

WLASNC Board FY 2020-2021

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1645 Corinth Ave.
Los Angeles Calif. 90025
(310) 235-2070

E Mail: Info@WLANC.COM
www.WestLASawtelle.org

Planning Dept.

Re: West L.A. Community Plan update – Development standards and zoning regulations – nodes, corridors and interior neighborhoods

To the City,

At the Jan. 27, 2021, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 9-0-0, to submit the following development standards and zoning regulations for the West L.A. Community Plan Update, and authorize the Chair to submit Community Impact Statements in the future, and authorize the Chair to submit Community Impact Statements in the future.

Nodes (1,000 ft. radius)

Purple Line Subway (V.A.): Wilshire/Bundy, Wilshire/Barrington.

Current: Height - No limit (HD-2 on Wilshire east of Granville).

Proposed: Height - 75 ft. or 7 stories.

Big: Wilshire/Federal, Santa Monica/Bundy, Olympic/Bundy, Pico/Bundy, Pico/Sawtelle.

Current: Height - 75 ft. or 6 stories (HD-1L on Wilshire east of Bundy and on Olympic).

Height - 45 ft. or 3 stories (HD-1VL on Wilshire west of Bundy, Santa Monica, & Pico).

Proposed: Height - 55 ft. or 5 stories.

Medium: Santa Monica/Barrington, Santa Monica/Federal, Santa Monica/Sawtelle, Olympic/Barrington, Olympic/Sawtelle.

Current: Height - 45 ft. or 3 stories (HD-1VL).

Proposed: Height - 55 ft. + half 45 ft. or 4 stories.

Corridors (does not include TOC and Density Bonus incentives) - C2 zones

Big: Wilshire, Olympic. (red dashed boxes)

Current: Height - No limit (HD-2 on Wilshire east of Granville).

Height - 75 ft. or 6 stories (HD-1L on Wilshire east of Bundy and on Olympic).

Height - 45 ft. or 3 stories (HD-1VL on Wilshire west of Bundy).

Proposed: Height - 45 ft. or 4 stories.

Medium: Santa Monica, Pico. (blue dashed boxes)

Current: Height - 45 ft. or 3 stories (HD-1VL).

Proposed: Height - 45 ft. + half 34 ft. or 3 stories.

Low: Sawtelle-east side. (purple dashed boxes)

See the NC's Sawtelle Corridor Overlay Plan for more detailed proposed heights.

Current: Height - 45 ft. or 3 stories (HD-1VL).

Proposed: Height - 35 ft. or 3 stories.

- *See the NC's Sawtelle Corridor Overlay Plan for more detailed proposed heights.*

Interior neighborhoods

Single-family, duplexes (no incentives allowed)

R1: Current: Height - 33 ft., FAR 3.0 (HD-1).

Proposed: Height - 33 ft., FAR 0.5.

R2: Current: Height - 33 ft., FAR 3.0 (HD-1).

Proposed: Height - 33 ft., FAR 0.8.

Multi-family (does not include TOC and Density Bonus incentives)

RD1.5: Current: Height - 45 ft., FAR 3.0 (HD-1)

Proposed: Height - 33 ft., FAR 1.75 (HD-1XL 30 ft. or 3 stories).

R3: Current: Height - 45 ft., FAR 3.0. (HD-1)

Proposed: Height - 33 ft. + half 45 ft., FAR 1.75.

R4: Current: No height limit, FAR 3.0. (HD-1)

Proposed: Height - 45 ft., FAR 2.0 (HD-1VL 45 ft. or 3 stories).

All: Stepbacks - 15 ft. for 4th level and taller levels.

Setbacks - 15 ft. minimum rear setback inclusive of incentives and alley.

Industrial

M: Current: Height HD-1 on Olympic.

