

**Neighborhood Council of Westchester Playa
Ad Hoc Community Plan Update Meeting**

Minutes for Approval

Committee: Ad Hoc Community Plan Update
Meeting Date: Monday, February 27, 2023 at 6:30pm
Via Zoom/Telephone
Chair: Julie Ross

Attendance:

- Present: Birkett, Conyers, Travis, Fox, Mallek, Ruhlen

Call to Order 6:30pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from Jan. 23, 2023

- a. Cory made a motion to approve the minutes
- b. Chip makes a correction that his name is spelled Chip Mallek
- c. Tracy seconded the motion
- d. Vote: 6/0; minutes approved

2. Government Representative Announcements

- Sean Silva and Jeff Khau from Councilwoman Traci Park's office were present. Jeff Khau, senior planner, introduced himself. He said if you have any issues don't hesitate to contact me by phone or email.
 - I. Sean Silva Announcements:
 - a. This morning the al fresco working group met - restaurateurs or committee members participated - anyone can join - first meeting today. You can submit written comments into a letter to City Planning about the al fresco ordinance. Create a simple, secure permanent version through CD 11 effort. We asked Lisa Schwaab for input, she was too busy to attend but will send us her feedback.
 - b. Old Fire Station #5 - Our Council office is looking into the possibility of exploring affordable housing on that site. We are still vetting ideas and getting reports from city entities. We are also aware that community members and organizations have other ideas for the space as well, including a cultural/arts venue. We want something positive to go in that space.

Committee Comment:

- a. Tracy said that the fire station is within the Kentwood Home Guardian HOA area so it would be nice if there was some connection with the HOA about the property plans. She said someone told her there is already a disclosure that affordable housing is going into that property. Sean responded that he isn't aware of that being the case. Jeff said he also hasn't heard anything about that.
- b. Chip asked Jeff about the AirBnB ordinance. CD 5 and 6 write a letter to the Planning Dept telling them to get their act together in terms of home sharing ordinance. Future efforts, please include CD 11. The more council offices we can get on board, the more we can get planning to enforce, up to other govt. agencies to enforce the rules. Jeff said the ordinance wasn't very well thought out when written. No one wants to take on responsibility. Asked for input. Chip - a couple of CIS's that will help; process was substandard which allows for misuse and not adhering to ordinance. Jeff said they are trying to catch things in the drafting phase (like with al fresco dining) before it becomes an issue.
- c. Stacey - should be tracking the digital sign issue - 48 feet digital signs with changing/flashing images - these are a major safety issue for those of us that live off Sepulveda and 405. Concerned that it will ruin and vanish all filming in LA. Other cities don't have these huge signs so filming makes it tough and filming brings revenue/ At what cost - traffic deaths, bike deaths. How do we track this?
- d. Jeff Khau responds to Stacey - historically CPC has been against billboards - can't imagine them wanting digital billboards. Ordinance is Planning so we will track this - he said it will go to CPC then PLUM - expecting the ordinance will have many changes or might just die.

4. Donald Duckworth - Executive Director of BID - Presentation on Vision for future of Westchester Business District

- a. We have just started to look at what the long term vision for downtown Westchester will look like. We retained a land use consultant to help us - Lisa Trifiletti . She's helping us define the issues that need to be resolved to move Westchester forward.
- b. Like to make it more pedestrian friendly, amenities, walk to businesses
- c. The more we make it a place with residents that don't need vehicles to shop, entertainment is consistent with plan
- d. We are looking at the TPA transit property area with Lisa Trifiletti. As soon as we have more details, will come back with more info
- e. Great problem - CDO revision sorely needed - in good faith we reneged with the city to adopt a CDO and the district has not done the work to revise it. In CPU, it needs to be revised
- f. New owners SuperBlock on La Tijera and Manchester wanted trash enclosures in back parking lot - owner wanted to invest \$125,000 to fix parking lot and the CDO worked against them to scuttle that project; makes any type of change difficult; city understands that and will do it during CPU as it inhibits us at it exists now

- g. The sooner the LAX Northside Plan is implemented, the better for the community. The longer it goes unimplemented, the more people will try to stray from the agreement/vision. Lisa Trifelleti worked on that and we trusted what was being said. It needs to be implemented soon or we may have changes that we didn't agree to. Lulu's place was a disappointment to many of us
- h. Themes for Mayor Bass - need for more housing - We will have more housing in our area which helps with homelessness. Difficult for us but a reality.
- i. City view project - 66 affordable units with mixed use and ground floor commercial; provide workforce housing for local workers, teachers, police, etc. BID supports this project.
- j. BID lost security ambassador - moved out of town

Public Comment:

- a. Doug Zwick - if we have massive development like Lulu's PPlace, how will we get around the area?
- b. Julie responded saying how is our community being planned - expansion of airport, northside, all the projects, etc. - everyone is asking the same thing - how are we going to move around?
- c. Donald Duckworth said in the CPU some questions will be answered. Extensive community involvement will be needed.
- d. Julie to Sean Silva - please take note - how will we move around?
- e. Shana Aelony - is it a function of this group to bring in developers for erring concerns like egress and ingress?
- f. Julie to Shana - yes this is a committee you can do
- g. that and also PLUC.

