

Neighborhood Council of Westchester/Playa NCWP Planning and Land Use Committee

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Special Meeting Minutes for Approval

Committee: Planing & Land Use

Chair: Julie Ross

Meeting Date: Tuesday, November 22, 2022 - 6:30 pm

Meeting Held Via Zoom/Phone

Attendance:

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

Call to Order 6:35 pm

- Committee introductions
- Government representative announcements - None

Discussion/Action Items:

1. Approval of minutes from October 18, 2022

- a. **MOTION:** Dave moved to approve the minutes as presented with one change to say Jason Douglas was “not” able to attend
- b. Dennis seconded
- c. Vote: 6/0; minutes approved

2. Communities Environmental Assessment (SCEA) Presentation

- a. Jason Douglas, Senior Planner, was scheduled to present but was unable to attend
- b. SCEA is a new rule for residential developments with more than 50 units

3. 237 & 239 East Montreal Street, Playa del Rey

- a. This project was before PLUC last month
- b. Multiple concerns raised last month and applicant was invited to come back this month with responses

- c. Applicant contacted Julie, stating they are working with the city on a “soils” issue and wish to defer to next month
- d. Julie pulled this item from the agenda

4. 202 West Manchester

- a. Applicant is requesting permission for demolition of an existing 1,840 sq. ft. single family home to replace it with a new 4-story 5,849 sq. ft. single family home + attached garage + retaining wall; grading removal of 2,900 cubic yards of earth; and a Coastal Development permit in the dual jurisdiction Coastal Zone
- b. This is a second presentation; the first was September 20, 2022
- c. Isaac Lemus presented; architect Jamie Kline also in attendance
- d. Presenter stated three concerns raised by committee in September
 - i. Property is out of scale for neighborhood; presented a table of nearby properties showing square footage is within range of nearby properties
 - ii. Haul route for removed soil was originally presented as Vista del Mar north to Culver to 405; offered an alternative still going north on Vista del Mar because left turn is prohibited on Vista del Mar
 - iii. Trees block public view on Manchester; different trees offered and showed renderings demonstrating minimal impact on public view
- e. Also confirmed no mechanical equipment will be placed on the roof and colors have been modified to more muted, ocean-compatible colors
- f. Committee Comment
 - i. Julie and Dave complimented the applicant for addressing committee concerns
 - ii. Julie still objects to new haul route and stated that no left turn on Vista del Mar is temporary, suggesting there might be a work around
- g. **MOTION:** Dave moved to support the project as presented tonight with a modification that the haul route prioritize Vista del Mar south to Imperial Highway
 - i. Cory seconded
 - ii. 6/0; motion passed

Julie took non-agenda public comment at this point

- Elise Slifkin-McClure spoke on 237/239 Montreal (agenda item noticed but withdrawn from agenda)
 - She stated the project remains out of compliance with the Coastal Plan
 - Says the owner’s intent was very strongly stated to her and other neighbors to build a multi-unit airbnb, not a single family residence as applied for, and she continues to be concerned about this use
 - Also concerned about the sewer line that runs under Montreal; construction will necessarily impact this line
 - She stressed to the committee that she hopes we will not let the applicant get away with building something that isn’t allowed

5. 6136 W. Manchester Ave. & 8651 S. La Tijera Blvd., Westchester (“Pep Boys Project”)

- a. Applicant is requesting permission for the construction, use and maintenance of a 96-foot, 8-story mixed-use building containing 441 units and approximately 16,120 sq ft of commercial space, with 66 units reserved for very low income households
- b. The project provides 551 parking spaces and approximately 48,005 sq ft of open space
- c. Applicant is further requesting:
 - i. a density bonus with two off-menu incentives and two waivers of development standards
 - ii. a Conditional Use Permit for a 33% increase in density beyond the maximum 35% permitted for an increase in density of 68% to provide a total of 441 units as an off menu density bonus
 - iii. LAMC Section 12.24 W.1: Master Conditional Use Permit to allow onsite consumption of a full line of alcoholic beverages with up to 16,120 sq. ft. of commercial space
 - iv. LAMC Section 13.08: Compliance with the downtown Westchester CDO
 - v. LAMC Section 16.05: Site plan review approval for a development
- d. This is the applicant’s first presentation to PLUC and the presentation is informational only tonight
- e. Presentation by Dana Sayles, Adam Curry, Dan Delle & Andrew Miller
- f. The applicant is Cityview, an “LA-based workforce housing developer and operator” with 2600 units across the city
- g. Dana stated the project was first conceived a year ago, but is still in early stages of the application process and Cityview is open to “lots of dialogue” with community and this committee; formal application filed in August
- h. The project is bounded by Manchester, La Tijera and Truxton; the Firestone property is not part of the project
- i. 441 units are planned → 125 studios, 190 one-bed units, 120 2-bed units
- j. 551 total parking spots planned → 501 residential and 50 commercial with 150 of the spots dedicated to EV cars
- k. The project is massed against Truxton/Manchester with a 5,000’ public space
- l. Two levels of parking, not visible from the main streets
- m. No access from Manchester because our CDO doesn’t allow curb cuts
- n. The project has ~ 6 live/work units; applicant really digs this concept but CDO doesn’t allow ground floor units so they are seeking a variance
- o. Stated they are working closely with the BID and WSIA
- p. Public Comment
 - i. Syliva Carranza asked about rents; not known currently
 - ii. Stacey Travis raised concerns about overall development in our community and low number of affordable units for this particular project
 - iii. Denny Schneider raised traffic as a big concern and warned LAX is also planning more traffic in our community

- q. Committee Comment
 - i. Cory asked for more ingress/egress details and stated pedestrian traffic in the area is strong and she is concerned this project will impact safety
 - ii. Dennis asked again about rents and parking
 - iii. Tracy expressed concerns about community outreach and emphasized traffic will be a big concern our community will want to know more about
 - iv. Dave wanted to know why there are no mass transit alternatives being advocated, expressed skepticism that they don't know their projected rents, pointed out the alcohol serving plans are sparsely described and expressed privacy concerns for Kittyhawk residents due to balconies and rooftop decks
 - v. Julie stated the community is "on edge" with so many units in the pipeline and a lack of support from our City Councilperson for any kind of master planning in our community

6. Updates On Community Projects

- a. Chick-fil-A is supposed to be coming before the committee for a new location on Century Blvd
- b. Rindge Street has not reached out to come back to the committee, but Julie reports the neighbors are actively in touch with the Planning Department
- c. Julie is very distressed that LAWA is pushing through the Lulu's Place project as part of the Northside Development; she is extremely concerned the community won't get access to the tennis facilities and very unhappy this project is so different from what was projected during initial Northside outreach
 - i. Airport Commissioners are meeting on this project on December 1st at 10 am. No zoom available and the meeting is at the airport.

Next meeting is scheduled for December 20th

Meeting Adjourned 8:35 pm