

**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: September 20, 2022, 2022 - 6:30pm  
Meeting: via Zoom and telephone

**Attendance:**

- Present: Ross, Mannix, Quon, Birkett, Smith, Herrera, Miller, Thrower Conyers.
- Absent None

**Item 1: Meeting Opening**

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1.1: Welcome and Introduction

1.2: Minutes Review and Approval – 9/20/22 PLUC meeting minutes  
Minutes approved Miller/Thrower Conyers  
Vote: 6/0/0, minutes approved.

**Item 2: Discussion Items**

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**2.1: 7343 Ringe**

Applicant did not attend.

**Public Comment:** Brandon Straus asks about making general public comment. Wade Siegel makes a comment about a general overview of the project since July 2021 and a lack of community outreach. He asks the committee to place this project and agenda item for continuation.

**Committee Discussion:** None.

**Motion to recommend the Board support:** For Information Only, no motion made.

**2.2: 202 W. Manchester**

Isaac Lemus, architect, presents the floor plan and elevations with Tony Russo of this 43ft tall, 5,849 sqft home. Julie expresses concern over the overall size and scope and conforming with the community.

**Public Comment:** Lynn Paxton, neighbor, has issues with landscaping. Wade Siegel has an issue with wall and roof line. Deb Roges of 7215 Rindge has concerns over shoring after hauling of earth. She wants her own engineer to evaluate. She is also concerned about the iconic palm tree on the property and the height limit. She also has issues with the skylight height and mechanicals. Paul of 251 Manchester is worried about the trees impacting his view. Wendy Green was attending her father's funeral and was not contacted by the developer.

**Committee Discussion:** Miller and Thrower Conyers express concern over Mansionization and trees. Mannix shares concern over mechanical and placement.

**Motion to Approve the Project: For Information Only, no motion made.**

**Public Comment on Non Agenda Items**

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Brandon Straus has a concern of 237 Montreal Street.

**Item 3: Meeting Wrap-Up**

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

Ross: Update on Dinah's Project. The developer is giving up pursuing the green space not owned by them. PLUM did not see anything that could not be mitigated

Miller asks about an update on Extended Stay conversion project.

**3.2 Meeting Adjourned**

M/S – Quon 832pm