

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

Minutes for Approval

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

Attendance:

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

Call to Order 6:34pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from Feb. 21, 2023

- a. Motion from Dennis to approve the minutes
- b. George seconded the motion
- c. Dave Mannix abstained due to his absence at last meeting
- d. Vote: 6/0; minutes approved

2. Government Representative Announcements

a. Sean Silva was present from the CD 11 office. He reported that he is available to receive community and committee concerns. He stated that he's noticed that there is no Transportation Committee on the NC. He said we are an open door and if you feel like bringing up transportations issues - pedestrian, bicyclist, etc. we are working with city partners to get results for stakeholders. Intersections, crosswalks, etc, we are helping to assist with your concerns. PLUC could consider transportations issues - an example would be a dangerous intersection. We want to improve Westchester -planning, land use and transportations issues. In other NCs, PLUC becomes the default committee for transportation concerns.

b. George Hererra talked about his yard and neighbors' yards off of Airport Blvd, cars have crashed into their backyards. Would your office be the right place to direct concerns? Sean said yes and you can use this committee as a launch point. Sean Silva - sean.silva@lacity.org Jeff Khau - jeff.khau@lacity.org

c. Dave Maxxix - in LMU master plan, we have ongoing concern with traffic, parking. LMU wishes to build a new arena. We need to reinforce studies that need to be done by LADOT and LMU. Ask Julie to send you a motion so you are aware of neighborhood concerns. Traffic issues that need to be resolved before the LMU arena is built. Sean agreed.

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

Background: Applicant is requesting approval of the construction of a new 3 level, 3,034 sq. ft. lot in the dual jurisdiction Coastal Zone and Sub Area 3 of the Coastal Bluffs Specific Plan. On October 18, 2022 applicant representative Brandon Strous of Srouer & Associates presented the project. The property owner was also present. The project is not in compliance with the Coastal

Bluffs Specific Plan. Applicant was clear that the intent was to create an AirBNB that he could live in while in town. Applicants saw no need to come before the Neighborhood Council. There was significant concern from the surrounding residents on issues such as compliance, lot stability, etc

Public Comment:

a. Alise Slifkin McClure - I assumed the owner and his lawyer are not here? (Chair Ross stated this was correct). Nothing has happened since Oct/Nov. My concern is the coastal bluff specific plan and he said it passed. He said he intended for it to be AirBNB. Alise read Neighbor's letter - coastal bluff dwellers on Montreal are not unwelcoming neighbors but there is a distinction between a temporary houseguest and a string of AirBNB - commercial ventures with no oversight. Profit driven goal takes advantage of loopholes to create a money making venue in the midst of a residential neighborhood. We strongly oppose the spirit of the owner's plans.

Committee Comments:

- a. Garrett makes a motion to deny the project based on it not being in accordance with the coastal bluff specific plan.
 - b. Dave - omission in lot grading, etc, we've had this presentation a few times and not getting answers from the owner. I agree we should deny the request.
 - b. Dennis - he has not modified his plans which don't meet with the coastal plan. He said he has 5 other buildings that he Air BNBs so how would he make this his primary residence.
 - b. Garrett stated it was a narrow lot - Julie pointed out part was a fire hazard zone. They need to submit plans for SFH and ADU which they have not done.
 - b. Garrett makes a motion to deny the project based on it not being in compliance with coastal bluff specific plans in height density, grading, lighting and compatibility. All voted yes motion carried unanimously
 - b. Additionally Pertinent technical data missing, no description of grading, or project design ensuring stability, minimize erosion - these answers are missing from coastal development permit.
 - b. Possible Action: Motion to recommend that the Board deny the project until the applicant comes into compliance with the Hillside Ordinance.

4. An informational update from LMU on ongoing and any new projects in and around the LMU campus.

Fred Puza from LMU member reporting on LMU updates:

- a. New purchases of properties on Lincoln Blvd. near a gas station - 2 buildings there and 3 buildings on Pershing and one home on Riggs for the President. Regional housing crisis that has affected faculty. Pershing will be used for faculty. Lincoln units for students and house on Riggs for President. Dean of the school of Education moved into his former home.
- b. We hired a director of real estate - Jeff- he shows up at NAC meetings. He's in charge of acquiring and managing the properties. LMU owns about 30 properties and he's managing them and providing professional services. Dual role in acquiring and managing. No formal policy that we have to purchase a certain amount - it's a case-by- case basis.
- c. Chair Ross asked what types of buildings on Pershing were purchased? 8517, 8521, 8527. Building next to Howe market - about 20 plus something units. This will be faculty housing.

