.
 - i. NC status: Board approved PLUM resolution in Dec.
- yyy. Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service: CUB for 56-sf market with 8 lobby seats with 24-hour sales of sealed containers of alcohol for personal use. Part of a 78-room hotel with 1,168-sf food area with 32 seats and 731-sf covered rooftop deck with 20 seats (no alcohol sales/ service). ZA-2019-4685-CUB, ENV-2019-4686-CE.
 - i. City status: Hearing date TBD. Submittal on Aug. 7. Planner: Jojo Pewsawang.
 - ii. NC status: Board approved PLUM resolution to support in Oct.
- zzz. 2130 Sawtelle Blvd. karaoke studio: CUB for new alcohol service (beer and wine) for onsite consumption until 2:00 am for an existing karaoke studio in a strip mall, and to extend the hours until 4:00 am for all days of the week. Zone Variance to bring the existing land use into compliance from karaoke retail to karaoke studio, and to reduce the additional parking requirement from 15 more spaces to 0 more spaces. ZA-2019-3824-CUB-ZV, ENV-2019-3825-CE.
 - i. City status: Hearing on Oct. 28 (this month). Submittal on Aug. 9. Planner: Courtney Shum.

- ii. NC status: Board approved PLUM resolution to support with conditions in Oct.
- aaaa. 1729 S. Barrington Ave. condominiums: Demolition of a 1-story house and new construction of four condominiums that are 3 stories tall and subterranean parking (___ cy of soil export > XX trucks) with Parcel Map. AA-2019-1980-PMLA-CN, ENV-2019-1981-EAF.
 - i. City status: Hearing date TBD. Submittal on Apr. 3. Planner: Julia Duncan.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Oct.
- bbbb. West L.A. Courthouse project: Resolution to request the County to include substantial amounts of affordable- and moderate-income housing, commercial/ institutional that is viable to be leased in the long term, and public open space.
 - i. NC Status: Board agenda for Nov.
- cccc. 12121-12133 Pico Blvd. (Marukai Market): Resolution to request:
 - i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
 - ii. Plant more trees on north border with neighbors, per NC approval.
 - iii. NC Status: Board agenda for Nov.
- dddd. TOC Ordinance: Resolution for revisions to regulations.
 - i. NC Status: Board agenda for Nov.
- eeee. 2415-2419 S. Barrington Ave. apartments: Demolition of 2 1-story houses and new construction of a 7-story, 86-ft. tall building with 38 apartments (including 4 extremely low-income units). Request for TOC Tier 3 incentives for 30% reduction in side yards, 30% reduction in rear, and 25% reduction in open space. DIR-2019-2171-TOC, ENV-2019-2173-EAF.
 - i. City status: Submittal on Apr. 11. Planner: Latanya Roux.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- ffff. 1721 S. Colby Ave. apartment: Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./ 1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
 - i. City status: Appeal filed on Jan. 17, 2020.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- gggg. 11600-11618 Santa Monica Blvd. (car wash site): Demolition of car wash and restaurant and new construction of 5-story building with 100 apartments (9 affordable). On-menu density bonus incentives (for FAR of 3.5:1 and 11-foot height increase). Class 32 CEQA exemption. 29,000 cy of dirt (2,700 trucks). 2 trees to be removed. DIR-2019-2757-DB-SPR. ENV-2019-2758-CE.
 - i. City status: Submittal on TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- hhhh. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Westgate Ave. to encroach 6-18 inches

onto their property, as part of verbal contract for entitlement support of their project.

- i. NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.
- iii. 11857 Santa Monica Blvd. (empty lot next to Wertz): New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- jjjj. Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site): The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
 - i. NC status: Board approved PLUM resolution in August.

7. Status of previous decisions:

- a. 1851-1855 S. Barry Ave. small lot subdivision: Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution to oppose project as designed.
- b. 11916 Pico Blvd.: CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
 - i. City status: Submittal on May 29.
 - ii. NC status: Board approved PLUM resolution of support with condition in July.
- c. 2218 Sawtelle Blvd. (restaurant) alcohol CUB: Full line of alcohol for an existing restaurant of 1,050 sf with 30 seats. ZA-2019-2150-CUB, ENV-2019-2151-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support CUB.
- d. 11434 Pico Blvd. (Fantasy Island site) apartment: Demolition of 1-story commercial building. New construction of apartment.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support revised design.
- e. Zone change (2146 S. Colby Ave.): Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support with conditions to maintain R setbacks.
- f. 2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building: Demolition of 2 1-story commercial buildings of 52,000 sf and new construction of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf)

- on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.
 - i. DIR-2018-7625-SPR. ENV-2018-7626-EAF.
 - ii. City status: Hearing date TBD (SPR).
 - iii. NC status: Board resolution to support with traffic study and cap.
- g. 1730 Armacost Ave. small lot subdivision: New construction of small lot subdivision with 3 houses of 4 stories on 6,000-sf vacant lot in RD1.5 zone. AA-____-2018. ENV-2018-____-CE.
 - i. City status: Submittal in 2018. Hearing date TBD. Planner: Connie Chauv.
 - ii. NC status: Board resolution to support.
- h. Zoning on 2300 block of Wellesley Ave.
 - i. NC status: Board resolution to support similar zone to area, only if upzoned.
- i. Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.
 - i. City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
 - ii. NC status: Board approved at Feb. meeting.
- j. 2110 S. Barry Ave.: Demolition of 1 house. New construction of 2 houses of 3 stories with minimum setbacks and maximum height. Variance for reduced lot width. Parcel map. Variance for reduced lot width. AA-2018-4026-PMLA-CN. ENV- AA-2018-4027-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board opposed PLUM resolution (to support project) in Feb.
- k. 2465 S. Purdue Ave.: Demolition of 1-story apartments (4 units). New construction of 5-story, 17-unit apartment (1 very low-income, 2 extremely-low income) with 4.5 FAR. TOC Tier 3 incentives include 70% density bonus, reduced parking to 0.5 spaces per unit, and FAR increase of 50%. On-menu incentives include decrease in open space by 25%, decrease in both side setbacks by 30%, and increase in height of 1 story. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
 - i. City status: Submittal in Apr. 2018.
 - ii. NC status: Board opposed PLUM resolution (to support project with conditions).
- l. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store. New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
 - i. City status: Submittal on Aug. 22, 2018.
 - ii. NC status: Board supported PLUM resolution (to support project with conditions).
- m. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable). 135 car parking spaces. 94 bicycle parking spaces. Transit-Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.

- i. City status: Submittal on May 24, 2018. Planner: Steve Kim.
 - ii. NC status: Board supported PLUM resolution (to support project).
- n. New Target store (11800 Santa Monica Blvd.): Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
 - i. City status: Hearing on Oct. 22.
 - ii. NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.
- o. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
 - i. NC status: Board supported PLUM resolution (support with design revisions).
- p. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
 - i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.
 - ii. New 1,261-sf restaurant, 60 indoor seats and 12 patio seats. ZA-2018-4862-CUB. ENV-2018-4863-CE.
 - iii. New 2,022-sf restaurant, 104 indoor seats and 92 patio seats. ZA-2018-4866-CUB. ENV-2018-4867-CE.
 - iv. City status: Submittal on Aug. 22. TBD hearing.
 - v. NC status: Board supported PLUM resolution (to support CUB).
- q. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
 - i. City status: No hearing - Director's administrative determination.
 - ii. NC status: Board supported PLUM resolution (to oppose project).
- r. Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.): CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909-sf restaurant with 25 seats and 8 exterior seats. Expiration in May 2019. ZA-2012-0382-CUB.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- s. 11347 W. Mississippi Ave.: Demolition of 1-story house. New construction 2-unit condominiums (3 stories, 4 bedrooms) with minimum setbacks and maximum heights. Variance for reduced lot width. ENV-2018-3578-CE. AA-2018-3577-PMLA.
 - i. City status: Hearing date TBD. Submittal on Jun. 19, 2018.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- t. 1702 S. Granville Ave.: Re-design - demolition of 1-story house and new construction of 4 small-lot houses of 4 stories (Small Lot Subdivision). AA-2017-3856-PMLA-SL, ENV-2017-3857-CE (see exhibit).
 - i. City status: Approved in Aug. 2018. Re-submittal in 2018. Submittal 9/26/2017. Planner: Connie Chauv.

- ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.
8. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
9. Member announcements.
10. Adjournment.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION: IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE WLASNC MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

NOTICE: Out of an abundance of caution, this committee meeting is noticed as a joint board meeting, and will be making recommendations for the NC Board of Directors to take action at a later meeting.

THE AMERICAN WITH DISABILITIES ACT: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jay Ross, Board Member, at (310) 494-1115 or email JayR@WestLASawtelle.org.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.WestLASawtelle.org, or at the scheduled meeting. If you want any record for an item on the agenda, contact Chair Walton Chiu at Walton@WestLASawtelle.org.

NOTICE TO PAID REPRESENTATIVES: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See LAMC 18.01 et seq. More information is available at www.Ethics.LACity.org/Lobbying. For assistance, contact the Ethics Commission at (213) 978-1960 or Ethics.Commission@LACity.org.

PUBLIC INPUT AT N.C. MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Any messaging or virtual background is in the control of the individual Boardmember in their personal capacity, and does not reflect any formal position of the N.C. or the City.

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the WLASNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Bylaws. The Bylaws are available at our Board meetings and website www.WestLASawtelle.org

RECORDING MEETINGS: Meetings may be sound or video recorded.

PUBLIC POSTING OF AGENDAS: Agenda are posted for public review as follows:

- Website: www.WestLASawtelle.org (see Committees tab).
- Google drive: <https://tinyurl.com/WLASNC-PLUM>
- Dropbox (see PLUM 2021 folder): [https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
- Planning Dept. Early Notification System: <https://www.lacity.org/subscriptions>

RECORDING MEETINGS: Meetings may be sound or video recorded.

LOCATION: For questions - Fredrik Matevossian (310) 479-4119 Fredrik.Matevossian@LACity.org.

SERVICIOS DE TRADUCCION: Si require servicios de traduccion, avisar al Concejo Vecinal 3 dias de trabajo (72) horas) antes del evento. Por favor contacte a Jay Ross a JayR@WestLASawtelle.org para avisar al Concejo Vecinal.

Members: Jay Ross, Chair, Boardmember (310) 979-9255 JayR@WestLASawtelle.org
Teri Temme, Boardmember, Secretary Teri@WestLASawtelle.org
Galen Pindell, Boardmember Galen@WestLASawtelle.org
David Swartz, Boardmember representative DavidS@WestLASawtelle.org
Timothy Sweeney [REDACTED]
Karim Wataghani Karim@WestLASawtelle.org
Vic Pacheco [REDACTED]

Exhibit # 13: Housing Element resolution

Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J.Ross, Chair
Date: Jan. 25, 2023 (with updated maps from August resolution)
Re: Resolution: Postpone Housing Element upzones until gross/theoretical and realistic zoning capacity is fully disclosed, and request that City revise its process to analyze upzoning to include social justice and fair housing criteria

*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 **TBD.***

Motion: The PLUM voted, 5-0-0, to recommend that the Board request that the City:

1. Postpone the Housing Element's proposed upzoning of our neighborhood until the gross/theoretical and realistic zoning capacity is fully disclosed.
2. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
3. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
4. Review the NC's list of 500 development sites, which can provide 12,000+ units and housing for ~27,000 residents.
 - a. Most of the sites are along commercial corridors, which are zoned for high-density and eligible for affordable housing density bonuses and incentives. This may preclude the need to upzone or provide overlays on low-density neighborhoods.
 - b. The City's Affordable Housing Overlay would allow 6-story apartments to be built in R1 and R2 zones.

Maps of upzones: <https://planning.lacity.org/plans-policies/housing-element-update#maps>

Facts and background:

1. The City proposes extensive upzoning and density bonuses for of R1, R2 and multi-family neighborhoods, and commercial corridors.
2. The Community Plan's proposal to preserve the R2 neighborhood to the west of Sawtelle Blvd. will be overridden.

3. The Community Plan's proposal to preserve the R1 neighborhoods near Stoner Park, along Ayres Ave. and Pearl Ave. south of Pico Blvd., and west of Centinela Ave. to the north of Nebraska Ave. will be overridden.
4. The State HCD handbook lists criteria that advocate for zoning based on social justice and fair housing criteria, and the City may not have used them in its analysis and determination of upzoning in its first Housing Element submittal to the State.
5. The State HCD rejected the City's first Housing Element submittal, which proposed 200,000 new units (SCAG wants 400,000, so an additional 200,000 units are mandated) and was not sufficiently based on fair housing and social justice.
6. The State HCD approved the City's second Housing Element, which proposes more upzoning in high-resource areas to provide the additional 200,000 units and to comply with fair housing and social justice requirements, but does not yet finalize their locations.
 - a. The City has an extension of 2 years to locate those additional 200,000 units.
7. West L.A. has 7 high resource and higher resource census tracts, and has 1 of the 6 city job centers. The area has high levels of transit, jobs and good schools.
8. City analysis requires 2,555 affordable units (5,400 persons at 2.1/unit) in West L.A., which is ~4% of the 72,000 required for the city.
9. Current gross capacity in West L.A. (includes West L.A. Sawtelle and Westside NC/ Rancho Park NC districts) may be as high as 205,000 persons, and current population is 90,000 (available gross capacity is 100,000 persons, or 54,000 units).
 - a. Sites within fire zones, in hillsides, and without sewer cannot be counted, but West L.A. has few of those.
10. To accommodate 2,555 units, 25 apartment buildings of 100 units must be built (25 acres of land needed).
 - a. Missouri Place is 64 units on 0.5 acre.
11. To fund 2,555 affordable units by public agencies, City must subsidize with \$255,000,000 of grants (\$100,000 per unit).
 - a. This funding is required to obtain matching funds from the State (tax credits).
12. To fund 2,555 affordable units by developers (with no public funds), 25,550 units must be built (10% of units in market-rate apartments).
13. 25,550 units (53,000 persons) can be already accommodated within the existing excess capacity of 115,000 persons (54,000 units) in West L.A. (20,000 in WLASNC, 25,000 in Westside NC district).
 - a. 25,000 available units equals the required 25,550 units in WLSNC.
 - b. See chart below that shows population of 90,000 and zoning capacity of 205,000 (100,000 in WLASNC, 105,000 in Westside NC district).
14. City has not disclosed their excess gross/theoretical or realistic capacity in West L.A.

Findings and justifications:

1. The City must demonstrate that it actually needs to upzone properties, but it can do that only if it knows the current zoning capacity (including TOC incentives, and C zones).
2. In the 1990 General Plan, the (gross) zoning capacity was 7,900,000, and that did not include any affordable housing incentives, C zones, or ADUs. Current gross zoning capacity may be as high as 10,000,000.
3. Upzoning based on geography may not mitigate past harms from redlining and segregation.



