

Communication from Public

Name: West L.A. Sawtelle Neighborhood Council, c/o J.Ross, Boardmember

Date Submitted: 10/06/2019 03:20 PM

Council File No: 19-0681

Comments for Public Posting: 2465 S. Purdue Ave. proposed apartments (West L.A.) Case: DIR-2018-3411-TOC-1A, Environmental: ENV-2018-3412-CE
At the Feb. 27, 2019, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted to not support the 2465 S. Purdue Ave. 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. Ex parte communications: J.Ross communicated with the applicant, Michael Ghodsi, about scheduling. Disclosures and conflicts of interest: None disclosed by any committee members. To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC. /s/ Jamie L. Keeton Jamie L. Keeton, Chair WLASNC cc: Len Nguyen, Krista Kline, Jessica Salans, Council District #11 (Len.Nguyen@LACity.org,

Krista.Kline@LACity.org, Jessica.Salans@LACity.org)

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Dept. of City Planning – Jordann Turner
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Re: 2465 S. Purdue Ave. apartment- DIR-2018-3411-TOC

Mr. Turner,

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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.
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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.

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/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Krista Kline, Jessica Salans, Council District #11 (Len.Nguyen@LACity.org, Krista.Kline@LACity.org, Jessica.Salans@LACity.org)