- *Proposed: See the NC's Resolution re: the Exposition Station Transit Neighborhood Plan for detailed heights, including transitional heights adjacent to R1 zones.*

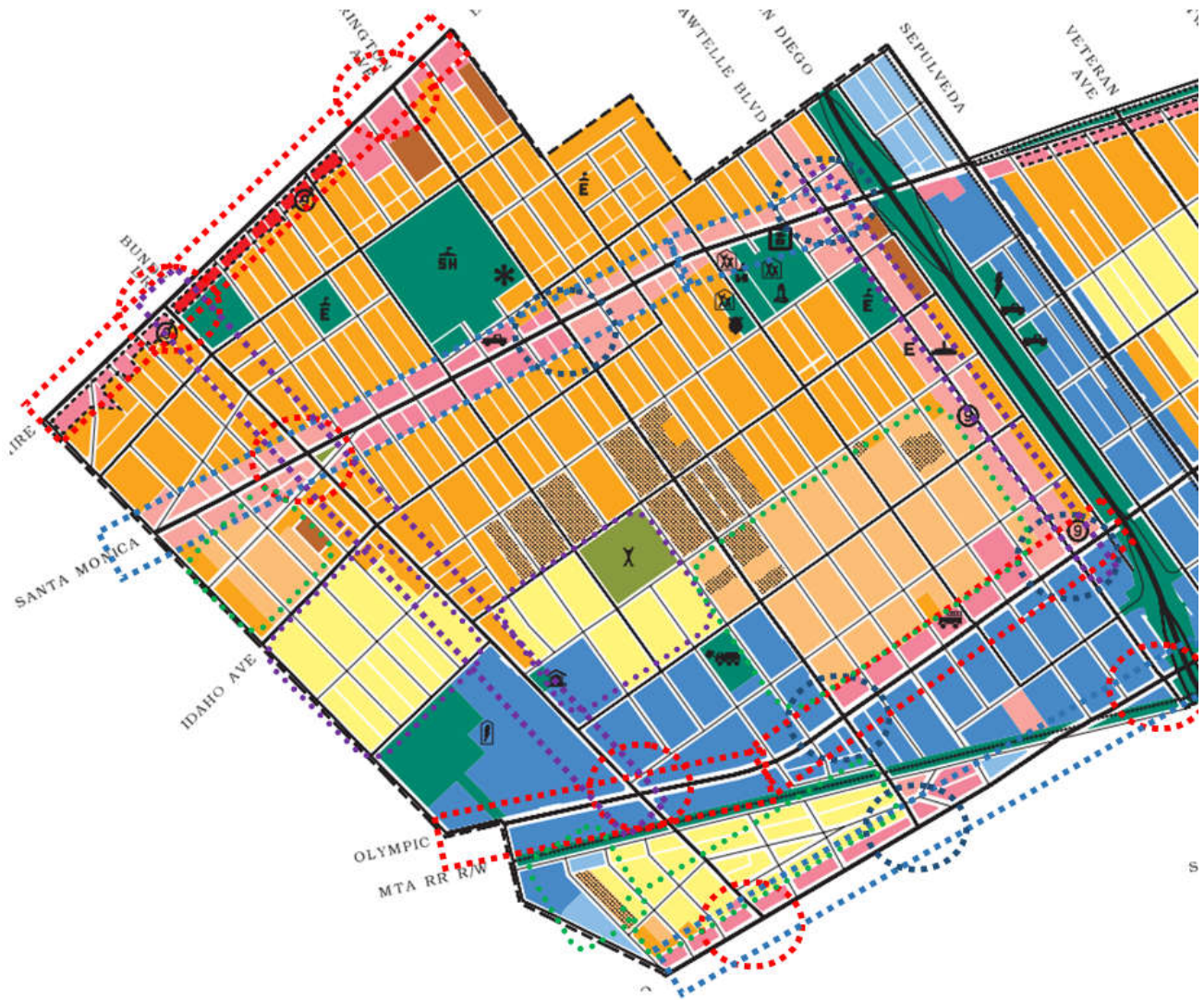
Facts and background:

1. The WLA Community Plan update completed its "Conceptual Design" phase and will now selected specific zones and development regulations for specific areas.
2. As of now, the community will not see the draft Community Plan before it is prepared for CEQA review.

Findings and justifications:

1. Larger densities and heights should be directed to the corridors with transit and services, and shall be balanced with lower densities and heights in interior neighborhoods, which will allow for buildings in character with the neighborhoods and more open space.
2. The community must submit specific zoning and development standards proposals now, to be included in the drafting of the actual Community Plan zones.

West L.A. Community Plan update – Nodes and Corridors



Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.