Fire Life Safety Retrofit
During Reconstruction Following a Fire
January 2023



Project Description

- A 712 unit apartment community encompassing one 25-story tower, two 15-story towers and a 2-story retail building on 5+ acres at the southwest corner of the intersection of Wilshire & Barrington
- Built in 1961, the towers consist of structural steel framing, reinforced concrete encased columns and beams, and concrete floors and roof decks



Project Description

- Variety of floor plans, including studios, one and two-bedroom units
- Modern units with wood plank-style flooring and private balconies
- Air conditioning and heating



Background

- The property experienced two fires within 7 years
- The first fire (2013) was caused by tenants smoking marijuana out of a hookah using superheated rocks, which were discarded into a flammable trash can
- The second fire (2020) was caused by tenants smoking marijuana oil, otherwise known as honey oil, using highly flammable gas to superheat the oil



Smoking in Apartments

- Residential fires were declining as fewer people smoked and “Fire Safe Cigarette” (FSC) legislation was introduced between 1970 and 2000
- FSC’s contain fire breaks that cause cigarettes to self-extinguish
- With the legalization of marijuana, smoking using highly flammable methods has caused an increase in residential fires



Activities Following the Two Fires

2013 Fire

- Owner requested permission to install fire sprinklers in the buildings under Dorothy Mae, which was not allowed due to inapplicability of the ordinance
- Owner installed self-closing hinges on doors
- Owner replaced all stove burners with low heat burners

2020 Fire

- Owner has stationed 24/7 additional fire watch personnel in each tower
- Owner has promulgated a “No Smoking” policy without enforcement support from LA City Housing & Community Investment Department (HCID)

Unique Barrington Plaza Construction Issues

- The exterior frame of the building is structurally very sound and consistent with current earthquake standards
- The 1961 interior unit construction methods are not designed to support a sprinkler retrofit without reconstructing all interior ceilings and walls



Unique Barrington Plaza Construction Issues

- The demising walls between the units are hung from the ceiling so they lose their structural integrity once the ceiling is disrupted
- To install sprinklers, the entire floor has to be demolished and rebuilt



Obstacles to Residential Fire Life Safety (Sprinkler) Retrofits

- Property owner is prepared to comply with the LAFD and DBS directives to install modern fire life safety equipment
- It is an extremely expensive process; we expect retrofit of the three towers to exceed \$300MM. Fire life safety retrofits include more than just installing fire sprinklers:
 - Stairwell pressurization
 - Smoke barriers around elevators
 - Fire rated walls and doors
 - Fire rated exterior glass system
 - Upgrades to annunciator panels, smoke detectors, water tanks, pumps and generators
- HCID does not have a practical tenant relocation plan for owners to do large scale necessary fire life safety retrofits

History of LA Fire Sprinkler Codes

- In 1974, the building code (“Code”) was amended to require all new high rise buildings to include fire sprinklers
 - In 1984, the Code was amended, following the Dorothy Mae fire in 1982, to require all residential properties built before 1943 to install a minimal hallway sprinkler retrofit (“Dorothy Mae Retrofit Ordinance”)
 - In 1988, the Code was amended, following the First Interstate Building fire, to require all high rise buildings be retrofitted with fire sprinklers with the exception of residential high rise properties
- The result is that 55 high rise residential buildings, built between 1943 and 1974, have been stranded without fire sprinklers and no practical HCID path to install them

City Council History

- In August 2004, a residential high-rise fire in Koreatown led to Motion 04-1672:
 - It identified that residential high-rises built between 1943 and 1974 required no sprinklers and sought input from City Departments on how to increase safety
 - Motion was terminated in 2007 for lack of action
- In August 2017, Motion 04-1672-S1 was re-introduced:
 - LAFD was tasked with the review of all 55 residential high-rises
 - LAFD Action Plans were drafted for each high-rise, including a historical profile detailing each building's past fire history
 - LAFD supported a retrofit ordinance requiring that current fire code be enforced for all residential high-rises
 - This was a Herculean LAFD effort – **it received no further action from the Council**

City Council History

- In January 2020, following the Barrington fire, Councilmen Bonin, Koretz and Blumenfield introduced Motion 20-0146. It called on the City Attorney, LAFD and DBS to draft an ordinance requiring sprinklers in the 55 high-rise buildings
- In September 2020, the Public Safety Committee amended the motion to also instruct the City Attorney, LAFD and DBS to work with HCID and report back with a plan
- In July 2021, LAFD submitted its report and recommendations
- In August 2021, testimony before the Public Safety Committee requested that an HCID path be identified to comply with the LAFD and DBS directives for reconstruction following a fire

The Public Safety Committee ignored the report and testimony and once again called for departments to report back with yet another set of assessments

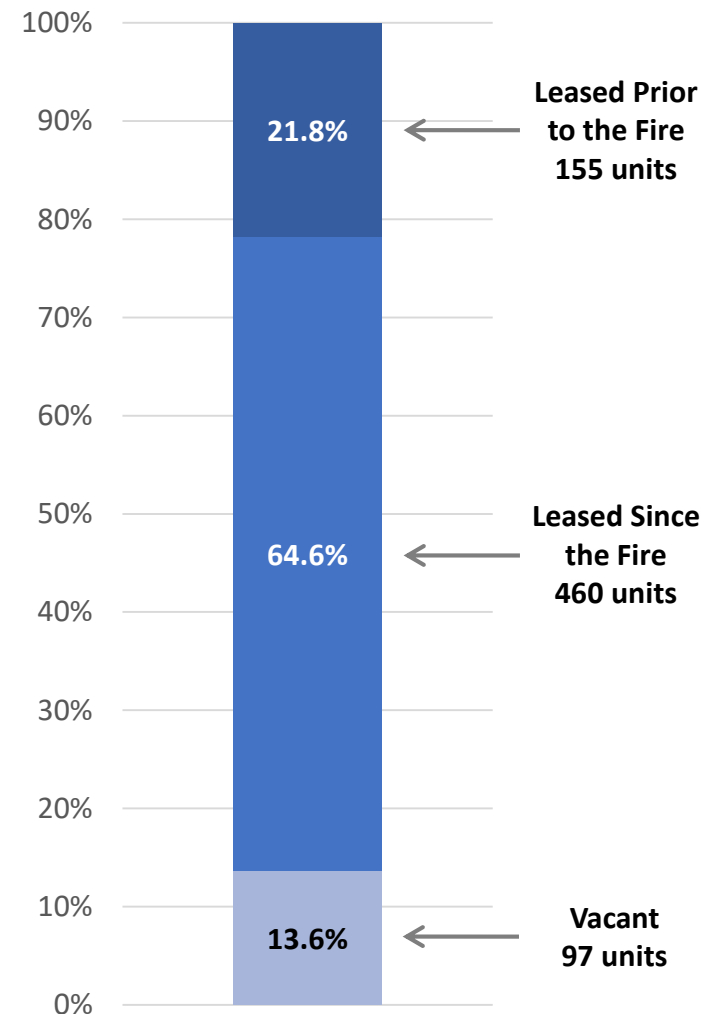
Fatal Fires Continue at Unsprinklered Buildings

- On January 9, 2022, 19 people, including 9 children, died in a Bronx apartment fire
- Dozens more were injured
- 17 of these people died from inhaling smoke because there were no sprinklers to create a safe path out of the building
- As the Bronx fire burned, the smoke was drawn through the broken door on the third floor toward an open stairwell door on the 15th floor, trapping residents - just as it did in January of 2020 on the floor where Barrington Plaza resident Jeremy Bru lived
- Jeremy Bru died following the Barrington Plaza fire on January 29, 2020

Barrington Plaza Has Very Few Long-Term Tenants

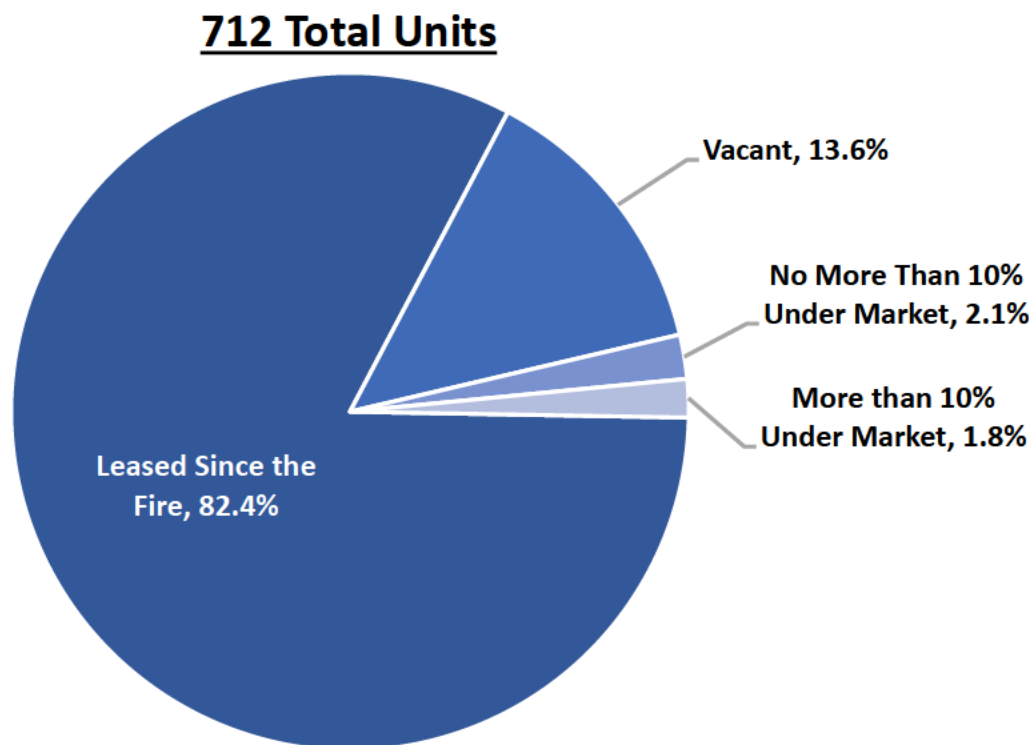
Since the fire, we have leased 460 units and have 97 vacant units. There are only 155 tenants at Barrington Plaza with move-in dates prior to the fire.

Market Rent by Unit Type	
Average Rent Since the Fire (460 Units)	
Studio	1,906
1 Bedroom, 1 Bath	2,178
2 Bedroom, 2 Bath	2,856



Barrington Plaza is Not a Building with Below Market Rents to Protect

- 97 Units (13.6%) Vacant
- 587 Units (82.4%) Leased Since the Fire or Otherwise at Market*
- 15 Units (2.1%) No More than 10% Below Market
- 13 Units (1.8%) More than 10% below market



**Of 155 Units Leased Prior to the Fire, Only 13 Units are More Than
10% Below Market***

Bureaucracy Should Not Defeat LAFD & DBS Fire Life Safety Directives

- The 2013 fire resulted in an infant's traumatic brain injury...
LA City bureaucracy prevented important fire life safety upgrades
- The 2020 fire resulted in Jeremy Bru's death...
It is time to prioritize safety

City Council Action:

Following a major fire at one of the 55 unsprinklered buildings:

LAFD shall utilize powers already granted to them by the building and safety codes to issue an “Order to Comply” requiring fire life safety upgrades during reconstruction consistent with each building's historical profile



Fire Life Safety Retrofit
During Reconstruction Following a Fire
January 2023



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- A 712 unit apartment community encompassing one 25-story tower, two 15-story towers and a 2-story retail building on 5+ acres at the southwest corner of the intersection of Wilshire & Barrington
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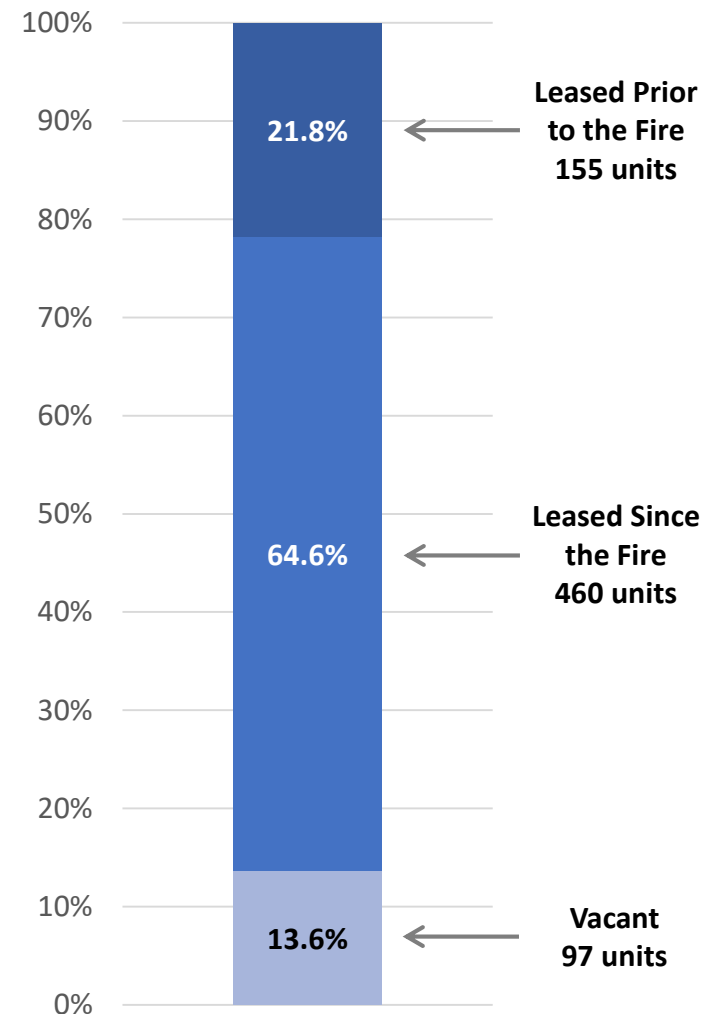
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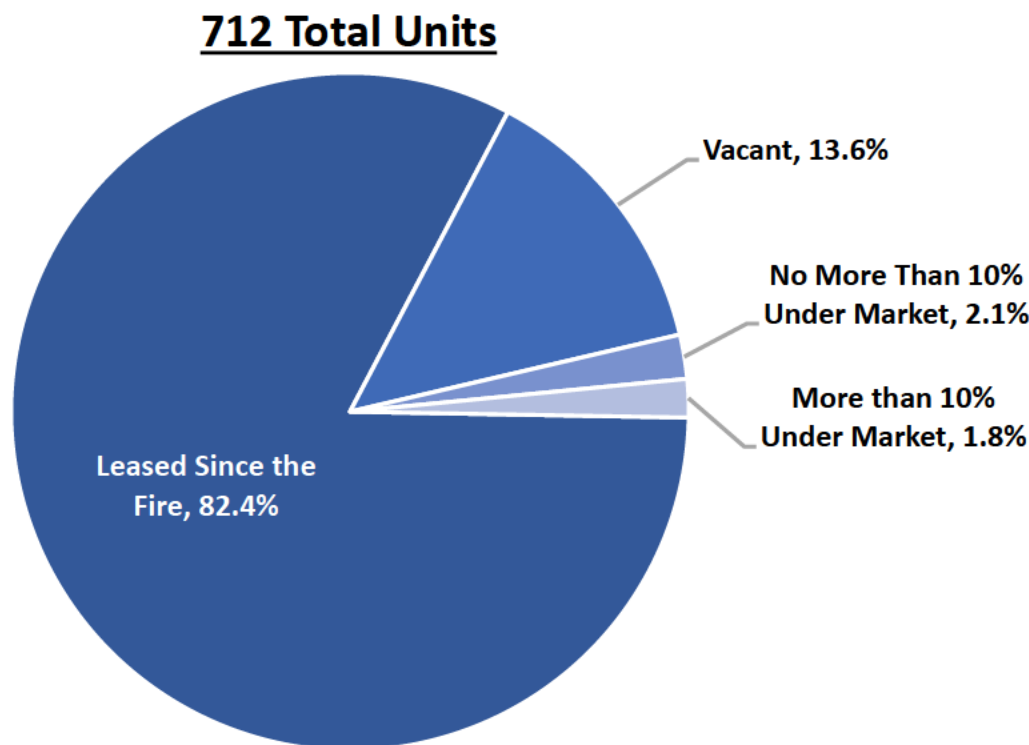
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DISCLOSURE NOTICE - TENANT RIGHTS
RENT STABILIZATION ORDINANCE (RSO)
BUYOUT OFFERS & AGREEMENTS
"Cash for Keys"

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE (LAMC) 151.31

Tenants are not required to accept a "Cash for Keys" Buyout Offer or Agreement to move out of their rental unit. The Rent Stabilization Ordinance (RSO) allows 14 legal reasons for eviction. Refusing compensation (money, free rent, etc.) to move-out is NOT a legal reason for eviction under the RSO. RSO rights apply to all tenants regardless of immigration status.

The Los Angeles City Council amended the RSO (Ordinance #184673) effective January 25, 2017, to provide that all landlords must do the following if they wish to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit.

- The landlord must give both pages of this Disclosure Notice to the tenant prior to executing a Buyout Agreement.
- The landlord must file this 2-page Disclosure Notice and the executed Buyout Agreement with the Housing Department (LAHD) within 60 days of the tenant and landlord signing the Buyout Agreement. Landlords should file via our Tenant Buyout Online System <https://lahd.service-now.com/tb>. This will allow you to view your filings and their status at any time using your Angeleno Account.
- The Buyout Agreement must be in the primary language of the tenant and must state above the signature line: "You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."

Under LAMC 151.31, a tenant has the following rights when considering a Buyout Offer:

The right to not accept – A tenant is not required to accept a Buyout Offer and the landlord may not retaliate against a tenant for not accepting the offer.

