

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

Chairperson: Julie Ross

Meeting Date: July 19,2022 - 6:30pm

Meeting: via Zoom and telephone

Attendance:

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

Item 1: Meeting Opening

1.1: Welcome and Introduction

1.2: Minutes Review and Approval – 6/21/22 PLUC meeting minutes

Minutes approved: Miller/Birkett

Vote: 5/0/1, minutes approved.

Item 2: Discussion Items

2.1: Home Sharing Ordinance enforcement.

City enacted the Home Sharing Ordinance(18593) in Dec. 2018. Since then there has been a lack of enforcement by the city. PLUM Committee passed a motion (14-16350S10) directing the City Council to create an enforcement action plan.

Public Comment: Linda Kokelaar supports better enforcement. Public Comment email attached.

Chip Mallek, enforcement is not living up to the ordinance, resulting in “rogue hotels” across the city.

Committee Discussion: Mannix supports better enforcement. Thrower Conyers commented that Councilmember Bonin wrote and supports the enforcement motion. Miller, what strategy is available to us to support the enforcement of this motion.

Motion to recommend the Board support: Recommend the board support Los Angeles City Council Motion 14-1635-S10 to create an enforcement action plan for Ordinance 185931 which was adopted by the Los Angeles City Council on December 7, 2018.

Motion/Second: Miller/Birkett

5/0/1

2.2: 7346 Rindge Ave., Playa del Rey, applicant seeks approval to demolish existing 1,124 sq. ft. sfd and the construction of a new two story single family dwelling over a street level garage and basement. Construction of a 6,192 sq. ft. dwelling, max. height of 45 ft. with an additional 5 ft. rooftop elevator housing, Mello Act approval and a Coastal Development Permit.

Chair Ross informed the Committee that due to personnel changes the Applicants Representatives they would not be presenting this evening and are expected to be at the August meeting. Chair Ross provided an overview of the project history.

Stakeholder and neighbor to subject property talked thru the neighborhoods issues with the project. No certified architect on the plan, plans have not changed, applicant not engaged with community. Has avoided meetings with PLUC even though PLUC made multiple efforts to further discuss the project. City Planning issued

the applicant permits for the project without assuring that they had been thru the Neighborhood Council process. Neighbors appealed the project after the City approved it. Project is still on appeal. Applicants representative had made the request to PLUC that they be able to come back to present.

Public Comment: None

Committee Discussion: Miller, how can the city approve a project like this without assuring that it's gone before the Neighborhood Council? Thrower Conyers, ministerial project approvals do not go thru PLUC. Birkett, What is the City process to place a project on the Early Notification System. Can the city send someone to discuss that process?

No Motion

Public Comment on Non Agenda Items

Stacy Travis, the NC and the community need to demand LAHSA, Councilmember Bonins office, do community outreach and listen to community input on the proposed conversion of the Extended Stay Hotel on Sepulveda Blvd. into a Project Roomkey location. Bonin put it in his newsletter that the project was moving forward without any outreach to the community.

Item 3: Meeting Wrap-Up

3.1 Updates of projects in the community by Committee Chair

Thrower Conyers gave an update on the SCAG Housing Element. RENA has allocated 3X more housing to LA and that could have a significant impact on our area. The Community Plan Update is important to this process. Chair Ross says Chic Fil A, the Rindge project and a new project at 202 Manchester, Playa del Rey will be on the next agenda.

3.2 Meeting Adjourned

M/S – Mannix