

Neighborhood Council of Westchester/Playa
NCWP Planning and Land Use Committee Agenda
www.ncwpdr.org

Meeting Minutes for Approval

Committee: Planning and Land Use Committee
Chairperson: Julie Ross
Meeting Date: Tuesday, September 15, 2020 - 6:30pm
Meeting: via Zoom

Attendance:

- Present: Ross, Herrera, Mannix, Miller, Smith, Watkins, Quon, WPNC Board President Gerez

Item 1: Meeting Opening

1.1: Welcome and Introduction

1.2: Minutes Review and Approval – 8/18/20 PLUC meeting minutes
M/S – Miller/Herrera
Vote: 7/0/0, minutes approved.

1.3: Government Reps: No comments/updates from government representatives.

1.4: Public Comment on Non-Agenda Items:
Marla Eisenberg- Howard Hughes property manager is interested in joining a committee. Board President Paula Gerez will contact her.

Item 2: Committee Administration / Operations Items

2.1: 8500 S. Lincoln Blvd., Westchester: KFC site rebrand, improvements.
Presentation by Junora Branes, Guy Wang & Assoc., representing KFC.

Public Comment: None

Committee Discussion: Landscaping improvements welcomed. Concern about exterior lighting bleeding into surrounding residences. Applicant is ready to begin as soon as approved.
Timeline is six weeks.

Motion to approve.

M/S – Smith/ Quon

Vote: 7/0/0

2.2: 5200 83rd St., Westchester

Conversion of a two story industrial structure into a private school.

Presentation by Nick Leathers, Crest Real Estate representing Sterling West/One School Global Los Angeles Campus.

Public Comment: Ron Markham (parent of student) talked about admission criteria.

Committee Discussion: Private not Charter School. Pick Up drop off recommended by DOT on already red curbed location in front of school. Parking usage for 10 cars and 20 bicycles.

M/S – Smith/Mannix

Vote: 7/0/0

2.3: 8618 S. Sepulveda Blvd., Westchester/OHNI Medical Office

Presenter: Damian Catalan , DC Expediting, Inc.

Background: First presentation to PLUC. Applicant is requesting the addition of a 2,585 sq. ft. partial 4th floor and roof deck, structural retrofit, facade remodel, the addition of a planter along the frontage, a canopy and new signage to an existing 20,204 sq. ft. medical office building.

Public Comment: None

Committee Discussion: 4th deck usage to support medical office employees only, will not be accessible to the public. Parking agreement to be submitted to PLUC. Parking shortage and other use changes along Sepulveda is a community concern. 6000 sq. ft. of leasable ground floor space available. City is removing parking on Manchester, 45 spaces required per initial building permit.

Chair pulled project and instructed applicant to return to PLUC in October with written confirmation from the Westchester Parking Association that applicant has the required number of parking spaces.

2.4 7346 S. Rindge Ave. Playa del Rey

Project pulled from agenda at applicants request, to be rescheduled for a future date.

2.5 8333 Airport Blvd., Westchester

First informational presentation to PLUC for a potential 102 unit 100% affordable housing project.

Presenters: Tara Barauskas, Dana Sayles, John Arnold for Community Corp.

Public Comment: See attached

Committee Discussion: Landscaping, SB35, parking leeway, car ownership and proposed 65 parking spaces seems inadequate and an unrealistic forecast. Lighting, noise, views into adjoining neighbors yards, traffic impacts.

No committee action taken, presentation was information only.

Update on Community Projects

LMU Master Plan is being updated and will be presented at the October 20th PLUC meeting. Applicant on Rindge Ave project is working with the community on redesigning their project and will be coming back to PLUC in November.

Item 3 : Meeting Wrap-Up

3.1- Announcements

Next PLUC meeting: October 20, 2020.

3.2 - Meeting Adjourned

M/S – Smith/ Miller

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Public Comments on 8333 Airport Blvd. informational presentation by Tara Barauskas, Dana Sayles, John Arnold/ Community Housing Corp.

Paula Gerez – Sims project concerns

George Herrera- extremely concerned; out of character]

Daphine Dennis- Santa Monica resident; 4 projects by her house and very supportive

Abby Arnold- Santa Monica resident; wonderful neighbors at Community Corp building in her neighborhood

Cord Thomas – supportive of affordable housing and this in particular

Christopher Chapple – speaking in support; lives in area

Kimberly Fox – speaking in support; lives in area

Roderick Hall - speaking in support

Giovanni Montesano- lives in Westchester; speaking in support

Christine Welniak – lives in neighborhood; speaking in support

Stefano Montesano – lives in Westchester; speaking in support

Wendy Cates – lives on Kittyhawk; mixed emotions but supportive of affordable housing if truly affordable

Jason Lobell- living closer to work is necessary; 10 year resident of Westchester; supportive of project

Pam Teplitz-35 year resident of Westchester; supportive of project

Joyce Stillwell- owns duplex that backs up to project; not against affordable housing; worry about lighting/noise/traffic issues/consider more set back

Bitá ? – property on Wiley Post/view into our backyard from 2nd story/102 families and only 60 parking spots/ no parking on Airport/ concerned with overflow onto Wiley post.