The right to consult an attorney and/or LAHD – A tenant has the right to consult an attorney, legal agency or LAHD before deciding to accept a Buyout Offer or to seek assistance to cancel it.

30 day right to rescind – A tenant may rescind the Buyout Agreement at any time during the thirty days after the agreement has been signed by both the landlord and tenant.

The right to rescind at any time if the Buyout Agreement does not comply with the LAMC Section 151.31 – A Buyout Agreement can be rescinded, if it does not meet the specifications required under LAMC 151.31 and if this Disclosure Notice is not signed by the landlord and the tenant.

Tenant initials (Confirming receipt of Page 1 and 2 of this form): _____

For more information or questions regarding this notice, please visit webpage <https://housing.lacity.org/rental-property-owners/tenant-buyout-notification-program> or contact LAHD at (866) 557-7368 or <https://housing.lacity.org/ask-housing>. For Affordable Housing listings call (877) 428-8844.

866-557-RENT [7368] HOUSING.LACITY.ORG
P.O. BOX 57398, LOS ANGELES, CA 90057-0398

TENANT RELOCATION ASSISTANCE AMOUNTS EFFECTIVE JULY 1, 2022 TO JUNE 30, 2023

Tenant relocation is due if a tenant is evicted for a no-fault reason allowed by the RSO (LAMC 151.09.A). For no-fault evictions, the landlord must fill out an application with LAHD to determine the amount of relocation assistance. An Ellis eviction requires at least 120-day notice and may extend to 365 days for some tenants. In some Ellis evictions, if the owner re-rents then a tenant has a right to return to the same unit for 10 years at the same rent plus annual adjustments under the RSO. In contrast, if you voluntarily move out with a buyout agreement, then you will not have a right to return. The amount of relocation depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. Qualified tenants are seniors (aged 62 or older), disabled, or families with a minor dependent child.

	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*
Eligible Tenant	\$ 9,200	\$ 12,050	\$ 12,050
Qualified Tenant	\$ 19,400	\$ 22,950	\$ 22,950

Under the RSO, relocation assistance is not due if a tenant is evicted for non-payment of rent, violation of their rental agreement/lease, nuisance, using unit for an illegal purpose, refusal to sign a new lease with similar terms or not providing the landlord access to the unit after proper notification.

DISCLOSURE NOTICE OF TENANT RIGHTS UNDER THE RSO & BUYOUT OFFERS & AGREEMENTS

1. Address of the rental unit that is the subject of a Buyout Offer and Buyout Agreement:

2. Landlord's name, business name, business email, business address where tenant can mail cancellation notice and business telephone number:

3. Name, telephone #, and email address of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement:

Your email will be used by LAHD to send you important notices. Please monitor your emails for our notices.

DECLARATION OF LANDLORD:

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I verify that I have given a copy of this notice of a tenant's rights under the RSO concerning Buyout Offers & Agreements to the tenant(s).

Signature of Landlord:

Date Signed:

ACKNOWLEDGMENT OF TENANT(S):

I verify that I have received a copy of the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

Signature of Tenant:

Date this Notice was Received:

Signature of Tenant:

Date this Notice was Received:

Signature of Tenant:

Date this Notice was Received:

For more information regarding your rights under the RSO, please visit housing.lacity.org or call (866) 557-7368.

This page is part of your document - DO NOT DISCARD



20230284773



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

05/02/23 AT 02:03PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	106.00



LEADSHEET



202305020110123

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SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

E13-202305020110123

FOR REFERENCE ONLY: 20230284773

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

NAME

c/o Karen Hallock, DLA Piper LLP

MAILING ADDRESS

550 S Hope Street, Ste 2400

CITY, STATE and ZIP CODE

Los Angeles, CA 90071-2618

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE (Form E1)

Recorded at Request of and Mail To: c/o Karen Lee Hallock DLA Piper LLP (US) 550 South Hope Street, Suite 2400 Los Angeles, CA 90071-2618	Space for Recorder's Use
---	--------------------------

**MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS
OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL
HOUSING USE (Form E1)**

Submitted for Recording Pursuant To: California Government Code Section 7060.4(a) and City of Los Angeles Municipal Code Section 151.23B. The owner(s) of the property described in this <i>Memorandum</i> intend(s) to withdraw all accommodations (as defined by California Government Code Section 7060(b)) described herein from rent or lease pursuant to California Government Code Sections 7060 et seq. All interested parties are hereby put on notice that the future use of this property will be subject to certain restrictions, pursuant to California Government Code Sections 7060.2 and 7060.3 and Chapter 15 of the City of Los Angeles Rent Stabilization Ordinance. This <i>Memorandum</i> summarizes the non-confidential terms of a <i>Notice of Intent to Withdraw Units from Rental Housing Use</i> , which notice will be filed with the City of Los Angeles Housing & Community Investment Department.
NAME OF PROPERTY OWNERS Names should be listed as they appear on the vesting instrument. <i>(Attach additional sheet if necessary)</i> Barrington Pacific, LLC
LEGAL DESCRIPTION OF PROPERTY BEING WITHDRAWN FROM RENT OR LEASE Lot 1 of Tract No. 21962, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 657 Pages 51 and 52 of Maps, in the Office of the County Recorder of said County.
COMMON DESCRIPTION OF PROPERTY BEING WITHDRAWN FROM RENT OR LEASE (Street Address) 11728, 11734, 11740 W Wilshire Boulevard, Los Angeles, CA 90403 11700-11748 W Wilshire Boulevard, 1212-1268 S Stoner Avenue, 1205 S Barrington Avenue Los Angeles, CA 90403

SIGNATURES

All owners must sign, and all signatures must be notarized. Notary Acknowledgment must be attached. If there are more than two owners, copy this page and attach extra sheets.

I/we declare under penalty of perjury under the laws of the State of California that the information contained in this Memorandum Summarizing Non-Confidential Provisions of a Notice of Intent to Withdraw Units from Rental Housing Use is true and correct.

Executed on (*month, day, & year*): May 1, 2023

At (*city & state*): Santa Monica, CA

By (Print Name): Michele Aronson, Authorized Signatory of Barrington Pacific, LLC

By (*signature*):



Executed on (*month, day, & year*):

At (*city & state*):

By (Print Name):

By (*signature*):

Executed on (*month, day, & year*):

At (*city & state*):

By (Print Name):

By (*signature*):

Executed on (*month, day, & year*):

At (*city & state*):

By (Print Name):

By (*signature*):

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn May 1, 2023 before me, Nhat Chau, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Michele Aronson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____





**Notice of Intent to Withdraw Units
From Rental Housing Use (Ellis Act) - MAY 08 2023
Form E-2**

Los Angeles
Housing Department

RECEIVED
Landlord Declarations Section

9

Property Information for Units to be Withdrawn from Rental Housing Use		
Address: 11728, 11734, 11740, 11700-11748 W Wilshire Boulevard, 1212-1268 S Stoner Avenue, 1205 S Barrington Avenue		
City: Los Angeles	Zip Code: 90025	APN: 4263-009-030
Total No. of Buildings at Property: 3	No. of Buildings Withdrawn: 3	
Total No. Units at Property: 712 (28 luxury exemption units, 684 RSO units)	No. of Units Withdrawn: 712 (28 luxury exemption units, 684 RSO units)	
Legal Description: Lot 1, Tract 21962 (MB 657-51/52)		
I certify that all accommodations in the structure(s) or building(s) covered by this Notice are being withdrawn from rent or lease. Per LAMC §151.09.A.10, a landlord seeking to evict tenants in order to demolish or permanently remove a unit from rental housing use may not withdraw from rent or lease less than all of the accommodations in a structure or building.		Landlord's Initials Below:
Owner Information		
First Name: Michele	Last Name: Aronson	
Relationship to Property: Authorized Signatory of Barrington Pacific, LLC	Company Name: Barrington Pacific, LLC	
Full Mailing Address: c/o Douglas Emmett Management, LLC 1299 Ocean Avenue, Santa Monica, CA 90401		
Work Phone: 310-255-7708	Cell Phone: n/a	
Home Phone: n/a	Email: maronson@douglasemmett.com	
I declare that I am the owner of the real property described above, and I hereby notify the City of Los Angeles of my intent to withdraw the rental units indicated on this form from rental housing use. I further declare, under penalty of perjury under the laws of the State of California, that the information provided on this form and all attached pages is true, correct, and complete. <i>All owners must sign. Attach additional pages if necessary.</i>		
Print Full Name (Owner 1): Michele Aronson, Authorized Signatory of Barrington Pacific, LLC	Print Full Name (Owner 2):	Print Full Name (Owner 3):
Signature:	Signature:	Signature:
Date: 05/04/2023	Date:	Date:
Address: 1299 Ocean Avenue, Suite 1000	Address:	Address:
City, State, Zip Code: Santa Monica, CA 90401	City, State, Zip Code:	City, State, Zip Code:
Mailing Address (All LAHD correspondence will be sent)		
DLA Piper LLP, c/o Karen Hallock, 550 S Hope Street, Ste 2400, Los Angeles, CA 90071		
Future Use of Withdrawn Accommodations		
☐ Demolition & replaced with:	☐ New Multi-Family Housing ☐ Single Family Dwelling ☐ Condos or Co-Ops	
☐ Converted To:	☐ Commercial Structure ☐ Undecided ☐ SB 8 Project ☐ 100% Affordable or Shelter	
☐ Used For:	☐ Condominiums ☐ Co-Op Ownership Units ☐ Tenancy in Common	
☒ Used For:	☐ Los Angeles Housing Department Rental Housing ☐ Storage/Home Office ☒ Other Undecided	
Notice of Intent to Withdraw Case No.		Amount Paid: \$
Demo/Conversion Clearance Case No.		Amount Paid: \$

Los Angeles Housing Department
RECEIVED
MAY 08 2023
Rent Stabilization Division
Garland Counter
Staff

Required Documentation

The following documentation is required at the time of application submission:

- ☒ **Form E1:** County Recorded Memorandum Summarizing Non-Confidential Provisions of a *Notice of Intent to Withdraw Units from Rental Housing Use*.
- ☒ **Form E2:** *Notice of Intent to Withdraw Units from Rental Housing Use*.
- ☒ **Form E3:** Copy of *Notice to Tenant of Pending Withdrawal* for each occupied unit.
- ☒ Copy of notice terminating tenancy to be served to tenants, as required by California State Law.
- ☒ Copy of Grant Deed.
- ☒ Copy of Articles of Incorporation, Articles of Organization or Partnership Agreement, if not owned by a natural person.
- ☐ For Demolition/Conversion: LADBS Clearance Summary Worksheet and the Relocation Services OR Demolition Monitoring Services Application.

The following documentation may be required, if applicable, after the filing of the Notice of Intent to Withdraw:

- ☒ **Form E4:** *Notice of Interest in Renewing Tenancy*. Copy of Form E4 must be provided to Tenant. *If tenant provides landlord with Form E4, owner shall provide LAHD with a copy.*
- ☒ **Form E5:** *Notice to City of Claims for Extended Tenancy*. If a tenant is entitled to an extended stay of one (1) year (applies if tenant is at least 62 years of age or is disabled and has lived in the unit for at least one year), the owner must complete Form E5 and submit it to LAHD.
- ☐ **Form E6:** *Notice to City of Extended Dates of Withdrawal* Landlord may provide the one (1) year extension to other tenants. Landlord shall submit Form E6 if tenancy extensions are provided.
- ☐ **Form E7:** *Notice of Intent to Re-Rent Withdrawn Accommodations* (Form E7) If landlord intends to re-rent withdrawn units, the landlord must submit Form E7 to LAHD.
- ☐ **Form E8 (Required Yearly):** Annual Property Status for seven (7) years following the date of delivery to the Department of the Notice of Intent to Withdraw Rental Units from the Rental Housing Use, or until such time as the Department advises the property owner that they have complied with all reporting requirements, the property owner must file an Annual Property Status Report.

Demolition or Conversion Clearance (Must file Demolition Application and only if All units are vacant)

Are you requesting a demolition or conversion clearance ☐ Yes ☒ No

How many units will be demolished?

Are all the units vacant ☐ Yes ☐ No

*LAHD will verify units are vacant before providing clearance. Verification may take three weeks or longer.

Summary of Application Fees Effective 7/1/22-6/30/23 (increases every July 1st)

	Fees x # of Units	Fees
Qualified* Unit – Relocation Services Provider Fee:	\$840 x 102	\$85,680
Eligible* Unit – Relocation Services Provider Fee:	\$522 x 456	\$238,032
Relocation Services Administrative Fee:	\$72 x 558	\$40,176
Demolition Monitoring Administrative Fee (Use Demolition Monitoring Services Application):	\$45 x 0	\$0
*See Tenant Information section of this application to determine Qualified or Eligible status	Total Amount Due:	\$ 363,888

Tenant Relocation Assistance Fees due to Tenants (increases every July 1st)

Household Determination	Occupancy Less Than 3 Years	Occupancy of 3 Years or More	Low (80%) Income (AMI)* (regardless of length of occupancy)
Eligible	\$9,200	\$12,050	\$12,050
Qualified	\$19,400	\$22,950	\$22,950

If the rental unit is occupied by two or more tenants, each tenant shall be paid a pro-rata share. In accordance with LAMC Sec. 151.09.G2, the landlord shall pay relocation assistance amount owed to the tenant, either directly or via an escrow account in the tenant's name, within 15 days of service of a written notice of tenancy termination.

2022 HUD Low (80%) Income Household Limits for Greater Los Angeles (AMI)*

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$66,750	\$76,250	\$85,800	\$95,300	\$102,950	\$110,550	\$118,200	\$125,800



**WEST LOS ANGELES SAWTELLE
NEIGHBORHOOD COUNCIL
Planning and Land Use Management Committee and
Board of Directors Joint Meeting -- Agenda
Tues., Jan. 17, 2023 -- 7:15 PM**

Video Link: <https://us02web.zoom.us/j/88631839397>
Meeting ID 886 3183 9397 (and press #)

Phone: (669) 900-6833 or (833) 548 0282, (888) 475 4499, (877) 853 5257, (833) 548 0276

All stakeholders who wish to address the Neighborhood Council may dial (669) 900-6833, and enter 886 3183 9397 (and press #) to join the meeting.

Press *9 to raise your hand to speak. Press *6 to unmute your phone.

Email public comments to Chair at JayR@WestLASawtelle.org

No paper documents are associated with this meeting.

Agenda and files posted online: <https://tinyurl.com/WLASNC-PLUM>

https://drive.google.com/drive/u/0/folders/1HhgzTUIQJkVDtPRBNE_LktB1En7LbN3wr

Facebook: <https://www.facebook.com/WestLASawtelleNC>

Physical: WLASNC office - 1645 S. Corinth Ave., West LA (glass door, west side by the ramp).

AB 361 updates:

- Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required.
- If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned.
- If members of the public are unable to provide public comment or be heard due to issues within the N.C.'s control, the meeting must be recessed or adjourned.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by calling WLASNC Board Chair Jamie Keeton (ADA contact) at Jamie@WestLASawtelle.org.

All items on the agenda are subject to discussion, possible action and filing of a Community Impact Statement to the Office of the City Clerk.

