

**Neighborhood Council of Westchester Playa  
NCWP Planning & Land Use Committee**

**Minutes for Approval**

Committee: Planning & Land Use  
Meeting Date: Tuesday, February 21, 2023 at 6:30pm  
Via Zoom/Telephone  
Chair: Julie Ross

**Attendance:**

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

**Call to Order 6:34pm**

- Committee Introductions

**Discussion/Action Items**

1. Approval of the Minutes from Nov. 22, 2022
  - a. Garrett made a motion to approve the minutes
  - b. Cory seconded the motion
  - c. Vote: 6/0; minutes approved

**2. Government Representative Announcements - none to report**

**3. Lulu's Place/LAWA/Northside Development Project on Westchester Parkway, Playa del Rey.**

**Background:** Construction of approximately 26 tennis courts, 1 or more soccer fields, possible baseball field and other recreational facilities including potentially, the Southern California headquarters for the United States Tennis Association.

- a. Chair Ross stated that this item #3, as well as #6 because it's also about Lulu's Place, would be pulled from the agenda due to a recent motion from Councilwoman, Traci Park, The wording of the brief brought to question if the Board has to approve to send to committee? So we may not be able to discuss this evening to be in accordance with the new motion. Board must refer to the committee. Placing item on hold.

Exact Motion made by Councilwoman, Traci Park: "I MOVE that the matter of the Trade, Travel, and Tourism Committee report relative to approving a Lease with Lulu's Place, Inc., for a term of up to 50 years, for potential development of open space and recreational facilities in a portion of the Los Angeles International Airport (LAX) Northside Campus Areas 1 and 2A, Item No. 17 on today's Council Agenda (C.F. 23-0040), BE AMENDED to adopt the following revised Recommendation 4 in lieu of Recommendation 4 of the Committee Report: Brief the Neighborhood Council Board, including any committees referred to by the Neighborhood Council Board, on LAWA staffs findings related to Lulu's Place compliance with environmental clearances for the Northside Plan, the Northside Plan guidelines, and the Specific Plan prior to the vote by the Board of Airport Commissioners. d) Prior to the commencement of construction, seek

community input, including input from the Neighborhood Council Board and any committees referred to by the Neighborhood Council Board, and adjacent property owners and adjacent homeowners association, on the proposed operational details and provide information on the proposed Lulu's Place operational details for the facility, including hours of operation, program fees, community priorities, and any major subleases not already identified in the lease."

#### **4. 6136 W. Manchester Ave. & 8651 S. La Tijera Blvd., Westchester**

**Background:** Applicant is requesting permission for the construction, use and maintenance of a 96 ft. 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. The project provides 551 parking spaces and approximately 48,005 sq. ft. of open space.

a. Chair Ross explained that these items would be pulled and readdressed at the March PLUC meeting when the whole team could come and present. She invited Dana Sayles to give a brief update:

#### **Dana Sayles gave a brief update about the project -**

- a. We will be coming back in March to present to PLUC with more details and a robust presentation.
- b. The case is moving forward with the City and reviewing the CEQA documentation which will be reviewed in March.
- c. Most likely there will be a public hearing in April and a Planning Commission hearing in August.
- d. We are working with LADOT, Truxton neighbors and CD 11 office to discuss traffic implications. LAX Chamber Board and BID support the project.
- e. For the CEQA review sustainability environmental assessment – the city changed the way they review larger projects.
- f. Dana Sayles explained the new SCEA (sustainable communities environmental assessment) –is a technical study for public comment where there is a public comment period. Making sure reports are public and cover air quality, traffic, etc. Once approved, the SCEA is performed for transit priority projects – is a different type of CEQA review that goes to the Planning commission for review.

Public comment – no public comment

Committee comment –

- a. Dennis asked how many affordable units there would be in the project?
- b. Dana Sayles replied there were 66 affordable units (out of a total 441 units).

#### **5. Discussion: How is our Community being planned, or is it being planned?**

a. Chair Ross opened the discussion by listing the current projects underway or completed recently:

- Sandstone: 6733 & 6801 Sepulveda Blvd., Westchester - 176 units.
- The Grinder: 8521 S. Sepulveda Blvd., Westchester 87 units.

- Dinahs: 6501-6521 S. Sepulveda Blvd., Westchester 362 units with approximately 3,700 sq. ft. of retail.
- 8333 S. Airport Blvd., Westchester- 102 units. 100% affordable.
- The Airport Expansion
- 5201-5309 W. Knowlton St./6865 La Cinema Blvd., Westchester- 145 units.
- 8833-8835 Ramsgate, Westchester - 16 units

- b. How are all of these projects going to impact our community, quality of life and the ability to move within our community? How will these projects impact those traveling through our community, particularly those going to and coming from the airport.
- b. Chair Ross discussed the importance of the Community Plan Update and how it relates to all the additional development projects.
- b. Ross stated that Donald Duckworth from BID will appear at the next CPU meeting to discuss vision for central BD moving forward.

