

Neighborhood Council of Westchester/Playa
NCWP Planning and Land Use Committee Agenda
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Meeting Minutes for Approval

Committee: Planning and Land Use Committee
Special Meeting
Chairperson: Julie Ross
Meeting Date: Tuesday, January 18, 2022 - 6:30pm
Meeting: via Zoom and telephone

Attendance:

- Present: Ross, Miller, Birkett, Conyers-Throwers, Herrera, Quon, Smith
- Absent:, Mannix

Item 1: Meeting Opening

1.1 : Welcome and Introduction

1.2 : Minutes Review and Approval – November 30 PLUC meeting minutes

M/S – Thrower Conyers/ Miller

Vote: x/x/x , minutes approved.

Discussion Thrower Conyers name correction

1.3: Government Reps

1.4 Abby Austin -Bonin

1.5 : Public Comment on Non-Agenda Items. None.

Item 2: Committee Administration / Operations Items

2.1: Dinahs Project 3rd Meeting

362 Units (124 Studios, 112 One Bedroom, 126 Two Bedroom) 41 Affordable (14 Studio \$660/mo, 13 One Bedroom \$754/mo, 14 Two Bedroom \$848/Mo)

Low Income

50% of AMI

\$41,400 for Individual

\$47300 for Couple

\$53,200 for Family of Three

Dispersed throughout Project

Harmonized Design

Public Way

Centinela Ave, No Frontage, No dedication Required. Coordinating w/ ownership re: landscaped parkway, trees

Arizona Ave : No Dedication Required. Waiver of 1-foot widening. Project improving sidewalk and landscape elements along frontage.

Sepulveda Blvd. No Dedication at Dinah's or at Intersection. Wavier along project frontage. Project widening sidewalk, landscape element along frontage. Project setback 10-feet from property line to accommodate future

mobility items.

Circulation Plan

General Characteristics

- Site Located within ½ mile of High Quality Transit Corridor (HQTC)
- Loading/Delivery all occur Off-Street
- Based on LADOT Vehicle Miles Traveled (VMT) Thresholds, the project results in a Less than Significant Impact

Trip Distribution

- 75% of Inbound Trips on Arizona Ave
- 25% on Sepulveda Blvd
- 65 of Outbound Trips on Arizona Ave
- 35% on Sepulveda Blvd

Public Comment

Stacey Travis – Appreciate the additional detail. Would be more supportive if there would be entrance/exit on Sepulveda. Concerned with for lease still on commercial while the plan would be to torn out

Kimberly Fox – Concerned about density at this area. Also concern traffic on Sepulveda

Denny Schneider – Concerned about Sepulveda Traffic. Concerned about the green belt and making a commitment for another owner

Dallas Brent Tolton - Concerned about any traffic. Considering nothing on Sepulveda. Also the green belt and about purchasing it

McCool – no audio

Tara Barauskas – Really impactful project. Wants more affordable housing. Especially the larger units. Wants carbon footprint, bike lanes.

Melanie iPhone 8 – Archer Pilates in the complex owner. Upset about her business and also her daughter went to Westchester Lutheran and the traffic was bad and will be worse. Business owner since 2009 and devastated

Pastor Phil Burno – Senior Pastor, two churches in the facility would lose if the project continued. Concerned about parking and any incentives for current commercial to relocate

1310***748- Trees in Box, concerned about plants in the ground. Also read the building of Dinahs will be preserved but not necessary Dinahs. Also traffic turns. Concerned about parking and Florida building collapse.

Also people will not use buses.

Gwen&Howard Haglund – Is Dinahs owner separate from the project and parking. Will it be viable with this development

Clifford Damron – Westchester Resident. Not gonna even touch traffic. Concerned with large developments but the parking being insufficient

Fred Brotman – Also a Westchester resident. 78th/Sepulveda. Also concerned about traffic. Especially during the Holidays and the 2 new buildings.

1310***367. Christina from Ladera and goes to Archer Pilates there. Doesn't want to lose that business.

Lori and Denny Haythorn – Also a Westchester Resident. Each project is a silo. Traffic is going to horrendous. Also electric car charging.

Committee Discussion.

Dennis Miller. Loading and Delivery on Arizona? Loading in the project and near the new restaurant per municipal code. Reach out to current tenants. Developer is in escrow. Current owner are inheritance and live elsewhere. Current ownership is not offering relocation costs. Don't know if parking will be available during construction and affects on Dinahs. 550 parking stalks in new structure and EV parking. Parking. 425 residential plus 100 flex places. Plus 95 for commercial.

Tracy Thrower Conyers – Wants clarity on traffic assumptions. LLG is the traffic specialists on this project. Trip counts as well as LADOT database. Also Culver City Traffic was used.

Julie Ross – To Jonathan. You've reached out to the council office, LADOT, Street Scape, Chamber of Commerce, but you're been evasive to the community. You will need to do better outreach to the committee and community before you have our support.

Cory Birkett – New Restaurant space and can it be split up. It can. Dinahs has been in discussions but no confirmation about continuing. Also supports 0% increase in egress and ingress

Garrett Smith – Traffic on Arizona. Dinah’s parking requirements. Approx 50 spots. Code for Dinahs grandfathered is actually 7 spots. No believed charged to parking.

Julie Ross – Will the developer be open to LMU affordable housing. Has to be a full time student and meet AMI.

Julie Ross at 814pm proposes not moving forward on the committee level. Proposes meeting offline with Jonathan to work out concerns before bringing back to committee. Jonathan Lonner is open.

2.2: Non agenda items

Kimberly Fox – The Coffee Company liquor license. Three addresses and 2 applications. Still waiting on full file.

Faramarz - Wants to know what committee to get a CIS on metro project. The deadline is in February.

Item 3: Meeting Wrap-Up

3.1 Updates of projects in the community by Committee Chair

The Pink building in Playa del Rey before burning down

The West Coast Grill liquor license

3.2 Announcements

Next PLUC meeting: February 15, 2022

3.3 Meeting Adjourned

M/S – Quon moves to adjourn at 826pm.