1. Call to Order:
 - a. PLUM Committee is 6 members, 4 are required for quorum.
 - b. Board is 15 members, 9 are required for quorum.
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. Review of Minutes from **Dec.** meeting.
 - c. Planning 101 training (Cornerstone): Completed - J.Ross, T.Temme, K.Wataghani, T.Sweeney, D.Swartz, V.Pacheco. Not completed - G.Pindell.
3. Public Comment - Items not on the Agenda: 1-minute minimum per speaker.
4. Government/Agency/Community Partner updates: Council District #11 (Planning Deputy - TBD):
 - a. Website for affordable units: <https://LAHousing.LACity.org/AAHR>
5. Ex parte communications: J.Ross:
 - a. 11540 Santa Monica Blvd. apartments: Aimee Luan, Craig Lawson & Assoc.- PLUM scheduling and project information.
 - b. 1828 Butler Ave. apartments: Chloe Parker, Pacific Crest Consultants - PLUM scheduling and project information.
 - c. Bundy/Expo apartments: Will Cipes, Carmel Partners - PLUM scheduling.
6. Santa Monica Kosher Market building (11540 Santa Monica Blvd.): Demolition of 2-story commercial building and new construction of 5-story apartment (56 ft height) with 46 units (7 very low-income). Incentives to increase FAR from 1.5 to 3.0, increase height from 45 ft. to 56 ft.
 - a. Case #: ADM-2022-6423-DB.
 - b. Application/plans: (click on "SantaMonica 11540" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planner - TBD. Submittal on Sept. 1.
 - e. NC status: 2nd presentation in Jan. PLUM voted to oppose current design and requested revisions in Oct.
 - f. Representative: Aimee Luan, Craig Lawson & Assoc.
 - g. Owner: Andrew Sands, Thrifty Oil, Colby Springs LLC.
7. 2456 S. Purdue Ave. apartments: Appeal of Nov. 29 Determination of Planning Dept.
 - a. Case #: ENV-20215597-CE-1A.
 - b. Application/plans: (click on "Purdue 2456" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Appealant: Kathryn Schorr.
 - d. City status: Appeal filed Dec. 13. Planner: Norali Martinez.
 - e. NC status: The Board voted to oppose the project as designed in Nov. 2021.
 - f. Representative: Aaron Belliston, BMR Enterprises.
 - g. Owner: Amir Mehdizadeh.
8. Bundy/Exposition/Amherst/Tennessee apartments: Appeal of south building.
 - a. Case #: DIR-2021-10047-TOC-VHCA-1A.
 - b. Link (see Initial Submittal tab on the right):
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMt150>
 - c. Application/plans: (click on "Bundy/Expo/Amherst" folder):
<https://tinyurl.com/WLASNC-PLUM>
 - d. Appealant: Anthony Sperl.
 - e. City status: Appeal filed Dec. 28. Planner: Connie Chauv.

- f. South building: 2301-2319 S. Bundy Dr. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 254,000 sf. Total open space: 18,265 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (177 spaces). 38,800 cy of excavation (2,770 truck trips). Street trees: Preserve 3, remove 3, plant 17 new in soil along road/outer sidewalk. Onsite trees: Removal of all 13 trees, 80 new trees (0 in soil, all in pots/planters). Vehicle entrance via Tennessee Ave.
 - g. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
9. 11701-11707 Wilshire Blvd. (Brentwood CC district): Demolition of 2-story commercial mall. New construction of 24-story mixed-use building with 152 units (16 extremely low-income), 66,902 sf of office, 7,082 sf of retail. TOC incentives.
 - a. Case #: DIR-2022-7013-TOC-CDO-SPR-VHCA.
 - b. Application/plans: (click on "Wilshire 11701" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. Link: <https://la.urbanize.city/post/23-story-mixed-use-tower-proposed-11701-wilshire-boulevard-brentwood>
 - e. City status: Submittal on Sept. 28. Planner - Milena Zasadzien.
 - f. NC status: First presentation for PLUM to be scheduled in Jan. or Feb.
 - g. Representative: Matt Dzurec, Armbruster Goldsmith & Delvac law firm.
 - h. Owner: Tom Yeh, Century Investment LLC.
10. 1828 Butler Ave. houses: Zoning variance adjust to increase height of elevator shaft by 2.5 ft. (10 ft to 12.5 ft.). Each level of the building is X ft. tall, and height to roof is X ft.
 - a. Case #: ZA-2022-9401-ZV-HCA. ENV-2022-9402-EAF.
 - b. Application/plans: (click on "Butler 1828" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on Dec. 28. Planner - Anacany Hurtado.
 - e. NC status: First presentation for PLUM in Feb.
 - f. Representative: Chloe Parker, Pacific Crest Consultants.
 - g. Owner: Kavel Bral, 1828 Butler Ave LP.
11. Motion: Development Guidelines checklist - revise to add construction conditions.
12. Motion: Eliminate 1 or 2 parking lanes on the Olympic-Mississippi block and or the Mississippi-La Grange block, and establish wider sidewalks or a pedestrian promenade.
 - a. Will consider at Feb. meeting after additional outreach.
 - b. Link: <https://www.latimes.com/opinion/story/2022-08-27/streets-readers-want-closed-to-cars>
 - c. Article: <https://www.bbc.com/travel/article/20220912-four-health-conscious-cities-putting-pedestrians-first>
13. Motion: City shall enact a "dark skies" ordinance to limit lighted exteriors/ signs/ fixtures.
 - a. Benefits includes better astronomy / stargazing, safer environment for birds, and better sleep and mental health/brain recovery and healing for humans.
14. Motion: Amend October motion to add #C (PLUM approved 5-0-0) and recommend that the Board request that the City:
 - a. Postpone the Housing Element's proposed upzoning of our neighborhood until the zoning capacity is fully disclosed.
 - b. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
 - c. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.

15. West L.A. Commons: Info - <https://WestLACommons.com/>
 - a. Scoping meeting (Jun. 14):
 - i. Presentation: <https://youtu.be/fv0enzMvt8I>.
 - ii. Public testimony: https://youtu.be/zl2-E_stSuU
 - b. Info: <https://planning.lacounty.gov/case/view/prj2022-000303>
16. DWP-West L.A. facility:
 - a. Proposed new office building: www.LADWP.com/WLADistrictYard.
 - i. No design changes were made from original proposal.
 - ii. PLUM will request for a second meeting with neighbors to discuss revisions to proposed plan for new office building (first meeting was in July 2020).
 - b. Persistent noise from generator fans that don't have enclosures. Rear 3rd generator does not have barriers.
 - i. 2 new generators will have enclosures.
 - c. New poles and high-power electric lines installed on north border of Nebraska Ave.
 - i. Request to calculate EMF in neighborhood at various distances.
 - d. Construction staging noise and visual blight at facility. Request to install plywood fence or sound blankets.
 - i. Request to access the site from the south and prohibit workers from parking in neighborhood.
17. West L.A. Community Plan update:
 - a. Schedule:
 - i. Community Plan Advisory Board formed (J.Ross, Isabelle Duvivier).
 - ii. Responses to conceptual land use suggestions will be in the Fall/ Winter (based on last year's community meetings).
 - b. CD11 to lead supplemental tour.
 - c. Determine if City has calculated population projections - Replies from Kinikia Gardner, Westside Plan Update:
 - i. *This information is disclosed when the DEIR is published.*
 - ii. *In tandem with refining concepts based on all of last summer/fall feedback, the team is also working on understanding SCAG projections - and once the team is ready to share that information they will. Planning staff does not do projections - SCAG demographers do. After Scoping the staff will then again refine plan concepts and work on the Proposed Plan's reasonably anticipated development that may meet and/or exceed SCAG's projections.*
 - iii. *In order to get there - we need to wrap up refining concepts and collect more feedback during the Scoping process.*
 - iv. *In between Scoping and the DEIR publication there will be MORE outreach efforts to show progress and solicit feedback on the draft plan and zoning.*
 - d. Request for community to review a draft copy of the community plans to review, before the CEQA scoping starts and it's too late.
 - i. *Yes, a preliminary draft of the emerging goals and policies is shared. And an open house and/or outreach event is hosted to share the draft plan and draft zoning before the DEIR is published. It takes 8-12 months - there are various factors that can prolong this time - in between a Scoping Meeting*

and a DEIR publication for a comprehensive and long range community plan update.

18. Santa Monica Blvd. Overlay Plan: Report - USC student Kevin Barrow (School of Public Policy). Review mandatory commercial/retail at ground level.
19. Track leasing of affordable units in new apartments:
 - a. "&" apartment (Pico Blvd.) - opened in April.
 - b. YMCA site (Sawtelle Blvd.) - opened in April.
 - c. 1650 S. Sawtelle Blvd. – completion by Jan. 2021.
 - d. CIM Buerge site #2 (Santa Monica Blvd./Stoner) – completion by Feb. 2021.
 - e. Pico/Federal apartment – completion by Jan. 2021.
 - f. Dolores site (Santa Monica Blvd./Federal) – completion by Oct. 2021.
 - g. 1730 Colby Ave. apts. - not started.
 - h. Whole Foods/old Vons site (Santa Monica Blvd./Barrington) – not started.
 - i. Wertz parking lot (Santa Monica Blvd./Westgate) – not started.
 - j. Chevron station apartment (Santa Monica Blvd./Beloit) – not started.
 - k. 1656 S. Sawtelle Blvd. – not started.
 - l. 2444 S. Barry Ave. – not started.

Future projects:

1. 2225 S. Amherst Ave. houses: New construction of 4 houses (3 stories). Demolition of 1 house of 1-story height.
2041 S. Barry Ave. houses: New construction of x houses (3 stories). Demolition of 1 house of 1-story height.
 - a. Application/plans: (click on "Amherst 2225" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - b. Community status: TBD.
 - c. City status: Permits issued.
 - d. NC status: First presentation for PLUM to be scheduled in TBD.
 - e. Representative: Cory Singer, Thomas James Homes.
 - f. Owner: Cory Singer, Thomas James Homes.
2. Stratford School (2000 S. Stoner Ave.): Conditional Usage for school with parking variance. Case is withdrawn - Planning Dept. determined that no entitlement is required.
 - a. Case #: CPC-2021-10050-CU-SV. ENV-2021-10051-CE.
 - b. Application/plans: (click on "Stratford School" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Planning Dept. will determine if new entitlement is necessary. Submittal on Dec. 7.
 - e. NC status: First presentation for PLUM to be scheduled in Feb.
 - f. Representative: Christopher Murray, Rosenheim & Associates.
 - g. Owner: .
3. 11879 Santa Monica Blvd. (Wertz Building): Proposal for renovation for public storage with retail on ground level (see Exhibit).
 - a. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
 - b. Owner: Fred Cordova, Corion Capital Partners.
4. Urban design presentation: Martin Leitner, Perkins Will; John Kaliski, JK & Associates.
5. 11879 Santa Monica Blvd. (Wertz furniture building): CUP for new storage facility.
 - a. ZA-2020-6766-CUP. ENV-2020-6767-EAF.
 - b. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 11879" folder).

- c. Community status: TBD.
- d. City status: Application withdrawn. Planner - Phillip Bazan. Submittal on Nov. 2.
- e. NC Status: In Dec. 2020, PLUM oppose proposal for public storage renovation.
- f. Owner: Fred Cordova, Corion Capital Partners.
- 6. 11801 Olympic Blvd. retail/office building (Sports Chalet site): Demolition of 2-story commercial / retail building, and new construction of a 9-story, 161-ft. commercial building with 594 parking spaces (318 required) on 71,000-sf site in M2-1 zone. 30,000 sf of retail and 97,000 sf of research and development space for total of 128,000 sf. Export soil - 63,000 cy (1,600 truck trips). Site Plan Review, Zoning Administrators Adjustment for 20% increase in FAR to 1.8 (1.5 allowed). 90% hardscape and building footprint, 10% landscaping.
ZA-2018-7490. Class 32 Infill CEQA Exemption.
 - a. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Olympic 11801" folder.
 - b. Community status: TBD.
 - c. City status: Project was withdrawn, requested developer to contact us in advance of future applications.
 - d. NC status: First presentation for PLUM in Apr. 2019.
 - e. Representative: Dana Sayles, Jason Friedman, 360.
 - f. Owner: Gillis Family Partnership.
- 7. Future project
 - a. Case #: .
 - b. Application/plans: (click on "ADDRESS" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - c. Community status: TBD.
 - d. City status: Submittal on .
 - e. NC status: First presentation for PLUM to be scheduled in.
 - f. Representative: .
 - g. Owner: .

Other items (may or may not be considered at this meeting, pending time availability):

- 8. Administrative:
 - a. What does "we need housing" mean?
 - i. Is it an excuse for developers to build as big as possible?
 - ii. Does every project "need" to be as big as possible while providing miniscule open space and minimal landscaping? Or, should housing be built that blends with the neighborhood, does not impose on the older housing stock, yet still increase the unit count?
 - b. Role of PLUM:
 - i. Rubber-stamp for Planning Dept. and approve all project as long as they "comply" with zoning in our opinion (though only the Planning Dept. can determine that)? Or, shall we defend the long-time neighbors and character of the community by supporting reasonable, smart growth?
 - 1. See Exhibit: Letter from Gloria Campbell.
 - ii. Is the minimally-required amount of required affordable housing OK for density bonus and TOC projects, or should we request more?
 - c. NC reputation with Planning Dept. – do they actually hold NCs in low regard if NCs place conditions/ restrictions on projects to improve the project and protect the neighborhood?

- i. Which planners say the WLASNC requests unreasonable design revisions, and which planners hold them in low regard because of community input?
 - d. Role of NC involvement: Desire of land owner vs. desire of community. NC is one of several community groups who can influence city.
 - e. What does it mean when developers say “The Council Office supports it”?
 - i. Examples of 1735 Westgate Ave. small lot subdivision and 1702 Granville Ave. small lot subdivision.
 - f. What does it mean when developers say “The Planning Dept. supports it” for small lot subdivisions?
 - i. Consequential items (height, FAR, setbacks, open space) vs. non-consequential items (design, articulation, color).
 - g. Philosophy of PLUM and basis of decisions: Rubber stamp for Planning Dept., defer to developers for design decisions, vs. push back for better projects for community?
 - i. Facts vs. speculation (i.e. hearsay).
 - ii. City prohibition on decisions based on financial impact on owner, developer and neighbors.
 - iii. Minutiae of Planning/Zoning Code vs. concept/vision of best way to integrate with existing neighborhood.
 - h. Items of consideration:
 - i. Condominiums vs. apartments.
 - ii. Sales prices and rents.
 - iii. Types of retail.
9. Old/new/future business:
- a. Motion: Ban on campaign contributions by developers to City Councilmembers and support Councilman Ryu’s Motion (see exhibit).
 - b. Motion: Planning Commissions appointees shall have defined terms (e.g. 5 years).
 - c. Motion: CD11 shall notify the NC of all meetings with developers and invite an NC member to attend.
 - d. Motion: Planning Dept. staff reports shall list all meetings between the developer and Planning Dept., Planning Commissioners and Council District, and shall list all campaign contributions from developer employees and their spouses/ domestic partners to elected officials.
 - e. Motion: PLUM shall recommend that the NC require commercial uses within 200 ft. of residences to reduce nighttime noise after 10:00 pm to 35 decibels and/or prevent noise from leaving the site (per DBS code).
 - f. Motion: Housing Committee proposal for addition of a “penalty of perjury” clause to forms required for demolition, giving the city the ability to punish developers who mislead planners about the project’s compliance with the [rent stabilization ordinance](#). Prohibit condominium conversions unless neighborhood vacancy rate is 5% or more (see exhibit).
 - g. Motion: Request status of Quimby/Parks funds available for NC district and possible uses (pocket parks, playground equipment, sports fields, Civic Center).
 - h. Motion: CD11 and DOT shall audit parking meter revenue and designate traffic-calming and other projects to fund.
 - i. Parking ratios: Discussion of ratios for suburban, urban, and transit-oriented locations, leadership by government versus desires of drivers, increase in traffic

caused by free parking, increase in global warming from car pollution (see exhibit).