Committee Comment:

- a. Julie to Donald- what will happen to Staples lot? Parking lot issues; where does BID stand on adding residential on Sepulveda?
- b. Donald - reality is the downtown area will include mixed use; Pasadena learned that residential and mixed use was a consumer base for downtown business; BID supports Cityview project and more housing.
- c. Donald - Staples lease is up soon - SRS Development out of Seattle has bought it (Andy Luce?) working on developing plans that will hopefully be acceptable to the community - provide more parking than losing - back end of 87th a plaza like connected to Cityview - 87th street will be for community activities - farmer's market etc. Andy will bring that project forward in the next year - senior living project, not sure of number of units etc. All of those parking lots will fill in and be closed with buildings; commercial ground floor and residential above; CPU will be the place to envision this; By right proposals that build out existing zoning need to accommodate need for housing in the state and throughout Los Angeles
- d. Stacey to Donald - Has there been a development that BID has not supported?

- e. Donald to Stacey - We have questioned a lot of them and made changes to many projects with redesigns and we try to catch them early. So yes there have been projects we didn't support or tried to change.
- f. Stacey - residents concerned about safety of Dinah's and vehicular accidents.
- g. Don said we've asked for a redesign of Dinah's project
- h. Stacey CIM project - taco truck on Eastway- LAWA parties - Don said we are against it and trying to stop it
- i. Stacey - Skinny Dave's Sandwich shop that closed - tech worked frequented - but community didn't support - it went under - can BID get the word out?
- j. Donald said we try to promote new businesses; Cityview project will help Ayara and other businesses in the Triangle. New restaurant Tomat high quality organic food from Drollinger family who love Westchester - it will need customer base too. Also Gus from Coffee Company will open Stanley's - new restaurant will be a small neighborhood eatery. We want to promote new businesses and support them
- k. Stacey - Chipotle and Bath and Body Works - moms complaining. We need businesses that reflect the demographic.
- l. Don - we are working with a new Council office to resolve issues that we've had for years. Park is receptive and the staff is wonderful and look forward to work to solve common problems.

Public Comment:

- a. Dana - question - Staples will be senior housing?
- b. Donald responded and said don't want to misspeak - some sort of senior facility

4. Kimberly Presentation - Recap of phone meeting between Kimberly Fox and Jeff Khua, CD11 Planning Deputy

- 1. Based on Committee goal of delivering data-based strategic input on pending CPU draft, counsel from Khau on effective approaches:
 - a. Re traffic flow projects for LAX expansion - likely very difficult to resource. Rather, it depends on the local sense of on-the-ground reality.
 - b. Recommended Committee develop, then leverage its own community surveys to underscore certain CPU assertions to Planning.
 - c. Re CPU feedback to Planning incorporating new LA Zoning code - new zoning code still in flux. Therefore, the Committee should create descriptions which can later be translated into code references.
 - d. Re delivery date from Planning on CPU Draft 1 - CPU team is behind schedule. Therefore, Planning's "Draft 2" of CPU is likely to come in late 2023. Therefore, more time to prepare study and recommendations by this Committee.
- 2. Recap of pending housing development target #s for our CPU area:
 - a. LA 2021-2029 Housing Element portion of General Plan stats:
 - i. 255,432 new units are required, so the City is targeting areas for upcoming. Of this, 124,880 to be targeted at Moderate and Above-Moderate units.

- ii. Plus minimum of 130,553 for lower income (Very Low Income and Low Income) units.
 - b. LA Planning “Equitable Distribution of Affordable Housing” report (May, 2021).
 - i. Focus upcoming in areas of “high opportunity” (jobs, transportation, services)
 - ii. CD 11 identified as one “high opportunity” geography where development of affordable units has been low.
 - iii. E.g., Westchester/Playa Del Rey = total of 45 “affordable units” with 0% being subsidizing housing.
- 3. Intro to Planning’s “Housing Production Dashboard” (<https://planning.lacity.org/resources/housing-reports>)
 - a. Currently, new development entitlements = 30% TOC projects, 17% Density Bonus projects, 4% zoning changes in General Plan.
 - b. In 2021, Density Bonus + TOC = 60% of all affordable units proposed for development.
 - c. ADU projects represent high # of additional units in some areas of LA; in comparison, Westchester/Playa #s fairly low.