- d. Dave - Lincoln Blvd. Are you looking to buy more? Fred said 4 buildings are next to the gas station.
- e. Fred - There will be staff members in units, we have more control. LMU staff members will be residents in the building as well.
- f. Dave - fundraising at Riggs home. What is your communication policy to neighbors? Neighbors would appreciate advance warning.
- Fred said about once a month - if it's over 30 people we communicate with neighbors to let them know about the party. If it's over that we will shuttle them over to the house from campus. What is the procedure for informing them? Emailing them and a flier. We try to do it a week in advance.
 - Fred stated the address was 6390 Riggs Place of the purchased property for the President
- g. Arena - Fred stated they have to fundraise first before moving forward
- g. Other updates:
- Volleyball courts underway
 - Straub theater - theater production renovation on interior
 - Playa Vista - rain damages LMU letters which need maintenance. Garrett - how will repair to letters happen? Pile ons into hillside to repair letters? Fred said, not sure the extent of damage, we need engineers to evaluate.
 - Dave - Gerston Pavilion renovations? Fred said it's on hold for now.
 - Neighborhood Incident Reports - everyone invited to NAC - numbers have gone down from last year.
 - Commencement will be May 6 and 7. Will send out communication about that and HTN ad and social media.
 - Julie - Congrats to Fred for winning a seat on NC in Culver City.
 - Dave asked about the Compliance Officer agreement. We need to get back to that motion, LMU needs to be more proactive about communication with the community. Get in front of this committee before things begin so we can be ahead of these conversations. Julie said we agreed to communicate at once every six months. Dave said other execs should be showing up to stick to the original agreement, and should not be all on Fred.
 - Fred stated he can add people to the community newsletters.
 - Dave said the newsletter does not contain community quality of life issues.

Public Comment: None

5. 8136 W. Manchester Ave. & 8651 S. La Tijera Blvd., Westchester - Pep Boys

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. The project is requesting an Off-Menu Density Bonus, Conditional Use Permit for density in excess, CUB for a full line of alcoholic beverages, Site Plan Review, and Downtown Westchester CDO Compliance

- a. Dana Sayles and Cityview Team present- Steve Roberts, Khan Howe, Andrew Miller, Michelle, traffic engineer also coming. This is their 2nd presentation to PLUC
- b. Steve Roberts - director of development - Cityview based in LA - we are a company to provide workforce housing -focus on mixed use family
- c. Dana - working with the community for 15 months - number of meetings with stakeholders, BID, open houses, LAX chamber, streetscape, PLUC, one on one with some

neighbors who live off Truxton, workshop with DOT, a lot of work to make sure we are complete. Support from LAX Chamber, Streetscape, BID and Farmer's Market. Triangle with exception of tire shop.

d. Location is uniquely proximate to transit units to south bay, culver city, metro lines, etc. within 15 minutes walk to metro bus. Mobility measures sources on taking advantage of transit near the project.

e. Commercially zoned site - under CDO Westchester creating a vibrant town center. 441 units - studio, 1, 2 bedroom and live/work units, 16,000 of ground floor retail/restaurant. 4 stories to 8 stories. 85 feet is the maximum height on one side. 551 on site parking spaces

f. Combined total of an acre of public open space open to the community. 66 units will be for a very low household one bedroom - approx. \$878. Project will support workforce in Westchester

g. Presentation Details:

- Commercial entry off 87th - anchored around public plaza
- La Tijera - ground floor work live units
- Primary entry - off truxton and one on La Tijera
- Can't do curb cuts on Manchester
- 1 ½ level of subterranean parking and above level parking too
- Onsite commercial loading for trucks - la tijera
- Food service off 87th corner
- Utilities and trash integrated in building
- Short term rideshare and delivery for food service
- Cityview has relationships with tenants and retailers throughout city - track record that commercial spaces don't sit vacant and offer a good mix to community
- 3rd floor - first residential level around courtyard - jacuzzi area with club room, fitness area
- 5th floor - building starts to terrace away along 87th and La Tijera to set building back and offer open spaces - 6 stories on La Tijera. 8th floor roof deck
- Working at the town center for public art in plaza, providing a gathering space. We want to help bring the start of a town center.
- We have material changes to make elevation as nice as it can be with a garden. All of the balconies on the Manchester side are inset for privacy. Working with neighbors to make opaque material for privacy.
- Landscape - terraced open spaces, infill street trees, palate coordinated with streetscape association make sure trees we plant are in pattern with the rest of the area. Lawn with signature oak tree. Public art, laid lighting, outdoor dining, active place with music performances.
- Highest level of sustainability - 15 % more efficient than title 24 more; 40 % cars EV ready, drought tolerant landscaping, mobility plan to reduce carbon footprint.

