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April 28, 2010

Attn: ENV-2008-2610-EIR

Mr. Adam Villani
Environmental Review Coordinator
Environmental Review Section
Department of City Planning
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On behalf of the Neighborhood Council of Westchester/Playa, I would like to register our support for the proposed Playa Manchester project located at 7270 through 7298 West Manchester Avenue and 8624 Rayford Drive in Westchester. Our board meeting on April 6th voted 13-1 in favor of this project. Our official motion read:

Motion to support the Playa Manchester project consisting of 260 dwelling units (of which 134 units were previously approved as part of the Playa de Oro mixed-use project) and the zone change from [Q]C4-1-CDO and [Q]RAS4-1-CDO to [T][Q]RAS4-1-CDO.

In addition, members of our board and Planning and Land Use Committee requested the Playa Manchester project strive to utilize construction workers employed through an at-risk employment program similar to the PV Jobs program used in our community. We also asked the developer to consider some retail presence on Manchester Blvd in light of the challenges of renting the current and future Joint Live/Work units.

Lastly, our board members voiced support for the Sign Plan Application for Decron Properties' adjacent apartment complex, The Playa del Oro, currently pending before the City's Planning Department. Given Playa del Oro's RAS4 zoning it is necessary to request this Sign Plan in order for the complex to have the traditional retail/commercial signage typical of our community.

In closing we would also like to acknowledge Decron Properties' thoughtful outreach to our community over the past year and half to familiarize us with the Playa Manchester project and how its plan and vision helps complete the current and adjacent Playa del Oro project.

Thank you.

Sincerely,



Cyndi Hench
NCWP President

CC:

The Hon. Councilmember Bill Rosendahl
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