Theresa – 30 plus years in Westchester/ Supportive but not of density bonus

Kittyhawk Resident- (Debby) – concerned about density in the 102 units and impact on parking

David Ashe- 20 year Westchester resident – any traffic analysis on the project?

Kittyhawk Resident 2(Nicole) – Parking unrealistic; neighborhood overflow; traffic

Dana Gray – 30 year Westchester resident; Parking and density concerns

Trica – neighborhood outreach not reaching all neighbors; 5 people per unit; parking

Pat Lyon-explanation of density allocation; 40,000 LAX workers ; supportive of affordable housing and this project and to work with developer to make modifications to minimize negative impacts

Brian Thone- supportive of affordable housing but his project is too big. Stick with 57 units. Traffic/ property density a problem

Jim Dryfuss- Speaking in support of project

Committee discussion- Landscaping; SB 35 parking leeway; car ownership.75 to 1; lighting, noise, views into backyards; traffic impacts

Written comments on 8333 Airport Blvd. informational presentation

----- Forwarded message -----

From: **Ben Libbey** <ben@yesinmybackyard.org>

Date: Mon, Sep 14, 2020 at 5:28 PM

Subject: 9/15 Informational Hearing 8333 Airport Blvd

To:

Cc: <NCsupport@lacity.org> ,

<paula.ncwpdr@gmail.com> ,

<MCoolStrick@gmail.com> ,

<GarrettNCWP@gmx.com> , <gmaleman@aol.com> ,

<naomiwaka@sbcglobal.net>

9/15/2020

Los Angeles Neighborhood Council of Westchester/Playa
8726 S. Sepulveda Blvd PMB 191A
Los Angeles, CA 90045

NCsupport@lacity.org; paula.ncwpdr@gmail.com;
MCoolStrick@gmail.com; GarrettNCWP@Gmx.com;
gmaleman@aol.com; naomiwaka@sbcglobal.net;

Via Email

Re: 8333 Airport Blvd

Dear Los Angeles Neighborhood Council of Westchester/Playa,

YIMBY Law submits this letter to inform you that the Neighborhood Council of Westchester/Playa has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1) other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development.

at the density allowed on the site by the general plan and proposed by the proposed housing development project

Additionally, under California Government Code § 65589.5 in cases where the general plan and zoning ordinance do not match, a project is only required to comply with the general plan.

- (4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

For other projects, the Los Angeles Planning Department has indicated a belief that the General Plan provides a range of possible densities and heights and the Zoning Ordinance narrows this range down. This is incorrect. As previously noted, the HAA is very clear that it is the restrictions in the General Plan that ultimately take precedence over those in the Zoning Ordinance. If a range of densities or heights is provided within the General Plan the applicant is entitled to utilize the maximum of that range in their project, regardless of what provisions the Zoning Ordinance contains.

In this case, the applicant proposes to construct an 100 percent affordable multi-family development. The most recent plans indicate that it will contain 102 units, all of which are intended for families.

The above captioned proposal is general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A large, bold, black handwritten signature that reads "Sonja Trauss". The script is fluid and cursive, with a prominent flourish at the end of the name.

Sonja Trauss
Executive Director
YIMBY Law

I support affordable housing at 8333 Airport Boulevard.

Sat, Sep 12, 2020 1:54 pm

Nancy Albin (nrac99@gmail.com) To: you (Bcc) + 1 more Details

2020-CVC-Social-Impact-Report... (3.4 MB)

Hello and Good day NCWPDR,

I support affordable housing at 8333 Airport Boulevard. I live in PDR and think this is a great opportunity and very necessary opportunity to respond to the need for housing for so many in LA County.

I run a small business social enterprise that is located inside an affordable housing campus in Long Beach - see signature. If you go to the website below you will be able to download the social impact report (attaches as well) and see the wonderful benefits to so many and that this campus is not a problem for the neighbors.

Please feel free to reach out to me for more information,

Thank you,

Nancy Albin

Los Angeles Habilitation House, Inc.
2041 San Gabriel Ave
Long Beach, CA 90810
<https://centuryvillages.org/about/>

jpa414 (jpa414@icloud.com) To: you (Bcc) + 1 more Details
To Whom It May Concern,

I think affordable housing at 8333 Airport Blvd. is the right and moral thing to do. LA's housing problem has only gotten worse and the basic necessities of life are forcing many to live in untenable ways. It is up to those in power to make housing affordable to all people, in all places. Please consider this.

Thanks

James Abraham
8419 Tuscany Ave.
Playa del Rey, CA 90293