h. Steve Roberts answered security questions

- Design activated street frontages with commercial or live /work or multiply family leasing office - a lot of eyes on those areas
- Indicated area where we will focus security cameras and lighting
- All points of entry will have secure access - parking garages, all entries, etc.
- Regular custodial services
- After hours security if necessary
- 24 hour onsite management
- Dana added - rideshare incentives, Bicycle amenities, Carshare program, Bike share, E-bikes for getting around community without cars-

- Rideshare zone off truxton hopefully? - for Uber/Lyft

- i. Steve Roberts - Construction Concerns
 - Hall routes for trucks - we envision the haul on export of soils to occur off la tijera - hall route to and from 405 freeway off la tijera. Keep it off residential streets and manchester /sepulveda intersection; la tijera is best exit from freeway
 - Communication - clear contact for public to get in touch with construction manager ; community will have an outlet
 - Security - green screen - won't see construction
 - Secure site with 24/7 surveillance cameras - remote monitoring with careful lighting onsite
 - Once framing begins, guard patrol during non working hours
 - Will require GC to prohibit parking and equipment on residential streets
 - Once the parking structure is built, parking will be onsite.
 - Sound walls - between construction site and residential uses to mitigate noise
 - entitlements through Fall of 2023 and most of 2024 for design and permits Construction beginning of 2025 and occupancy 2027
 - Dana - Meeting with neighbors that live North - subcommittee. We are trying to understand individual issues
 - CD 11 and DOT have facilitate a workshop with DOT and intrusion issues happening today so we can mitigate traffic calming measures
 - Other area wide problems to help traffic flow
 - Entitlement application are pending with the city
 - Cityview has deep history in Westchester
 - Density bonus to floor area and utilization of 45 degree angle of transitional height
 - Permission from deviation from CDO does not allow ground floor units
 - Master conditional use for alcohol for future tenants
 - Compliance with CDO; CDIO - mitigated declaration and EIR - within half mile fo transit - alternative CEQA
 - Two opportunities for public hearings
 - Environmentals will be published next month
 - First hearing in early june
 - Planning commission - August or September

Public Comment -

- a. LaVette Bowles - design is too large for congestion that already occurring, too many units and not enough parking; Safety and traffic impacts are concerning; Not neighborhood friendly; Won't be a community friendly building
- b. Stacey Travis - Don't believe there has been enough public reach out; Too many projects will have a huge impact; Manchester and Speulveda are arterials to airport; Prior concerns about design and security have not been properly addresses; Hanover developer changes and all promises made were broken when it sold; Concerned about security of open courtyard; Too massive with negative impacts
- c. Gordon - Project too large for the area; Transition down in scale ; Density increase of 33 percent is too much; Transitional height should remain at 66 feet; Not in alignment with scale of community
- d. Dana response to public comment
 - Steve - Cityview - we also do property management and asset management line - intention to not only build but continue to operate and manage it for 10 plus years.

- Adam - 6000 units that we own and manage; Business model we will continue
- Dana - we are committed to continue working with neighbors. If we reduce size, we can't offer as many affordable units

Committee Comments:

- a. Cory - I'm concerned about La Tijera as it's an arterial that many use to get to the airport from other parts of the city. Can you tell me more about egress and ingress from La Tijera/ safety measures that will be introduced? We also have a lot of families living in these neighborhoods trying to get their kids to school safely in the morning. Onsite security - after hours - should be definitely not a maybe. You mentioned you hold on and manage properties for 10 years, then what? In Terms of design, we've had some projects that have come before PLUC that are not executed in design the way they were presented to the community and then you end up with the Grinder.
- b. Tracey - the project lacks outreach - it's one thing to reach out to nearby neighbors but the rest of the community are not hearing anything about it.
- c. Dave - EIR projects from LAX haven't been validated. Project too large; it relies on how the City will provide services - police, sanitation, infrastructure, don't know what the environment of 2028 will look like. Alcohol license - PLUC tries to set a standard for how licenses are issued so that liquor licenses are operating in the same way at all locations so it's fair
- d. Alan - scope and scale too large, need more concrete community benefits
- e. Chair Ross -concerns about cut through traffic and impacts to neighbors; Projects like yours are reaping benefits of Sacramento legislation but our community is paying the price; City needs to get involved in these issues and help with planning- we have been neglected for a long time. Also agree that the project is too large. Too many conditions to discuss and won't be able to agree tonight
- f. Dave - Cumulative Impact Study - traffic engineer on the call. Dave - cumulative effect is not known because we are still waiting on LAX traffic studies. Lack of insight from LADOT and all of these projects are geared to the Olympics 2028. As density increases, where are city services increasing? All the projects that are not here yet and airport expansion - we don't know the impacts yet will be.
- g. Chair Ross - Cory takes extensive notes - we want to formulate a list of concerns from committee, community, and have you come back when you are ready. Goodwill by offering community amenities - but goodwill doesn't match impact
- h. Dave - density bonus brings it down to 291 - talking about 140 units if they did it per code, they wouldn't have to come to this committee.
- i. Matt asked about Grinder project - Garrett stated they substituted cheaper materials
- j. Garrett - with Streetscape are you adopting the medians in the area? Are cut throughs on Truxton?

Dana's Response to Committee Comments:

- a. Dana - we have all city services evaluation. Our Traffic Engineer is here and can answer questions.
- b. Dana - medians are not part of the program - streetscape more just the trees and pattern, will get back to you about medians
- c. Dana said there are 2 community representatives - hesitancy on turn restrictions. Also prevents people from turning into their homes. May be unintended consequences so staying away from turn restrictions
- d. Dana - none of the projects in the area are offering public amenities and in regard to Grinder concerns - Cityview has track record of executing on projects the way they were presented

Chair Ross - benefits in the past have been woefully inadequate. Thank you for the outreach you have done and we know how hard you have worked but our community still has concerns.

- a. So we will go over notes from the community and get together with CD 11 about the great impact of all these projects coming into the area. I'm happy to embark on my side of this right away.
- b. PLUC is the third Tuesday of the month. I will facilitate meeting with CD 11. We will put you in the schedule for next month in April. Can provide you with a list of items to respond to in 4-5 days.
- c. Facilities for meetings - in person next month - not sure of location - some issues with the CD 11 building and ADA compliance.
- d. Sean Silva responded about C 11 building - has not been renovated yet but let's iron this out.
- e. Chair Ross - Thank you 360 Team and we welcome you back in April. The goal of this committee is to make projects better for the community and hear the concerns of the stakeholders.

7. Lulu's Place

Background: City Council approval of Los Angeles World Airports lease with Lulu's Place: Northside Development, Westchester Parkway, Playa del Rey. 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.

Public Comment:

- a. Doug Zwick - public comment - more than a dozen issues never been addressed by developers. The project needs major alterations so that it's not disastrous for neighbors.
- b. Joanne P. - multi unit dwellers only 25 feet from too close to the project and garage from parking lots will have to be modified for safety. Single family homes receiving more safety precautions than multi unit building dwellers

Committee Discussion:

Chair Ross explained that the item could not be discussed since it had not been referred to Committee by the Board and that the intent of the motion was to send the request to the Board so that the project be referred back to Committee.

a. Lulu's motion - Motion to recommend to the Board that Lulu's Place work with PLUC to engage the community on the project prior to presenting the project to the Board for approval. Tracy seconded the motion and all voted in favor; motion passed unanimously.

8. Updates on Projects in the Community - Julie

a. Hertz Rent a Car Facility - So cal based REAT Group repurpose commercial and industrial sites. Don't appear to want to change zoning. Reading /Ramsgate area - get in touch with neighbors because this is in their backyard. Does anyone have connections with resident groups in the area of Intersection/Reading/Ramsgate? Right by Arbor Vitae?

b. Update on Dinah's appeal - City will be scheduling the case by May 12th. Following up with City Clerk on timeline but no confirmed date - stil downtown in Planning

c. Next month - Pep Boys back

d. Molton La Cienega project - 142 units

e. Sean Silva - Rexford project - facing Airport and Arbor Vitae need generous landscape buffers and encourage them to work with PLUC - go through this committee

Alan - motion to adjourn at 9:26pm