- j. Link: Mobility vs. place-making - <http://curatingla.com/2017/07/31/la-needs-to-focus-on-place-not-movement/>

10. Board action on previous PLUM resolutions:

- a. Resolution: Request that DBS, Public Works and AQMD inspect construction site at 11753 Iowa Ave. for possible violations of working days/hours, violations of dust control, violations of noise ordinances, and blocking access and parking for long periods of time.
- b. Resolution: Lighted exterior signs/fixtures: Request that DBS review various projects to comply with LAMC.
 - i. Link: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-183817 (b) No person shall construct, establish, create, or maintain any stationary exterior light source that may cause the following locations to be either illuminated by more than two footcandles (21.5 lx) of lighting intensity or receive direct glare from the light source. Direct glare, as used in this subsection is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.
 - ii. 2433 S. Barry Ave. Ayres-Barrington apartment: Lighted sign.
 - iii. Olympic-Butler mixed-use: Neon lights on walls that face houses on Purdue Ave.
 - iv. Lumen office: Bright lights on roof pavilion that shine outward to the north neighborhood across Mississippi Ave. and to the front street Olympic Blvd.
 - v. Tower at old Pavillions site (Wilshire Blvd.): Illuminated at night.
- c. Sawtelle Sake (1836 Sawtelle Blvd.): Proposed CUB for sale and consumption for onsite and offsite of wine in a 488 sf tasting room with 12 indoor seats and 86 sf outdoor patio with 8 seats.
 - i. Case #: ZA-2022-8758-CUB, ENV-2022-8759-CE.
 - ii. Plans: Application/plans: (click on "Sawtelle Sake" folder). <https://tinyurl.com/WLASNC-PLUM>
 - iii. Website: www.SawtelleSake.com
 - iv. NC status: Board to consider PLUM resolution to support at Jan. meeting.
- d. Bundy/Exposition/Amherst/Tennessee apartments: 3 apartments of 8 stories of 621 units (69 affordable-extremely low income), 569 parking spaces. 486 sf of retail. Demolition of 21 1-story houses. Preservation of ~15 street trees, removal of ~60 onsite trees. TOC Tier 4. Zone RAS4-1VL.
 - i. Case #: DIR-2021-10047-TOC-VHCA. ENV-2021-10048-EAF. DIR-2022-6488-TOC-VHCA.
 - ii. Link (see Initial Submittal tab on the right): <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUzMtI50>
 - iii. Application/plans: (click on "Bundy/Expo/Amherst" folder): <https://tinyurl.com/WLASNC-PLUM>
 - iv. North building: 2201 S. Bundy Dr., 12102-12114 Exposition Ave. and 2200 S. Amherst Ave.: 26,663-sf site. Demolition of 6 1-story houses, and new construction of 8-story building (83 ft tall) with 136 units (15 affordable) and 486 sf of retail. Total building area: 184,000 sf. Total open space: 11,842 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (93 spaces). 14,800 cy of excavation (1,057 truck trips). Street trees: Preserve 11, plant 13 new along road/ outer sidewalk.

- Onsite trees: Remove all 13 trees, 67 new trees (0 in soil, all in pots/ planters). Vehicle entrance via alley.
- v. Center building: 2217-2227 S. Bundy Dr. & 2222-2244 S. Amherst Ave.: 1.3-acre site. Demolition of 9 1-story houses, and new construction of 8-story building (83 ft tall) with 290 units (32 affordable). Total building area: 423,000 sf. Total open space: 32,000 sf. Total grass space: 0 sf. 2-level subterranean parking (285 spaces). 59,300 cy of excavation (4,236 truck trips). Street trees: Preserve 4, plant 23 new in soil along road/outer sidewalk. Onsite trees: Removal of all 33 trees, 115 new trees (2-3 in soil by “public” corner cut, all others in pots/planters). Vehicle entrance via Amherst Ave.
 - vi. South building: 2301-19 S. Bundy Dr. & 2302-2312 S. Amherst Ave.: 1.0-acre site. Demolition of 7 1-story houses, and new construction of 8-story building (83 ft tall) with 195 units (22 extremely low-income). Total building area: 254,000 sf. Total open space: 18,265 sf. Total grass space: 0 sf. At-grade and 2-level subterranean parking (177 spaces). 38,800 cy of excavation (2,770 truck trips). Street trees: Preserve 3, remove 3, plant 17 new in soil along road/outer sidewalk. Onsite trees: Removal of all 13 trees, 80 new trees (0 in soil, all in pots/planters). Vehicle entrance via Tennessee Ave.
 - vii. NC status: Board to voted to support PLUM resolution to request design changes and additional moderate-income units at Nov. meeting.
 - e. Resolution: Request that City halt proposals to upzone West LA-Sawtelle until the zoning capacity is fully calculated and disclosed. Request that City use the State HCD handbook criteria that advocate social justice goals instead of the City’s current criteria, if upzonings are determined to be needed.
 - i. NC status: Board to consider at Jan. meeting.
 - f. 11835 Tennessee Place houses: Demolition of a 1-story house, and new construction of 4 houses of 2-3 stories in R4 zone. Request for Specific Plan Exception to reduce front setbacks from 15 ft. to 5 ft.
 - g. Case #: AA-2022-1158-PMLA-SL-HCA. ENV-2022-1157-EAF. APCW-2022-1156-SPE-HCA.
 - h. City status: West L.A. Area Planning Commission to schedule hearing date TBD. Planner - Connie Chauv. Submittal on Feb. 18.
 - i. NC status: Board rejected PLUM motion, and voted to support project and give 4,000 sf of land to developer for free, forfeiting \$3,000,000 that could reduce the city’s deficit and subsidizing 2 houses with \$3,000,000 in public funds.
 - j. 2450 S. Barrington Ave. apartments: Motion to request additional moderate-income unit, more EV spaces and chargers, and 4 trees to be planted in real soil and not stormwater planters (36-inch box size).
 - i. Case #: DIR-2022-2882-TOC-HCA, ENV-2022-2883-EAF.
 - ii. NC status: Board requested that developer consider PLUM conditions at July meeting, will consider at Sept. meeting.
 - k. Motion: Request that City revise the Exposition Station Transit Neighborhood Plan as follows: Building breaks shall be clarified and defined per the same standards of the Westside Multifamily Q Conditions (below) – buildings that exceed 150 ft. in length (reduced from 250 ft.) shall have a break that is at least 20 ft wide and landscaped as an amenity, continuous from the ground floor to the sky, and must extend back the entire building. Garage entrances shall not count as breaks.

2. *MASSING b. Any building that has more than 150 feet of frontage along a public street shall provide at least one vertical break beginning at the ground floor. This break shall be a minimum of 40 feet deep and 20 feet wide and shall be open to the sky.*
 - i. NC status: Board voted to request more parkland/ open space at July 29 meeting.
- l. Motion: Request that Planning Dept. provide zoning capacity of the city, in order to review proposals for upzoning.
 - i. NC status: Board to consider at Apr. 27 meeting.
- m. 11800 Wilshire Blvd.: Support renovation and add greenery to front stair area.
 - i. Case #: DIR-2022-1258-CDO.
 - ii. Application/plans: (click on "Wilshire11800" folder).
<https://tinyurl.com/WLASNC-PLUM>
 - iii. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- n. Motion: Request for new street lamps in Centinela / Nebraska / Amherst / Idaho neighborhood, per BOE standards.
 - i. NC status: Board approved PLUM resolution to support at Mar. 23 meeting.
- o. Tuk Tuk Thai (1638 Sawtelle Blvd): Conditional Use Permit for beer and wine onsite consumption for existing restaurant with 36 seats in C2 zone (hours 8:00 am to 11:00 pm).
 - i. Case #: ZA-2021-9981-CUB. ENV-2021-9982-CE.
 - ii. NC status: Board approved PLUM resolution to support at Feb. meeting.
- p. Landmark Apartments (11750 Wilshire Blvd. - old Pavillions): 1 monument sign and 2 wall signs as part of new apartment tower.
 - i. Case #: DIR-2021-10102-CDO. ENV-2021-10103-CE
 - ii. NC status: Board approved PLUM resolution to support at Feb. 23 meeting.
- q. 1624 Amherst Ave. house: Previous demolition of 2 1-story houses and new construction of a 2-story house in R1-1 zone (2,986 sf, 4-bedroom, 2-bathrooms, 2-half-bathrooms). Request for Zoning Adjustment for increased height for portion of the roof that encroach into 45-degree stepback for encroachment plane on both sides and in front (~680 sf of area is flat instead of sloped downward 45 degrees):
 - i. Case #: ZA-2021-10614-CE.
 - ii. NC status: Board voted to oppose the Zoning Adjustment request at Feb. 23 meeting.
- r. 1713-1717 S. Beloit Ave: Demolition of 5 apartments, and new construction of 7-story, 80-ft apartment with 63 units (7 extremely low-income) in R4-1 zone. Removal of 6 trees, and plant 16 new trees (0 in soil, 16 in planters and in pots). Excavation of 14,000 cy (1,000 truck trips). Lot coverage of 90%, open space of 10% (no flat recreational space at ground level or on podium, roof deck provides open space). TOC Tier 4 incentives for 8 incentives: Density increase of 70%. FAR increase from 3.0 to 4.5. Parking reduction to 0.5 spaces (63 spaces provided). Front yard setback reduced from 15 ft to 7-10 ft. Back yard setback reduced by 30% from 19 ft to 13 ft. North side yard setback reduced from 10 ft. to 7 ft. South side yard setback reduced from 10 ft. to 7 ft. Height increase of 11 ft.
 - i. Case #: DIR-2022-357- TOC-HCA. ENV-2022-358-EAF.

- ii. NC status: Board voted to oppose project as designed and suggested design revisions at Feb. 23 meeting.
- s. Chili Bowl (12444 W. Pico Blvd.): Request that owner not demolish the Chili Bowl building (demolition permit was issued on Feb. 4), and ask owner to collaborate with CD11 to find a new site to preserve the building.
 - i. NC status: Board approved PLUM resolution at Feb. 23 meeting.
- t. 1920-1924 Barry Ave houses: Demolition of 3 1-story houses, and new construction of 4 3-story houses (on 2 parcels) in R2-1 zone. Houses are 3,006-3,022 sf each. Lot Line Adjustment.
 - i. Case #: AA-20219576-PMLA. ENV-2021-9577-CE.
 - ii. Application/plans: (click on "Barry 1920" folder).
 - iii. <https://drive.google.com/drive/u/0/folders/1HhqzTUIOJkVDtPRBNFLktB1En7LbN3wr>
 - iv. NC status: NC status: Board to consider at Jan. meeting.
 - v. City status: Submittal on Nov. 19. Planner - Michelle Carter.
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUyNjU30>
- u. 814 S. Federal Ave. apartment: Appeal - Demolition of 1-story house and new construction of 5-story apartment with 11 units (1 very low income), per TOC. Reduced setbacks.
 - i. ADM-2021-3739-DB-HCA-1A.
 - ii. Application/plans: (click on "Federal 814" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status (appeal): Planner - Dylan Sittig. Submittal on Aug. 16.
 - v. NC status: Board to consider at Jan. meeting.
 - vi. Appellant: Keiko Ota, neighbor at 1810 Federal Ave.
 - vii. Owner: Matthew Hayden, Hayden Planning, representative of developer.
- v. Motion: Request for Planning Dept. inspections during construction.
 - i. NC status: Board approved at Nov. 17 meeting.
- w. 2456 Purdue Ave. apartment: Demolition of 2 houses and new construction of 6-story apartment with 27 units (6 affordable), per TOC Tier 3. Setbacks, open space, parking.
 - i. DIR-2021-5596-TOC-HCA. ENV-2021-5597-EAF.
 - ii. Application/plans: (click on "Purdue 2456" folder).
[https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
 - iii. Community status: TBD.
 - iv. City status: Planner - Dylan Sittig. Submittal on Jun. 30.
 - v. NC status: Board opposed at Nov. 17 meeting.
- x. Motion: Revision to AB 330: The NC requests that when RSO units are demolished and replaced, any density bonus units (per SB 1818) are additive to those replacement units (instead of inclusive). In addition, all replacement units shall have the same number of bedrooms and the at least the same square footage.
 - i. NC status: Board approved at Nov. 17 meeting.
- y. Motion: The NC opposes the City's use of Specific Plans that would result in upzoning open space and/or low-density residential neighborhoods – WRAC.
 - i. NC status: Board approved at June meeting.
- z. Motion: Policies and Procedures Ordinance: The NC requests that the Council postpone consideration of the Policies and Procedures Amendment (CF #12-0460-S4) for six months in order to enable further community presentations and feedback, and to have independent, outside counsel review the revisions to

- ensure that the City Council does not transfer its land use authority to the Planning Dept. – WRAC.
 - i. NC status: Board approved at June meeting.
- aa. Motion: “Ghost”/commercial kitchens for numerous restaurants: The NC requests that the City establish of a specific land use or zoning classification, and review properly of the impacts, such as increased power usage and higher traffic generation/ parking demand – WRAC.
 - i. NC status: Board approved at June meeting.
- bb. Chili Bowl historic / cultural designation (12244 W. Pico Blvd.): Proposal to preserve onsite as preferred action with Conditions if relocate former Chili Bowl building to Bundy Triangle Park.
 - i. City status: Council voted on Jun. 29 to oppose designation, and CD11 opposed designation. Owner filed lawsuit and submitted a second historic analysis that opposed Historic-Cultural Monument designation.
 - ii. NC status: Board to consider at July meeting.
- cc. 1906 S. Colby Ave: Demolition of 2 1-story houses, and new construction of 2 3-story houses (condominiums). AA-2021-3125-CC-HCA-PMLA. ENV-2021-3126-CE.
 - i. City status: Planner - Dylan Sittig. Submittal on Apr. 15.
 - ii. NC status: Board to consider at July meeting.
- dd. The Block renovation (old Olympic Collection) - 11301 Olympic Blvd.: Renovation of existing 3-story commercial conference center/ retail/ offices. New facades, no new construction or change in building envelope.
 - i. City status: Renovation in process.
 - ii. NC status: Board to consider at July meeting.
- ee. Motion: Maintain inexpensive fees for residents for appeals, not the \$16,000 that is proposed, per cost recovery policy (WRAC LUPC motion).
 - i. NC status: Board approved at May meeting.
- ff. Motion: Request that City Council and City Attorney clarify if Planning Dept. and Planning Commissions may use developers’ financial interest as criteria to determine entitlements and discretionary approvals (WRAC LUPC motion). See Exhibit.
 - i. NC status: Board approved at May meeting.
- gg. Barrington Plaza apartments (11700 Wilshire Blvd.): Proposal for renovations to exterior façade. DIR-2021-2141-CDO. ENV-2021-2142-CE.
 - i. City status: Submittal on Mar. 16. Planner - Dylan Sittig.
 - ii. NC status: Board to consider at May meeting.
- hh. Auto Concierge delivery truck parking on Nebraska Ave.: Neighbor complaints about delivery truck parking on Nebraska Ave.
 - i. CD11 Transportation Deputy Alek Bartsorouf conferred with owner about parking violations and future enforcement.
- ii. Motion: Support for Senate Constitutional Amendment 2 (Allen and Wiener), which would eliminate the State of California’s Article 34 (approved by WRAC LUPC).
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- jj. West L.A. Civic Center redevelopment: Design ideas.
 - i. NC status: Board to consider PLUM resolution to support in Feb.
- kk. Bundy Triangle Park: Review 2018 PLUM Resolution to support removal of one lane of traffic and expansion of the park.
 - i. NC status: Board approved PLUM resolution to support in Jan.

- ll. Motion: West L.A. Community Plan update: Determine specific zones for specific areas/neighborhoods/nodes/corridors.
 - i. NC status: Board approved PLUM resolution to support in Jan.
- mm. Motion: The City shall create a floating, voting seat on the APC/CPC/PLUM that is allotted for the NC in which the project is located. This seat would only be filled by a certified NC member, elected by its NC, and will advocate for NC position.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- nn. Bike lane extension: Ohio Ave. between Santa Monica and 405.
 - i. NC status: Board approved PLUM resolution to support with condition in Dec.
- oo. Lone Wolf Cigar Lounge (11950 Wilshire Blvd.): CUB for sale and dispensing of a full line of alcoholic beverages for onsite consumption in an existing 1,630 sf private members cigar lounge.
 - i. ZA-2020-3144-CUB.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Wilshire 11950" folder).
 - iii. City status: Submittal on Apr. 13. Planner: Oliver Netburn (213) 978-1382 Oliver.Netburn@LACity.org.
 - iv. NC status: Board approved PLUM resolution to support with condition in Oct.
- pp. 11759 Iowa Ave. duplex condominiums: Demolition of 1 1-story house. Parcel map for new construction of 2 3-story condominium units.
 - i. AA-2020-5417-PMLA-CN, ENV-2020-5418-CE.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Iowa 11759" folder)..
 - iii. City status: Submittal on Sept 15. Planner: Maxfield Vermey
 - iv. NC status: NC status: Board approved PLUM resolution to support in Oct.
- qq. 2444-2456 S. Barry Ave. apartment: Demolition of 3 apartments of 1-2 levels (8 units). New construction of 6-story apartment with 32 supportive housing units, 28 low-income units, and 12 parking spaces. TOC and PSH incentives include: Reduction of rear setback from 15 ft to 12 ft. Increase in FAR from 3.0 to 3.57. Reduction in open space from 7,425 sf to 6,238 sf.
 - i. DIR-2020-2956-DB-PSH-SIP-HCA-PHP. Exempt from CEQA per Prop. HHH funding.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2444" folder).
 - iii. City status: Submittal on May 5. Planner: Eric Claros.
 - iv. NC status: BOD tabled at Oct. meeting.
- rr. 2033 Butler Ave.: Motion - Request that developer explain why they cut down all the tall, mature trees on the site, when they promised at our NC hearing to preserve them.
 - i. NC status: Board tabled at Oct. meeting.
- ss. Motion: Support for CF 20-0189, which proposes that the term of affordability shall be extended to 55 years for Transit-Oriented Communities projects.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- tt. Motion: Support for CF 20-0498, which proposes to study incentives to give businesses to encourage telecommuting after the Covid 19 emergency ends.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.