### **Public Comment –**

#### 1. LaVette Bowles made public comment:

- a. we are getting too many gigantic apartment buildings
- b. I look at these projects long term, after the next group of owners takes over, and frequently they are not taken care of and there are security issues.
- c. My concern is apartments surrounding neighborhoods and massive traffic - this doesn't lead to a community feel.
- d. Imagine what traffic impact will be after these projects go in. She films the traffic on Manchester.

#### 2. Stacey Travis made public comment:

- a. There is a new memory care home set to open near Howard Hughes Pkwy.
- b. This project won't have hundreds of people but could abut single family homes.
- c. This project hasn't appeared at PLUC – where will this be located and why haven't they presented?
- a. Chair Ross responded that this project was brought to her attention over the last few days and she would reach out to the memory care home to see about them appearing at PLUC.

### Committee discussion

#### **1. George Herrera –**

- a. George expressed there was hypocrisy over where the development is being placed - all primarily on the Eastside of Westchester.
- a. My friends in West Westchester aren't facing these types of development problems.
- b. I own a duplex in the Triangle in East Westchester and will be forced to have a development looking down into my home.
- c. I bought my duplex and rent half of it out, I take care of my property.
- d. New massive development replacing existing affordable housing in our community.
- e. There isn't much thought about how these projects will impact our community and the percentage of affordable units are not enough.

#### **2. Cory Birkett - Committee Comment in regard to how is our community being planned?**

- a. This is why the Community Plan Update is an important process moving forward - because we are not only facing the development already happening but also possible zoning changes along corridors that will change zoning codes from R1 and R2 to R4 or R5.
- b. There are zoning changes proposed for R1 streets in Westport Heights and R2 neighborhood of the Triangle between Airport/La Tijera/Manchester that would allow for high density. There are also zoning changes proposed for the streets that are just adjacent to Manchester - changing from R1 and R2 to R4 or R5.
- c. Due to state laws, we can't say 'no" to more housing and density, but the Community Plan Update is an opportunity for us to have a voice in the process and offering to City Planning some thoughtful and intelligent solutions.

### **3. Dennis Smith – Committee Comment in regard to how is our community being planned?**

- a. Dennis stated that the problem is with new state laws like SB9 and 10 which eradicate single family zoning and make it easier for developers.

### **4. Tracey Thrower Conyers – Committee Comment in regard to how is our community being planned?**

- a. Tracy stated with the CPU, we can't say no to more density due to state laws so we are challenged with thinking about how do we make it more livable?

### **5. John Russum – Public comment**

- a. John asked about the number of permits issued from City Planning under SB 9?
- b. He stated he was opposed to eradicating single family zoning.
- c. He said he saw a post on NextDoor about the Grider project with a picture of development as approved versus a picture of the actual built project and that they are very different.
- d. He stated that what was approved for the Grinder was not what actually was built. How did this happen? Where did the process go wrong?
- e. Tracy explained that SB9 allows for up to four units to be built on a single family lot.
- f. Garrett recommended to go to City of LA Planning website and request early notifications.

### **6. City Council approval of Los Angeles World Airports lease with Lulu's Place: Northside Development, Westchester Parkway, Playa del Rey - Item is tabled and moved to March agenda**

Background: On February 8, 2023 the Los Angeles City Council approved a motion Council File 23-0040 to approve Los Angeles World Airports lease to Lulu's Place on the Northside Parkway. As part of that motion Councilwoman Park instructed LAWA to brief the Neighborhood Council Board including any committees referred to by the Neighborhood Council Board on LAWA'S staff findings related to Lulu's Place compliance with environmental clearances for the Northside Plan, the Northside Plan guidelines and the Specific Plan prior to the vote by the Board of Airport Commissioners. The motion also instructed that prior to commencement of construction that community input, including input from the Neighborhood Council Board and any committees

referred to by the Neighborhood Council Board and adjacent property owners and adjacent homeowners associations, on the proposed operational details and provide information on the proposed Lulu's Place operational details for the facility, including hours of operation, program fees, community priorities and any major subleases not already identified in the lease. As a result of this instruction from City Council it is clear that this project will be required to appear before and work with the relevant Neighborhood Council committees prior to presenting the project to the Board for approval.

a. Julie stated this item would be moved to next month's agenda. The next meeting will be held on March 21 in which we will hear updates about Pep Boys and Lulu's Place. She also encouraged folks to attend the CPU committee meeting next week where Donald Duckworth will presents the vision for central BD.

b. Garrett makes motion to adjourn at 7:39 pm