

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

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Contact Information

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The Board approved this CIS by a vote of: Yea(11) Nay(1) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 02/27/2019

Type of NC Board Action: Against

Impact Information

Date: 10/06/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0681

Agenda Date: 10/08/2019

Item Number: 10

Summary: At the Feb. 27, 2019, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted to not support the project as designed, by virtue of its 1-11-1 vote against a PLUM resolution to support the project. Although PLUM voiced its support for the project with two Conditions for one (1) additional moderate income unit and provision of a one-year metro pass for every new resident at time of move-in (for all new tenants in perpetuity), the developer was unwilling to entertain the first of the PLUM condition, and the Board voiced its disapproval of the project without those conditions

Facts and background:

1. 4 apartments of 1 level will be demolished. The Housing Dept. requires that the 4 rent-stabilized units be replaced by 2 extremely low-income and 1 very low-income units.
2. The project is 5 stories tall with no articulation.
3. The entitlement includes 6 incentives for affordable housing, per Transit-Oriented Communities Tier 3 location -- reduced setbacks and open space, increased height and floor area, and reduced parking.
4. On both sides of the block (Purdue Ave.), 23 of the 27 parcels have buildings that are 3 stories and shorter. Only 2 buildings are 4 stories tall.
5. The block behind the site (Butler Ave.) is a lower R1 zone, and is all 1-story houses.

Findings and justifications:

1. More affordable housing is needed.
2. The building should be built more in character of the neighborhood. The 2400 block of Purdue Ave. has few 4-story buildings, and this would be the first 5-story building. The 2400 block of Colby Ave. behind it is an R1 zone with a majority of 1-story houses and 1 2-story apartment.

* I tried to upload a PDF of the resolution, but the website did not allow (404 error).