- uu. Motion: Support for Streets for All proposal for the City's ADAPT program of expedited street re-paving and striping, which would mandate re-striping to accommodate bus and bicycle lanes in the City's approved Mobility Plan.
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- vv. Motion: Request that City develop long-term "Slow Streets" program, which includes increased safety for pedestrians (such as K-rails and concrete barriers).
 - i. NC status: Board approved PLUM resolution of support at Oct. meeting.
- ww. Sushi Tsujita (2006 S. Sawtelle Blvd.): CUB for full line of alcohol service in existing 1,244 sf restaurant with 30 seats and 400 sf patio with 12 seats. Zoning variance for 44 off-street parking spaces in lieu of the required 51 spaces. ZA-2020-3501-CUB-ZC. ENV-2020-3502-CE. ZA-2008-3900-CUB-ZV.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle 2006 Tsujita" folder).
 - ii. City status: Submittal on Jun. 4. Planner: Dylan Sittig.
 - iii. NC status: Board approved PLUM resolution of support at Oct. meeting.
- xx. West L.A. Community Plan: Support for concepts and request for additional concepts to be included.
 - i. NC status: BOD approved PLUM resolution at Oct. meeting.
- yy. 11628 Santa Monica Blvd. mixed-use apartments and retail (strip mall with Nook, Western Bagel, Star Bakery): Demolition of 2-story commercial mall. New construction of 6-story mixed-use with 99 units (6 very low-income, 2 low-income, 1 moderate income) and 12,121 sf of commercial. Total size: 179,000 sf. Incentives for increase FAR to 3.6 and increased height of 3 stories and 45 ft. to 6 stories and 66 ft.
 - i. CPC-2018-3128-DB-SPR. ENV-2018-3129-EAF.
 - ii. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "SantaMonica 11628" folder).
 - iii. City status: Submittal on May 31, 2018. Planner: Chuanzhe "More" Song. Hearing date TBD.
 - iv. NC status: Board approved PLUM resolution of support with conditions at Oct. meeting.
- zz. 1656 S. Sawtelle Blvd. apartments: Demolition of 2 1-story and 2-story houses house on 7,100 sf lot. New construction of 67-ft. (6 stories), 33-unit apartment with 23 car spaces in C2-1VL zone (4 extremely-low income units). On-menu incentives for shorter setbacks/yards per RAS3 zoning (5 ft. front, 5 ft. back, 0 ft. sides), increased height (2 stories, 22 ft.), and reduced open space by 25%. 5,000 cy yards of dirt to be exported (500 truck trips). X trees to be removed. ENV-2020-2121-EAF.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Sawtelle_1656" folder).
 - ii. City status: Submittal on Mar. 26. Planner: Chuanzhe Song (213) 978-1319 More.Song@LACity.org.
 - iii. NC status: Board revised PLUM motion to oppose project and suggest revisions at July meeting.
- aaa. DWP facilities renovation (11761-12300 W. Nebraska Ave.): New construction of 3-story (50-60 ft. tall) office/ storage/ vehicle service/ customer service building of 92,000 sf (___ cy of soil export > XX trucks) with 356 parking spaces in PF-1XL (Public Facilities) Zone. 191 staff at opening to increase to 373 staff by 2030.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> - go to "DWP - Nebraska 11761" folder.

- ii. NC status: Board approved PLUM motion to oppose project and suggest revisions at July meeting.
- bbb. Dan's Modern Chinese (2049-2051 Sawtelle Blvd.): Alcohol CUB for beer and wine onsite consumption for 2,160-sf restaurant with 54 seats. Case #ZA-2020-1941-CUB.
 - i. Application/plans: https://www.dropbox.com/sh/57wtr9rxj0pzm0/AAAhK1AYYNv_kb4jsyOQcjm9a?dl=0.
 - ii. City status: Submittal on Jun. 2020. Planner: Courtney Shum (213) 978-1916 Courtney.Shum@LACity.org.
 - iii. NC status: Board approved PLUM resolution to support project with LAPD Conditions at Jul. meeting.
- ccc. 12229 W. Pico Blvd. - Kiff Kafe: Alcohol CUB for beer and wine as part of 1,164-sf restaurant with 17 indoor seats and 344-sf patio. ZA-2020-1213-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Pico 12229 CUB" folder).
 - ii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 25.
 - iii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- ddd. 2110 S. Barry Ave. houses: Request for adjustment to reduce 2 side setbacks from 6-2 ft. to 5-2 ft. ZA-2020-1441-ZA.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Barry 2110 houses " folder).
 - ii. City status: Jun. 25 hearing postponed, new date TBD. Planner: Dylan Sittig.
 - iii. NC status: BOD approved PLUM resolution to oppose project at May 28 meeting.
- eee. 1730 Colby Ave.: Condominium conversion of apartment with 20 units and 40 parking spaces. TT-82687. ENV-2019-6995-CE.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2019> - go to "Colby1730" folder.
 - ii. City status: Submittal on Nov. 2019.
 - iii. NC status: NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- fff. 12311 W. Santa Monica Blvd. - hotel restaurant: Alcohol CUB 9Type 47 ABC license) for full line as part of 32,594-sf hotel with 1,303-sf restaurant with XX seats. Change hours of operation from 7:00 am to 11:00 pm as required in Commercial Corner Ordinance, to 6:00 am to 2:00 am all 7 days of the week. ZA-2020-1156-CUB.
 - i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Santa Monica 12311 CUB" folder).
 - ii. Community status: TBD.
 - iii. City status: Phillip Bazan, Planner (213) 978-1309 Philip.Bazan@LACity.org. Submittal on Feb. 21.
 - iv. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- ggg. 2451 Purdue Ave.: Legalization of existing loft/mezzanine, which was expanded by 460 sf without proper permits by converting it to a 3rd story and obtaining Adjustments for decrease yard setback from 6 ft. to 5 ft., and decrease

- in passageway separations between buildings from 11 ft. to 10 ft./5 ft. in R3 zone.
- i. Application/plans: <https://tinyurl.com/WLASNC-PLUM-2020> (click on "Purdue 2451 apts " folder).
 - ii. Community status: TBD.
 - iii. City status: Submittal in Jan. 2020.
 - iv. NC status: NC status: BOD approved PLUM resolution to support project with Conditions at May 28 meeting.
- hhh. Alley vacation (between Stoner Ave. and Barrington Ave. - south of Santa Monica Blvd.): VAC-E 1401378.
- i. City status: Bureau of Engineering report to Council on Feb. 20 to begin analysis.
 - ii. NC status: BOD approved PLUM resolution to support project at May 28 meeting.
- iii. Kura Revolving Sushi (2130 Sawtelle Blvd.): CUB for alcohol service from 10:00 am to 12:00 am (midnight) every day of the week. Restaurant is 1,947 sf, and has 44 seats. ZA-2020-660-CUB, ZA-2013-1109-CUB.
- i. City status: Submittal in Jan. 30. Planner - Phillip Bazan.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- jjj. 2033 S. Butler Ave. condominiums: Demolition of 1 house, and new construction of 2 condominiums of 3 stories on 5,300-sf parcel in R2-1 zone. Lot is substandard 40 ft. wide. 2 ft. road dedication. Minimum setbacks provided: 18 ft. in front, 4.8 ft. on sides (12 ft. for driveway for half of the site), 15 ft. in rear. 5 parking spaces. Truck trips: X. Trees removed: x (all with 12-inch trucks or larger). Request for adjustment (variance-type entitlement) to reduce 6-ft. setback to 4.8 ft., and to reduce distance between the 2 buildings from 12 ft. to 10 ft., and to reduce front setback from the prevailing block's setback of 21 ft. to 18 ft. AA-2019-3917-PMLA. ENV-2019-3922-CE.
- i. City status: Planner: Jeanalee Obergfell.
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- kkk. 12248 W. Pico Blvd.: Proposed historic/cultural monument designation. CHC-2019-6975-HCM. ENV-2019-6976-CE.
- i. City status: Submittal on Nov. 2019.
 - 1. Staff report: <https://planning.lacity.org/odocument/392ac16c-ea4c-4231-88ad-5289db71d4c7/CHC-2019-6975-HCM.pdf>
 - ii. NC status: BOD approved PLUM resolution to support project at April meeting.
- lll. Motion: Support for Consolidated Rental Car Facility / Air Pollution Reduction / Electric Vehicle Availability (CF 19-1586). Proposes to increase to 80% of car rentals are electric, and add charging stations in the city (museums, malls, destinations). Only 200 chargers are proposed for the facility, which may be insufficient for demand.
- i. NC status: BOD approved PLUM resolution to support project at April meeting.
- mmm. Motion: Opposition to SB 50 (State mandates for increased density near transit and job centers).
- i. NC status: BOD approved PLUM resolution to support project at April meeting.

- nnn. Motion: Co-living residential projects – Implementation of zoning regulations for specialized land use:
 - i. Parking: 0.5 spaces per bedroom.
 - ii. Bedroom: 150 sf minimum size.
 - iii. Kitchen: 1 per 6 bedrooms (stove, refrigerator, sink).
 - iv. Bathroom: 1 per 6 bedrooms (shower, toilet, sink).
 - v. No density bonuses.
 - vi. Zones: C, high-density Residential (R, RAS).
 - vii. Onsite manager for 12+ bedrooms.
 - viii. Open space: 100 sf per bedroom.
 - ix. Tenancy: 30-day minimum (not a hostel or vacation rental).
 - x. NC status: NC status: BOD approved PLUM resolution to support project at May meeting.
- ooo. Motion: Design guidelines - Open space in apartments (roof decks).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- ppp. Motion: Design guidelines - Landscaping in high-density apartments (trees in stormwater planters).
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- qqq. Motion: New crosswalk: Pico Blvd. and Wellesley Ave. intersection.
 - i. NC status: BOD approved PLUM resolution to support project at April meeting.
- rrr. Motion: Public Storage (11625 Olympic Blvd.): The City shall cite the owner and Public Storage for failure to comply with the original Conditions of Approval that mandate that the building look like an office building, and provide lush, mature and tall landscaping on the frontage that prevents graffiti.
 - i. NC status: Board approved PLUM resolution in Dec.
- sss. 1452-1456 S. Butler Ave. small lot houses/subdivision: Demolition of 1 duplex and 1 house (3 units), and new construction of 5 houses of 4 stories on 5,900-sf parcel in R3-1 zone. Minimum setbacks provided: 15 ft. in front, 5 ft. on sides, 5-10 ft. in rear (5 ft. where building overhangs). 10 parking spaces. Truck trips: X (X cy of earthwork). Trees removed: 4 (all with 12-inch trucks or larger). VTT-82781-SL. ENV-2019-4554-EAF.
 - i. City status: Approved on Dec. 6 (Planner: Qiuana Williams).
 - ii. NC status: PLUM voted to oppose project, per failure to receive notification. PLUM voted to request city action address property nuisance issues and report on inspections.
- ttt. Motion: The city shall prohibit the staging of heavy trucks during construction (tractor trailers) in neighborhoods.
 - i. NC status: Board approved PLUM resolution in Dec.
- uuu. Holiday Inn hotel (11250 Santa Monica Blvd.) CUB alcohol service: CUB for 56-sf market with 8 lobby seats with 24-hour sales of sealed containers of alcohol for personal use. Part of a 78-room hotel with 1,168-sf food area with 32 seats and 731-sf covered rooftop deck with 20 seats (no alcohol sales/ service). ZA-2019-4685-CUB, ENV-2019-4686-CE.
 - i. City status: Hearing date TBD. Submittal on Aug. 7. Planner: Jojo Pewsawang.
 - ii. NC status: Board approved PLUM resolution to support in Oct.
- vvv. 2130 Sawtelle Blvd. karaoke studio: CUB for new alcohol service (beer and wine) for onsite consumption until 2:00 am for an existing karaoke studio in a

- strip mall, and to extend the hours until 4:00 am for all days of the week. Zone Variance to bring the existing land use into compliance from karaoke retail to karaoke studio, and to reduce the additional parking requirement from 15 more spaces to 0 more spaces. ZA-2019-3824-CUB-ZV, ENV-2019-3825-CE.
- i. City status: Hearing on Oct. 28 (this month). Submittal on Aug. 9. Planner: Courtney Shum.
 - ii. NC status: Board approved PLUM resolution to support with conditions in Oct.
- www. 1729 S. Barrington Ave. condominiums: Demolition of a 1-story house and new construction of four condominiums that are 3 stories tall and subterranean parking (___ cy of soil export > XX trucks) with Parcel Map. AA-2019-1980-PMLA-CN, ENV-2019-1981-EAF.
- i. City status: Hearing date TBD. Submittal on Apr. 3. Planner: Julia Duncan.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Oct.
- xxx. West L.A. Courthouse project: Resolution to request the County to include substantial amounts of affordable- and moderate-income housing, commercial/ institutional that is viable to be leased in the long term, and public open space.
- i. NC Status: Board agenda for Nov.
- yyy. 12121-12133 Pico Blvd. (Marukai Market): Resolution to request:
- i. Allow trees to grow and stop constant trimming that leaves only large stubs with no branches or leaves, which will allow shading of the parking lot and sidewalk, and reduce ugly views of parking lot and tall building.
 - ii. Plant more trees on north border with neighbors, per NC approval.
 - iii. NC Status: Board agenda for Nov.
- zzz. TOC Ordinance: Resolution for revisions to regulations.
- i. NC Status: Board agenda for Nov.
- aaaa. 2415-2419 S. Barrington Ave. apartments: Demolition of 2 1-story houses and new construction of a 7-story, 86-ft. tall building with 38 apartments (including 4 extremely low-income units). Request for TOC Tier 3 incentives for 30% reduction in side yards, 30% reduction in rear, and 25% reduction in open space. DIR-2019-2171-TOC, ENV-2019-2173-EAF.
- i. City status: Submittal on Apr. 11. Planner: Latanya Roux.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- bbbb. 1721 S. Colby Ave. apartment: Demolition of 6 apartments and 1 duplex (8 total), and new construction of 34-unit apartment of 5 stories / 56 ft., including 4 very low- and 2 low-income units. 19,500-sf parcel in R3-1 zone. Density bonus from 24 base units to 35 units. 3 incentives for FAR increase from 2.0 to 4.0, height increase by 11 ft./ 1 level, and front yard setback reduction by 20%. Class 32 CEQA exemption. 57 parking spaces. Truck trips: 1,000 (11,000 cy of soil export). Trees provide: 6 (in planters). Trees removed X. DIR-2019-4004-DB, ENV-2019-4005-EAF.
- i. City status: Appeal filed on Jan. 17, 2020.
 - ii. NC status: Board approved PLUM resolution to oppose with request for design revisions in Sept.
- cccc. 11600-11618 Santa Monica Blvd. (car wash site): Demolition of car wash and restaurant and new construction of 5-story building with 100 apartments (9 affordable). On-menu density bonus incentives (for FAR of 3.5:1 and 11-foot

height increase). Class 32 CEQA exemption. 29,000 cy of dirt (2,700 trucks). 2 trees to be removed. DIR-2019-2757-DB-SPR. ENV-2019-2758-CE.

