

Title:8333 Airport Blvd., Westchester, Community Corp.
ADM-2020-6526-DB-SPR-SIP-PHP
Item No. 5
Meeting date: December 15,2020
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair Phone number:
Committee Vote: 4/2/1(Recuse)
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes <u> X </u> No
Additional documents attached? <u> X </u> Yes ____ No

RECOMMENDATION: Support the project.

BACKGROUND: Applicant is requesting approval for new construction on an existing vacant lot of a residential building with 102 rental apartment units of which 100% are low income, with 2 on site managers units. 2-4 stories with a maximum height of 44ft. with 78 parking spaces. Project will utilize SB35 (Streamlined Infill Project) for a ministerial compliance review of a Density Bonus (AB1763) with two On-Menu incentives for 11 ft. of height and a 20% front yard reduction in the R2-1 Zone and ministerial Site Plan review.

DISCUSSION: Second presentation made to PLUC by Community Corp. applicant & applicant representative on December 15, 2020. Community Corp. intends to build a 100% affordable housing project on a vacant lot for which they will be the owner/operator.

Signage should be clearly marked to facilitate ingress/egress which should be restricted to right in/right out. Could there be a cut out in front of the building for drop offs? Amenities include courtyard, play area, two community rooms, after school activities, fitness facility. Driveway plans should go to the DOT for approval.

Public Comment: There were 19 public comments. 9 in favor 9 opposed and one undecided.

Favorable comments: This is a family community, soon we won't be able to afford to live here. Good to have affordable housing. Westchester needs to do their part to support affordable housing. Impressed with how Community Corp. listened to the community and adjusted their plans. Westchester needs more affordable housing. Positive impact on local schools. Positive that it's being developed by a not for profit.

Opposed comments: Too many people in the area already. Does not fit in neighborhood. Too much height and density. There's no housing shortage here. Already overcrowded at a very busy intersection. Not enough parking.

Committee Discussion: Lyons asked about a fire lane. Fire lane will be internal connecting with Airport Blvd. ingress/egress. Quon also expressed concern about the fire lane. Mannix inquired about trees and landscaping, mechanical building, ingress/egress. Miller likes the project but has issues with the drop offs and parking.

FISCAL ANALYSIS: N/A.

ATTACHMENTS: Application(s), presentation materials, letter to city, Chamber letter of support.

MOTION: Motion to support the project located at 8333 Airport Blvd with the condition that Cap and Trade/ AHSC (Affordable Housing and Sustainable Communities Program) funds be utilized for improvements to ingress and egress along Airport Blvd. to address multi modal traffic issues.