

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: October 18, 2022, 2022 - 6:30pm
 Meeting: via Zoom and telephone

Attendance:

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

Item 1: Meeting Opening

1.1: Welcome and Introduction

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

Item 2: Discussion Items

2.1 Sustainable Communities Environmental Assessment (SCEA)

Jason Douglas, Senior Planner for CD11 was able to attend to discuss what the Sustainable Communities Environmental Assessment (SCEA) is, how the process works and how it applies to projects in our community due to not feeling well. Will try to reschedule

2.2: Dinahs project located at 6501-6521 South Sepulveda/6502-6520 South Arizona Ave., Westchester

off menu items. FAR, density bonus. Off menu density bonus based on site characteristics. C4 zoning, no height limit, density limit it 241 units based on 2 acres. Asking for 3.85 FAR, 362 units. 321 market units 41 affordable 27 to 41. Reduction in open space. ¾ rain event. Waiver of dedications. None on culver city. None in front of Dinah's. Other part they want to match, so no dedication

Public Comment: LaVette Bowles – sheer number units being built is concerning to affect the neighborhood. A destruction of the neighborhood after seeing what happened to the airport expansion growing up. Wade Siegel-bounce back to Dinahs. The soul of the restaurant. Selling it Dinah's as the Dinah's project but concerned about after construction. Ron parish – 68yr resident . this project will destroy

Committee Discussion: Dennis-ingress/egress off Arizona. Mannix-which project are we talking about after all the changes. 362 units. Tracy – FAR 3.85, reduced space between from 32 to 0, open space reduction. Corey-communication with Dinah's about in the news about them closing or moving. Dennis 41 units, breakdown of rent reduction of affordable. All 41 low income 50% of area medium income. 41k for 1 47 for 2, 53k \$660 studio 754 1bed 848 2bed.

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

2.3: Los Angeles World Airports community update of the Northside Project

Los Angeles World Airports (LAWA) recently unveiled a new plan for the use of the open space known as the Northside Development. LAWA will be hosting a community update on the plan. Below is the invitation. You must register in advance to attend.

Date: Wednesday, October 26, 2022

Time: 6:00 PM – 7:00 PM

Location: Zoom meeting link will be provided to registered attendees

We look forward to hosting you for this virtual presentation to present updated designs, provide information and answer questions regarding this Project.

To register, please click the link below:

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_rxXWZNErQDGetENpmGwe1A

Community Relations

Los Angeles World Airports

communityrelations@lawa.org

Public Comment: Denny-encourage anyone to tell LAWA to meet with community. Kevin Ivey – is the committee taking a position

Committee Discussion:

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

2.4 237 Montreal Street, Playa Del Rey

Brandon Straus recaps the project. Justin Brevoort, owner the property is on as well. 9ft height limit for the first 38ft. then 45ft height limit. Basically 2 buildings connected by a courtyard.

235 Montreal Elise Slifkin. Believes coastal zone is designed to prevent projects like this. New sewer line concerning. Was told months ago but the owner said it was his intention to to make this a multiunit Airbnb.

Patricia Kennedy- lives on Montreal and supports Elise. Merf Kole- supports Elise as well and concern about destroying the neighborhood community. Kane Klaven – last major construction 5 houses down 10yrs ago caused damage to her property, how will this project prevent that from happening.

Committee-Tracy-wants to know end goal plans are. Dennis-breeze way and retaining walls specs. Dave-looking at the paperwork about hill stabilization and haul routes. Same concerns from Garrett and if a contractor has been selected. Julie-doesn't believe coastal bluff specific plan is being followed. Julies believes that even the city approves this, the state will not approval. Should ask for a variance. Peter Shirley-engineer on the project. Natural on cut and fill. So no haul. Might need some soil. Retaining walls will be a couple. Bill Scott-concerned about renters and how many rentals he has already.

Public Comment on Non Agenda Items

None.

Item 3: Meeting Wrap-Up

3.1 Updates of projects in the community by Committee Chair

Chik Filet. Pep boys, Manchester next month.

3.2 Meeting Adjourned

M/S – Quon 842pm