- i. City status: Submittal on TBD.
- ii. NC status: Board approved PLUM resolution in August.
- dddd. 1733-1737 S. Westgate Ave. small lot houses project: Request to keep promise to allow for driveway of 1743 Westgate Ave. to encroach 6-18 inches onto their property, as part of verbal contract for entitlement support of their project.
 - i. NC status: Board directed developer and neighbor to negotiate in August and report to Board in September.
- eeee. 11857 Santa Monica Blvd. (empty lot next to Wertz): New construction of 5-story apartment with 52 units (5 very low-income) on a 14,670-sf vacant lot. Density bonus incentives for 3.1 FAR and 1 additional story. 60 parking spaces. Total size 70,000 sf. DIR-2018-6213-DB. ENV-2018-6214-EAF.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution in August.
- ffff. Elevate mixed-use project (Santa Monica Blvd. & Granville Ave., old Buerge site): The NC shall request that CIM Group explain why the design was changed to include a big box retailer (Target), to eliminate public open space on the northwest corner and in the lobby entrance area, and to eliminate street furniture and lush landscaping along Santa Monica Blvd. These land use and design elements were promised during the NC hearings.
 - i. NC status: Board approved PLUM resolution in August.

11. Status of previous decisions:

- a. 1851-1855 S. Barry Ave. small lot subdivision: Demolition of 2 1-story houses. New construction of 8 4-story houses (houses sizes of 2,175-2,400 sf each) on 12,400-sf site in RD1.5-1 zone. 10 of 11 trees on the site will be cut down. Soil export of 50 cy (5 truck trips). Merger of 2 parcels. VTT-82467. AA-2018. ENV-2018-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board approved PLUM resolution to oppose project as designed.
- b. 11916 Pico Blvd.: CUB for new restaurant with full line of alcohol service (license transfer from Fantasy Island) in ground-floor of mixed-use building in C2-1VL-CDO zone. Indoor is 2,468 sf with 73 seats. Patio on private property is 568 sf with 30 seats. Patio on public right-of-way sidewalk is 224 sf with 20 seats. ZA-2019-3183-CUB, ENV-2019-3184-CE.
 - i. City status: Submittal on May 29.
 - ii. NC status: Board approved PLUM resolution of support with condition in July.
- c. 2218 Sawtelle Blvd. (restaurant) alcohol CUB: Full line of alcohol for an existing restaurant of 1,050 sf with 30 seats. ZA-2019-2150-CUB, ENV-2019-2151-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support CUB.
- d. 11434 Pico Blvd. (Fantasy Island site) apartment: Demolition of 1-story commercial building. New construction of apartment.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support revised design.
- e. Zone change (2146 S. Colby Ave.): Change of zone use of 5,300-sf parcel from R3 to C2. APWC-2018-7163-ZC. ENV-2018-7164-CE.

- i. City status: Hearing date TBD.
 - ii. NC status: Board resolution to support with conditions to maintain R setbacks.
- f. 2222 Corinth Ave., 2255 Sawtelle Blvd. & 11330 Olympic Blvd. office building: Demolition of 2 1-story commercial buildings of 52,000 sf and new construction of 8-story office building and 4-story parking garage with 472 spaces (135,000 sf) on 3.2-ac. site in M2-1 zone. FAR is 1.44. No setbacks required. 500 ft. from freeway. Road widenings on Sawtelle Blvd. (5 ft.) and Tennessee Ave (3 ft.). Export soil - 26,000 cy (650 truck trips). 91% hardscape and building footprint, 9% landscaping.
 - i. DIR-2018-7625-SPR. ENV-2018-7626-EAF.
 - ii. City status: Hearing date TBD (SPR).
 - iii. NC status: Board resolution to support with traffic study and cap.
- g. 1730 Armacost Ave. small lot subdivision: New construction of small lot subdivision with 3 houses of 4 stories on 6,000-sf vacant lot in RD1.5 zone. AA-2018. ENV-2018-____-CE.
 - i. City status: Submittal in 2018. Hearing date TBD. Planner: Connie Chauv.
 - ii. NC status: Board resolution to support.
- h. Zoning on 2300 block of Wellesley Ave.
 - i. NC status: Board resolution to support similar zone to area, only if upzoned.
- i. Kimukatsu restaurant (2121 Sawtelle Blvd.) alcohol CUB: Beer and wine alcohol onsite sales and service for sit-down restaurant. ZA-2018-6331-CE.
 - i. City status: Submittal (Planner: Maritza Lee). Hearing date TBD.
 - ii. NC status: Board approved at Feb. meeting.
- j. 2110 S. Barry Ave.: Demolition of 1 house. New construction of 2 houses of 3 stories with minimum setbacks and maximum height. Variance for reduced lot width.Parcel map. Variance for reduced lot width. AA-2018-4026-PMLA-CN. ENV- AA-2018-4027-CE.
 - i. City status: Hearing date TBD.
 - ii. NC status: Board opposed PLUM resolution (to support project) in Feb.
- k. 2465 S. Purdue Ave.: Demolition of 1-story apartments (4 units). New construction of 5-story, 17-unit apartment (1 very low-income, 2 extremely-low income) with 4.5 FAR. TOC Tier 3 incentives include 70% density bonus, reduced parking to 0.5 spaces per unit, and FAR increase of 50%. On-menu incentives include decrease in open space by 25%, decrease in both side setbacks by 30%, and increase in height of 1 story. DIR-2018-3411-TOC. ENV-2018-3412-EAF.
 - i. City status: Submittal in Apr. 2018.
 - ii. NC status: Board opposed PLUM resolution (to support project with conditions).
- l. 2412 S. Federal Ave.: Demolition of 4 studio residences and commercial store. New construction of 40 units (including 4 very low-income) with Transit Oriented Communities incentives, minimum setbacks and maximum height. DIR-2018-4928-TOC. ENV-2018-4929-EAF.
 - i. City status: Submittal on Aug. 22, 2018.
 - ii. NC status: Board supported PLUM resolution (to support project with conditions).
- m. 11261 Santa Monica Blvd. & 1611-1625 S. Beloit Ave.: Demolition of 1-story gas station with mini-market. New construction of 6-story (67 ft.) apartment with 119 units (17 affordable). 135 car parking spaces. 94 bicycle parking spaces. Transit-

- Oriented Communities incentives for increased height from 45 ft. to 67 ft., 25% reduction in open space from 12,225 sf to 9,175 sf, and reduced setbacks to 5 ft. In-lieu fee for removal of 5 trees (30 replacement trees required, 23 trees proposed in pots on podium and roof). Waiver for road dedication on Santa Monica Blvd. (5 ft.) and Beloit Ave. (3 ft.). Lot coverage 69%, paving 22%, landscaping 9%. DIR-2018-3038-TOC-SPR-WD1. ENV-2018-3039-MND.
- i. City status: Submittal on May 24, 2018. Planner: Steve Kim.
 - ii. NC status: Board supported PLUM resolution (to support project).
- n. New Target store (11800 Santa Monica Blvd.): Alcohol CUB for sales of full line of alcohol for offsite consumption as part of new store (30,200 sf), part of mixed-use project (169,000 sf). ENV-2018-3771-CE. ZA-2018-3770-CUB.
- i. City status: Hearing on Oct. 22.
 - ii. NC status: Cancellation of Board meetings prevented NC from considering in time for Planning Dept. hearing.
- o. 12300-12328 W. Pico Blvd.: Demolition of 1-story commercial and new construction of 6-story apartment with 65-units, 1,740 sf commercial (15% very low income housing- 10 units). Uses Transit Oriented Communities Tier 3 incentives for affordable housing – 70% density increase, 3.75 FAR, 0.5 parking spaces/unit, height increase of 2 stories/ 22 ft., reduced side setbacks of 5 ft., reduced transitional height. Adjacent to I-10 freeway in rear. DIR-2017-5254.
- i. NC status: Board supported PLUM resolution (support with design revisions).
- p. 1947 S. Sawtelle Blvd. (old YMCA site): Alcohol CUBs (full service) with hours of operation until 2:00 am for all nights.
- i. New 1,490-sf restaurant, 63 indoor seats and 18 patio seats. ZA-2018-4860-CUB. ENV-2018-4861-CE.
 - ii. New 1,261-sf restaurant, 60 indoor seats and 12 patio seats. ZA-2018-4862-CUB. ENV-2018-4863-CE.
 - iii. New 2,022-sf restaurant, 104 indoor seats and 92 patio seats. ZA-2018-4866-CUB. ENV-2018-4867-CE.
 - iv. City status: Submittal on Aug. 22. TBD hearing.
 - v. NC status: Board supported PLUM resolution (to support CUB).
- q. 12001 W. Pico Blvd.: Demolition of 1-story commercial buildings. New construction of 6-story mixed-use (67-ft. height) with 80 units (8 affordable), 4,117 sf of commercial, and 82 parking spaces. Incentives to reduce open space from 8,000 sf to 6,000 sf (reduction of 25%), to reduce transitional height, and to increase height by 22 ft. and 2 stories. ENV-2018-3173-EAF. DIR-2018-3172-TOC-CDO.
- i. City status: No hearing - Director's administrative determination.
 - ii. NC status: Board supported PLUM resolution (to oppose project).
- r. Nong LA restaurant (Yamaguchi Bldg., 2055 Sawtelle Blvd.): CUP for alcohol (beer and wine) service and a deviation from the commercial corner ordinance for extended hours of service from 11:00 am until 2:00 am at a 909-sf restaurant with 25 seats and 8 exterior seats. Expiration in May 2019. ZA-2012-0382-CUB.
- i. City status: Hearing date TBD.
 - ii. NC status: Board supported PLUM resolution (to support CUB).
- s. 11347 W. Mississippi Ave.: Demolition of 1-story house. New construction 2-unit condominiums (3 stories, 4 bedrooms) with minimum setbacks and maximum heights. Variance for reduced lot width. ENV-2018-3578-CE. AA-2018-3577-PMLA.
- i. City status: Hearing date TBD. Submittal on Jun. 19, 2018.

- ii. NC status: Board supported PLUM resolution (to support CUB).
- t. 1702 S. Granville Ave.: Re-design - demolition of 1-story house and new construction of 4 small-lot houses of 4 stories (Small Lot Subdivision). AA-2017-3856-PMLA-SL, ENV-2017-3857-CE (see exhibit).
 - i. City status: Approved in Aug. 2018. Re-submittal in 2018. Submittal 9/26/2017. Planner: Connie Chauv.
 - ii. NC status: Presentation of revised plan to PLUM on Jun. 12, no resolution - forwarded to Board for Jul. 25 meeting. First presentation for PLUM in Nov. 2017 - no resolution, forwarded to Board with no recommendation.

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

13. Member announcements.

14. Adjournment.

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION: IN CONFORMITY WITH THE SEPTEMBER 16, 2021 ENACTMENT OF CALIFORNIA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE WLASNC MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

NOTICE: Out of an abundance of caution, this committee meeting is noticed as a joint board meeting, and will be making recommendations for the NC Board of Directors to take action at a later meeting.

THE AMERICAN WITH DISABILITIES ACT: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jay Ross, Board Member, at (310) 979-9255 or email Jamie@WestLASawtelle.org.

PUBLIC ACCESS OF RECORDS: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.WestLASawtelle.org, or at the scheduled meeting. If you want any record for an item on the agenda, contact Chair Jamie Keeton at Jamie@WestLASawtelle.org.

NOTICE TO PAID REPRESENTATIVES: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See LAMC 18.01 et seq. More information is available at www.Ethics.LACity.org/Lobbying. For assistance, contact the Ethics Commission at (213) 978-1960 or Ethics.Commission@LACity.org.

PUBLIC INPUT AT N.C. MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Any messaging or virtual background is in the control of the individual Boardmember in their personal capacity, and does not reflect any formal position of the N.C. or the City.

RECONSIDERATION AND GRIEVANCE PROCESS: For information on the WLASNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the Bylaws. The Bylaws are available at our Board meetings and website www.WestLASawtelle.org

RECORDING MEETINGS: Meetings may be sound or video recorded.

PUBLIC POSTING OF AGENDAS: Agenda are posted for public review as follows:

- Website: www.WestLASawtelle.org (see Committees tab).
- Google drive: <https://tinyurl.com/WLASNC-PLUM>

- Dropbox (see PLUM 2021 folder): [https://www.dropbox.com/home/2021%20PLUM%20\(WLASNC\)](https://www.dropbox.com/home/2021%20PLUM%20(WLASNC))
- Planning Dept. Early Notification System: <https://www.lacity.org/subscriptions>

RECORDING MEETINGS: Meetings may be sound or video recorded.

LOCATION: For questions, contact Zel Limenih (310) 479-4119 or Zel.Limenih@LACity.org.

SERVICIOS DE TRADUCCION: Si require servicios de traduccion, avisar al Concejo Vecinal 3 dias de trabajo (72) horas) antes del evento. Por favor contacte a Jay Ross a JayR@WestLASawtelle.org para avisar al Concejo Vecinal.

Members: Jay Ross, Chair, Boardmember representative (310) 979-9255 JayR@WestLASawtelle.org
Teri Temme, Boardmember representative, Secretary Teri@WestLASawtelle.org
Galen Pindell, Boardmember Galen@WestLASawtelle.org
David Swartz, Boardmember representative DavidS@WestLASawtelle.org
Timothy Sweeney [REDACTED]
Karim Wataghani Karim@WestLASawtelle.org
Vic Pacheco [REDACTED]

Exhibit # 8: Housing Element resolution

Planning and Land Use Management Cmte.

To: Jamie Keeton, Chair, Board of Directors
Fr: J.Ross, Chair
Date: Nov. 15, 2022 (with updated maps from August resolution)
Re: Resolution: Postpone Housing Element upzones until gross/theoretical and realistic zoning capacity is fully disclosed, and request that City revise its process to analyze upzoning to include social justice and fair housing criteria

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 Nov. 16.

Motion: The PLUM voted, 5-0-0, to recommend that the Board request that the City:

1. Postpone the Housing Element's proposed upzoning of our neighborhood until the gross/theoretical and realistic zoning capacity is fully disclosed.
2. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City's current criteria. Use those results to determine if upzonings are justified in West L.A.
3. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.

Maps of upzones: <https://planning.lacity.org/plans-policies/housing-element-update#maps>

Facts and background:

1. The City proposes extensive upzoning and density bonuses for of R1, R2 and multi-family neighborhoods, and commercial corridors.
2. The Community Plan's proposal to preserve the R2 neighborhood to the west of Sawtelle Blvd. will be overridden.

3. The Community Plan's proposal to preserve the R1 neighborhoods near Stoner Park, along Ayres Ave. and Pearl Ave. south of Pico Blvd., and west of Centinela Ave. to the north of Nebraska Ave. will be overridden.
4. The State HCD handbook lists criteria that advocate for zoning based on social justice and fair housing criteria, and the City may not have used them in its analysis and determination of upzoning in its first Housing Element submittal to the State.
5. The State HCD rejected the City's first Housing Element submittal, which proposed 200,000 new units (SCAG wants 400,000, so an additional 200,000 units are mandated) and was not sufficiently based on fair housing and social justice.
6. The State HCD approved the City's second Housing Element, which proposes more upzoning in high-resource areas to provide the additional 200,000 units and to comply with fair housing and social justice requirements, but does not yet finalize their locations.
 - a. The City has an extension of 2 years to locate those additional 200,000 units.
7. West L.A. has 7 high resource and higher resource census tracts, and has 1 of the 6 city job centers. The area has high levels of transit, jobs and good schools.
8. City analysis requires 2,555 affordable units (5,400 persons at 2.1/unit) in West L.A., which is ~4% of the 72,000 required for the city.
9. Current gross capacity in West L.A. (includes West L.A. Sawtelle and Westside NC/ Rancho Park NC districts) may be as high as 205,000 persons, and current population is 90,000 (available gross capacity is 100,000 persons, or 54,000 units).
 - a. Sites within fire zones, in hillsides, and without sewer cannot be counted, but West L.A. has few of those.
10. To accommodate 2,555 units, 25 apartment buildings of 100 units must be built (25 acres of land needed).
 - a. Missouri Place is 64 units on 0.5 acre.
11. To fund 2,555 affordable units by public agencies, City must subsidize with \$255,000,000 of grants (\$100,000 per unit).
 - a. This funding is required to obtain matching funds from the State (tax credits).
12. To fund 2,555 affordable units by developers (with no public funds), 25,550 units must be built (10% of units in market-rate apartments).
13. 25,550 units (53,000 persons) can be already accommodated within the existing excess capacity of 115,000 persons (54,000 units) in West L.A. (20,000 in WLASNC, 25,000 in Westside NC district).
 - a. 25,000 available units equals the required 25,550 units in WLSNC.
 - b. See chart below that shows population of 90,000 and zoning capacity of 205,000 (100,000 in WLASNC, 105,000 in Westside NC district).
14. City has not disclosed their excess gross/theoretical or realistic capacity in West L.A.

