

**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, May 17th, 2022 - 6:30pm  
Meeting: via Zoom and telephone

**Attendance:**

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

**Item 1: Meeting Opening**

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1.1: Welcome and Introduction – Julie Ross convened the meeting at 6:29pm

1.2: Minutes Review and Approval – April 19, 2022 PLUC meeting minutes  
M/S – Miller, Birkett  
Vote: Unanimously minutes approved.

1.3: Government Reps - None

1.4

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

**Item 2: Committee Administration / Operations Items**

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2.1: Land Use Legislative Update by Conyers-Throwers

Tracy updates the committee on current proposed legislation.

AB1771 Proposes to add a 25% Capital Gains tax to those properties owned less than 7yrs to reduce flippers

AB1910 Proposes converting publicly owned golf courses into affordable housing.

AB2011 Affordable Housing and High Road Jobs Act of 2022 would make certain affordable multifamily project by right.

AB2050 Would amend the Ellis Act on properties being proposed to being withdrawn and adds additional disclosures and penalties.

AB2053 Known as the Social Housing Act would mandate the California Housing Authority to use two leasing models in social housing developments.

AB2097 would remove multifamily or nonresidential development projects parking requirements near transit corridors.

SB15 Senate bill that would allow for the conversion of idle commercial real estate into residential.

SB897 Senate bill that would remove most restrictions on ADUs

SB922 California Environmental Quality Act would exempt CEQA requirements for all transportation and pedestrian plans.

SB1457 California Family Home Construction and Home Ownership Bond Act of 2022 would amend

Prop 1 to allow for \$25,000,000 in bonds for eligible applicants to use funds towards closing costs or down payments.

ACA 14 California Assembly Constitutional Amendment that would add Section 24 to Article XVI relating to homelessness. Also known as the Housing Opportunities for Everyone (HOPE) Act that would use 5% of the state's general fund to end homelessness and produce affordable housing.

2.2: DIR-2022-2229-CDP/ENV-2022-2230-CE

403 E. Manchester Ave., Playa del Rey – Delayed. applicant not present

2.3:

Stanley's

8737-8741 La Tijera Blvd., Westchester

Second presentation to PLUC. Applicant requesting a conditional use permit to allow the sale, dispensing and on site consumption of a full line of alcoholic beverages in conjunction with a proposed 2,501 sq.ft. restaurant with 41 interior seats and a 394 sq. ft. outdoor patio with 16 exterior seats. Operating hours of 9:00 AM – 12:00 AM daily in the(Q)C2-1 CDO Zone.

At the April meeting stakeholders expressed safety and parking concerns. Committee recommended that applicant meet with the Westchester Parking Assoc. and the Westchester Town Center for their support and input, then return to PLUC.

Kimberly Fox did a survey of area restaurants and most have a 11:45pm weekend close with a 10pm close on Weekends.

Alan makes a motion that serving hours end at 11:45pm Thursday through Saturday and 10pm for the remainder of the week. The committee is willing to revisit these hours after a year of operations.

Motion carries 7/0/0.

Public Comment: None

2.4 Public Comment on Nonagenda Items

Stacey Travis informs the Manchester street improvement will be completed in July.

Cory Birkett will stay up on the community plan update

Item 3: Meeting Wrap-Up

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**3.1 Updates of projects in the community by Committee Chair**

**3.2 Announcements**

Next PLUC meeting: TBD

**3.3 Meeting Adjourned**

Alan moved at 7:23pm