Findings and justifications:

1. The City must demonstrate that it actually needs to upzone properties, but it can do that only if it knows the current zoning capacity (including TOC incentives, and C zones).
2. In the 1990 General Plan, the (gross) zoning capacity was 7,900,000, and that did not include any affordable housing incentives, C zones, or ADUs. Current gross zoning capacity may be as high as 10,000,000.
3. Upzoning based on geography may not mitigate past harms from redlining and segregation

CLA MEMORANDUM

Date: May 9, 2023
To: Councilmember Traci Park
From: Sharon M. Tso
Chief Legislative Analyst

Assignment No. 23-05-0243

BARRINGTON PLAZA APARTMENTS – ELLIS ACT

As requested by Star Parsamyan, we have prepared the attached Motion requesting the Housing Department to report on the Ellis Act notice of intent to withdraw units from the rental market at the Barrington Plaza Apartments. LAHD would be instructed to report on the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

Should you require further assistance or have any questions regarding this matter, please contact us.


Dora Huerta
Analyst

SMT:dh

Attachment: Motion

MOTION

Addressing the City's severe shortage of affordable housing has been a significant focus for the last five years, as we try to create new units and preserve existing units through a wide range of solutions. Despite these efforts, market forces continue to reduce the number of affordable units available in the City.

The Ellis Act is State law that establishes the right of landlords to withdraw existing housing units from the market. The City has adopted regulations implementing Ellis Act provisions into the Rent Stabilization Ordinance (RSO), including regulations related to unit withdrawal and re-renting withdrawn accommodations. On May 8, 2023, an Ellis Act notice of intent to withdraw Barrington Plaza Apartments (Project) from the housing market was filed with the Housing Department. The Project includes rent-stabilized units that will be removed from the rental market for an unknown period of time to complete a substantial remodel required to address life safety issues.

The Project, a three-tower complex that lacks an internal fire sprinkler system, is comprised of 712 units, of which 577 are occupied. One of its towers, a 25-story residential building, has had two fires that caused damage and injuries. It has been reported that the fire in 2013 displaced 125 residents and injured two people. The latest fire in 2020 resulted in one death, and 13 people were injured, including a three-month old baby, and two firefighters were taken to the hospital.

Currently, owners of RSO units that invoke the Ellis Act must work with the Housing Department to ensure that all of the City's procedures and tenant protections are adhered to properly. It is important that the City takes an active role to protect the rights of tenants in the Project, monitor the relocation process, and track the long-term outcomes of relocation. Communication and coordination are key to developing a strategic approach that provides equitable relocation services to its residents and tracks these RSO units.

I THEREFORE MOVE that the Housing Department, with the assistance of other departments as necessary, be instructed to report on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard, the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

PRESENTED BY:

TRACI PARK
Councilwoman, 11th District

SECONDED BY:



Los Angeles Housing Department
1200 W. 7th Street, Suite 100
Los Angeles, CA 90017

RELOCATION ASSISTANCE BULLETIN

All tenant not-at-fault evictions require payment of relocation assistance and the filing of a *Declaration of Intent to Evict* form with the Los Angeles Housing Department (LAHD) prior to evicting tenants from units covered by the Rent Stabilization Ordinance (RSO) or the Just Cause Ordinance (JCO). Failure to file the Landlord Declaration with the LAHD makes the eviction a violation of the RSO or JCO.

Not-At-Fault Reasons for Eviction

1. The landlord evicts for the occupancy for her/himself, spouse, grandchildren, children, parents or grandparents, or a resident manager (Los Angeles Municipal Code (LAMC) 151.09.A.8, 165.03.H.). Evictions for the purpose of resident manager occupancy are only allowed if required by law or an affordable housing covenant or regulatory agreement. Landlords must comply with the restrictions and requirements of LAMC Section 151.30.
2. The landlord seeks in good faith to recover possession of the rental unit to demolish, convert to a commercial use, or remove the rental unit from rental housing use (LAMC 151.09.A.10, 165.03.I). For RSO units, these are considered Ellis Act (California Government Code 7060.4) evictions and the landlord must comply with the requirements of LAMC 151.22-151.28.
3. The landlord seeks to recover possession of the rental unit to complete substantial remodel, provided the landlord has secured permits necessary and served a copy of them with a written termination notice stating the reason for termination, the type of scope of the work, why the work cannot be reasonably accomplished in a safe manner with the tenant in place and why the work requires the tenant to vacate for at least 30 days. "Substantially remodel" shall have the same meaning as the term is defined in California Civil Code Section 1946.2. This is only for units which are subject to JCO and not for RSO units. (LAMC 165.03.I.(2))
4. The landlord evicts to comply with a governmental agency's Order to Vacate (LAMC 151.09.A.11, 165.03.J.). Landlords must file a *Landlord Declaration of Intent to Evict* prior to giving notice to tenants. A copy of the notice must also be filed with LAHD no later than 3 days after it is served. Notices can only be served after the landlord files the Declaration.
5. The Secretary of Housing and Urban Development is both the owner and plaintiff and seeks to recover possession to vacate the property prior to sale (LAMC 151.09.A.12, 165.03.K.).
6. Residential Hotel Unit conversion or demolition (LAMC 151.09.A.13, 165.03.L.).
7. The landlord seeks to recover possession of the rental unit to convert the subject property to an affordable housing accommodation (LAMC 151.09.A.14, 165.03.M.).
8. The landlord demolishes the property or converts the use of the property to condominiums, stock cooperatives, community apartment projects, hotels and commercial uses, regardless of whether the property is subject to the RSO OR JCO (LAMC 47.06 & 47.07).



Relocation Assistance Bulletin

How Much Relocation Assistance Is Required?

The amount of relocation fees due to the tenant by the landlord depends on whether the tenant is an **eligible** or **qualified** tenant, the length of tenancy, and the tenant's income. Relocation Assistance is paid per unit, not per tenant. For relocation amounts, refer to the Relocation Assistance and the HUD Low Income Limits charts on page 3.

- **Qualified tenant** - A qualified tenant is any tenant who on the date of service of the written notice of termination is 62 years of age or older; handicapped, as defined in Section 50072 of the California Health and Safety Code, or disabled, as defined in Title 42 of the United States Code, Section 423; or who has one or more minor dependent children (as determined for federal income tax purposes).
- **Eligible tenant** - Unless a tenant is a qualified tenant as explained above, the tenant is an eligible tenant and is entitled to receive a relocation assistance amount that depends on length of time in the unit and income.
- **Low Income Tenant** - A tenant whose income is 80 percent or less of the Area Median Income, as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development, regardless of the length of tenancy.
- **Mom and Pop properties** may pay reduced relocation assistance payments to their tenants for a good faith eviction for occupancy by the owner or eligible relative, provided that requirements in Section 151.30 of the LAMC are met. Only for evictions for occupancy by owner, family or manager.
- **Single Family Dwellings Owned by Natural Persons** When the residential real property is a single-family dwelling subject to the JCO and the owner is a natural person, including natural persons who hold properties in a trust or registered legal entity controlled by that natural person, who owns no more than four dwelling units and a single-family home on a separate lot in the City of Los Angeles: one month's rent that was in effect when the landlord served the written notice to terminate the tenancy, as either a monetary payment or credit. Los Angeles Municipal Code Section 151.30(E) shall not apply. (LAMC 165.06.A.(6)).

The reduced fee for Mom and Pop properties applies, if all of the following conditions exist:

1. The building containing the rental unit contains four or fewer rental units;
2. The landlord has not utilized this provision during the previous three years;
3. The landlord owns no more than four units of residential property and a single-family home on a separate lot in the City of Los Angeles; and
4. Any eligible relative for whom the landlord is recovering possession of the rental unit does not own residential property in the City of Los Angeles.



Relocation Assistance Bulletin

Relocation Assistance Amounts

Effective July 1, 2022 through June 30, 2023

Tenant Household	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Tenants Qualifying Under HUD Low Income Limits	Tenants Renting Units in Mom & Pop Properties	Single Family Dwelling owned by natural person (JCO only)
Eligible Household	\$9,200	\$12,050	\$12,050	\$8,850	One month's equivalent of tenant's rent
Qualified Household	\$19,400	\$22,950	\$22,950	\$17,850	

2022 HUD Low Income Limits for Los Angeles (Formerly known as 80% of AMI)

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income Limit	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950	\$110,550	\$118,200	\$125,800

A tenant whose income is 80 percent or less of the Area Median Income, as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development. (Effective April 18, 2022)

How and When Shall Landlords Provide Payment

The Ordinance requires that relocation assistance payments be made as follows:

1. The entire fee shall be paid to a tenant who is the only tenant in a rental unit.
2. If two or more tenants occupy a rental unit, then each tenant shall be paid an equal pro-rata share of the fee.
3. If more than one fee payment amount applies to a unit, the landlord pays the higher amount for the unit.

The Ordinance requires timely relocation assistance payments as follows:

1. Payment shall be made available within fifteen (15) days of service of the written notice of eviction; however,
2. The landlord may, at the landlord's sole discretion and at the landlord's cost, elect to pay the monetary relocation benefits through an escrow account. The monies must be placed in the escrow account within the required 15-day period. The escrow account must provide for payments to the tenant(s) for actual relocation expenses incurred by the tenant prior to vacating the unit for the following relocation expenses: first and last month's rent; security deposit; utility connection charges; moving expenses. Payments from the escrow account shall be made within three (3) working days of receiving a request for payment. The remaining balance of the escrow account shall be disbursed upon certification of vacation of the rental housing unit. (Refer to bulletin *How to Set-Up Relocation Escrow Accounts* or RAC Regulations, Section 960.0



Relocation Assistance Bulletin

Exemptions from Relocation Assistance Payments

Landlords are exempt from paying relocation assistance when:

1. Evicting a resident manager to replace him/her with another resident manager. If the resident manager is a *Manager-Tenant* receiving free or reduced rent with no other compensation, he/she may be entitled to relocation assistance. (See RAC Regulations 920.00, Managers as Tenants.)
2. They are required to evict due to hazardous conditions caused by a natural disaster and, therefore, not caused by any negligence on the part of the landlord.
3. Relocation Offset: A landlord may offset the tenant's accumulated rent against any relocation assistance, unless the relocation assistance is owed because a termination of tenancy is required by a governmental agency order to vacate or comply issued for an unpermitted dwelling. (LAMC 151.09.G, 5., 165.06.J.).

Administrative Fees Related to Relocation Assistance

1. All landlords who file an application which requires relocation assistance to be provided to tenants shall pay the *Relocation Service Fee*, according to the tenants Eligible or Qualified status AND a *Relocation Administrative Fee* per rental unit.
2. All property owners that seek the LAHD's clearance of a Planning or Building and Safety Department demolition permit shall pay a *Demolition Monitoring Administrative Fee*.
3. Requests for a hearing to appeal a decision regarding a tenant's relocation assistance eligibility for higher relocation assistance based on a tenant's income, age, length of tenancy, family status and/or disability status must be filed along with the *Relocation Assistance Dispute Resolution Fee* (LAMC 151.09.G, 165.06.C.).
4. When the termination of tenancy is due to recover possession of the rental unit for use of occupancy as a primary place of residence by the landlord, landlord's qualified family member, or resident manager, the landlord shall pay an administrative fee for the filing of the application (LAMC 151.09.C.2, 165.06.F.).

FEE TYPE	FEE PER UNIT
Relocation Service Fee for Eligible Tenants	\$522
Relocation Service Fee for Qualified Tenants	\$840
Relocation Service Administrative Fee	\$72
Demolition Monitoring Administrative Fee	\$45
Relocation Assistance Dispute Resolution Fee	\$300
Landlord Declaration for Owner, Eligible Relative, or Resident Manager Occupancy Filing Fee	\$75



Relocation Assistance Bulletin

RELOCATION ASSISTANCE QUESTIONS

Can a tenant request relocation fees and services prior to being served with a Notice to Terminate Tenancy, if a tentative parcel or tract map for a condominium conversion has been approved?

If a tentative parcel or tract map for a condominium conversion has been approved by the City of Los Angeles Planning Department, the tenant may elect to relocate without receiving a *Notice to Terminate Tenancy* from the landlord (LAMC Sec. 47.06.D.2). The landlord, however, is still responsible for the payment of relocation assistance in these cases.

How and where do I establish an escrow account, if I choose to do so?

The landlord may place the escrow account in any bank, savings and loan association, or credit union with federal deposit insurance, or with any broker who is licensed by the California Corporate Commission, or with a client trust account of an attorney currently eligible to practice law in California pursuant to the records of the State Bar of California that is reasonably accessible to the tenant(s) during normal business hours. (RAC Regulations, Section 960.00.)

On what basis does a tenant file a complaint, and how?

Non-payment dispute - In an action by the landlord to recover possession of a rental unit, the tenant may raise as an affirmative defense the failure of the landlord to provide relocation assistance. Complaint forms may be obtained and filed with the LAHD for illegal eviction when the landlord has not provided relocation assistance.

Escrow Dispute - Where there is an escrow dispute, dispute notices must be sent to the LAHD by the escrow holder. A copy of the escrow instructions must accompany the notice. (RAC Regulations, Section 967.00.)

THIS INFORMATION IS OFFERED FREE OF CHARGE TO THE GENERAL PUBLIC.

While this publication is designed to provide accurate and current information about the law, readers should consult an attorney or other expert for advice in particular cases, and should also read the relevant statutes and court decisions when relying on cited material. Laws and guidelines are frequently amended. The LAHD recommends that you verify information in the event that new changes are not yet reflected in this publication. The LAHD does not assume and hereby disclaims any liability to any party for any loss, damage, or disruption caused by errors or omissions, whether such errors or omissions result from negligence, accident, or any other cause.

AUXILIARY AIDS AND SERVICES: "As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities."

MOTION

On January 29, 2020, a fire broke out at the Barrington Plaza Apartments, resulting in one death and multiple life threatening injuries. This followed a similar fire in 2013, which led to the displacement of up to 150 residents.

Comprising three towers and 712 housing units, of which 577 are currently occupied and subject to the City's Rent Stabilization Ordinance, Barrington Plaza is one of 55 residential buildings across Los Angeles that lack fire sprinkler systems. The City has made multiple attempts to close this lethal gap in our building code.

Following the January 2020 fire, the Department of Building and Safety issued an order to comply requiring the property owner to install a fire sprinkler system, in addition to deeming multiple floors uninhabitable. On May 8, 2023, an Ellis Act notice of intent to withdraw Barrington Plaza Apartments from the housing market was filed with the Housing Department in order for the property owner to complete a substantial remodel required to carry out this installation and address the aforementioned life safety issues.

Although the Ellis Act is a State law, the City has adopted regulations implementing Ellis Act provisions into its Rent Stabilization Ordinance (RSO). This includes regulations related to unit withdrawal, the re-renting of withdrawn accommodations and a requirement that the owners of RSO units who invoke the Ellis Act must also work with the Housing Department to ensure that all of the City's procedures and tenant protections are adhered to properly.

In addition to these regulations, the City is actively working with the property owner to secure additional protections and relocation services for seniors, long-term residents, individuals with disabilities and families.

As Los Angeles grapples with a housing crisis of unprecedented magnitude, it is important that the City take an active role to monitor the relocation process and track the long-term outcomes of relocation. Communication and coordination are key to developing a strategic approach that provides equitable relocation services to its residents and tracks these RSO units.

I THEREFORE MOVE that the Housing Department, with the assistance of other departments as necessary, be instructed to report every 30 days on the status of the Ellis Act process and relocation of tenants at the Barrington Plaza Apartments located at 11740 Wilshire Boulevard, the progress to safeguard an equitable distribution of relocation benefits and services, and the right to return process, if applicable, to ensure that all tenants are afforded the benefits and rights entitled under the Municipal Code.

PRESENTED BY: _____

TRACI PARK
Councilwoman, 11th District

SECONDED BY: _____

MAY 09 2023