Public Comment to Kimberly’s Presentation:

- 1. John Russum: what’s RHNA?
- a. Kimberly: Regional Housing allocation comes from State level, giant funnel where they do a policy review of necessary housing to be built to deal with influx of population and housing that is/not available for different levels of income. Broken down regionally to SCAG (SoCal Association of Governments) SCAG breaks down to metro areas, and assigns; each metro area develops a plan on how to assign their numbers.
- b. History of RHNA: Municipalities across the state have been lazy about taking it seriously, some ignore. Since we have a state crisis of affordability, the state law has changed policy around making your numbers and now real teeth in the law and can lose state level funding for matching funds for development and all kinds of things. Money coming into LA for all kinds of purposes can be taken away if the City doesn’t take RHNA numbers seriously. Whole structure of housing development is a state level legal process

Committee Comment:

- 1. Chip Mallek: ADU is a great process, SHawn you can take this back, but my ADU is being used as an airbnb along with the house so don’t see how ADU’s help the affordability crisis.
 - a. Kimberly: yes, discussed over and over again, yes, agree
- 2. Julie: question on equitable distribution of affordable housing, the city doesn’t look at. Where is data on RSO, rent stabilized ordinance, my argument is that there is quite a bit of affordable housing in rental units
 - a. Kimberly: being on PLUC and seeing reading/manchester units, all those rent stabilized units are being bought and converted to new units. Folks lose those units and supposed to be offered first right to return and it’s a 3-5 year process and its market rate units, so

go from RSO unit and then needs to sit vacant and then can develop; many playing that game and folks can't buy in the luxury unit

- b. Kimberly:- Mike Bonin put through council measure that if a developer bought RSO property had to at a minimum replace those number of units, so couldn't buy 8 units and turn into 4.
- c. Julie: how many RSO units are in place and what's the rent? That data should be able to be obtained.
- d. Kimberly: at HCID also how do we know that affordable units coming on line, how are they advertising those units, not much public accountability
- e. Julie: more concerned with acknowledgement of current affordable units on the market. People will have densified and not solved the problem. That's the bigger dragon to slay
- f. Kimberly: the funding model is the biggie, the reason getting 100% affordable on AIrport from community corp, they bought a lot, they rolled the dice, spent \$9 million on a lot they weren't sure they could build on.
- g. Julie to Kimberly: wonderful presentation, extremely useful information, (clapping of other members). You have so much data and interest in the community, want to acknowledge the work you and Cory are doing.

3. Chip: no, do we have a repository for these studies on the websites?

- a. Julie: there will be a site on the Neighborhood council website. Not there yet, hopefully between now and next month's meeting, there will be a place for us and to direct our stakeholders to review this information and data.

5. Video Explainers - Committee presentation not ready. Agreed to push this item out to the next meeting's agenda.

6. FAQ's (Cory and Kimberly)

1. WHAT: Cory Birkett's Executive Level Summary of LAX EIR Traffic Study

WHY: To better understand how the LAX Traffic Data Analysis can help Guide the CPU Process

I. Highlights of EIR:

- a. EIR quantifies impacts, but fundamentally understates long-term impacts (based on sense of Committee members), which supports LAWA in having limited responsibility for mitigation of impacts.
- b. Infrastructure roadway in Westchester/Playa is not increasing. But traffic on every front is guaranteed to increase, due to LAX expansion, new development in the area, etc.
- a. No entity taking responsibility for integrating all this data and projecting total impacts on Westchester/Playa arterials.
- b. Not addressed in LAWA EIR: the connection between increased terminal capacity and trip generation and traffic flows.

- c. EIR traffic analysis is limited primarily to “peak hours at key intersections” methodology.
 - d. No analysis of new LAX capacities and correlation/impact of those facilities changes on traffic flows through our community.
 - e. Westchester/Playa has a unique status as the community most impacted by LAX expansion. That needs to be factored in (quantitatively) to housing density planning (and resulting traffic impacts) as part of CPU Draft 2.
- II. Flaws noted in the traffic study element of LAX EIR:
- a. No growth projections beyond 2035 (that’s the end of LAX improvements window). Not helpful for CPU time frame, which—given the length of time to develop new CPU—likely continues past 2035.
 - b. LAWA study position: no real difference in traffic with the LAX updates, changes.
 - c. Study concludes only 11 of 183 intersections would be impacted per LAX expansion, but this data does not incorporate other CPU-related growth factors (large multi-unit residential development, etc).
 - d. LAWA EIR APPENDIX: noted study shows level of service increases but no solutions offered re traffic management.
- III. Implications of LAWA EIR via meeting presentation on CPU development process:
- a. CPU Draft 1 indicated Planning’s desire to place majority of density build up along the arterials that LAWA EIR indicates will gain significant peak hours traffic.
 - b. In Draft 2, need to quantify concerns about building density mixed with expanded LAX traffic through-put.
 - c. In Draft 2, we need to express concern about development already occurring along the corridors (which are also arterials to LAX) PLUS the increased zoning density proposed in the CPU Draft 1
 - d. LAWA EIR does not consider Lincoln Blvd and “impact zone” so not analyzed in 2023-01-23 NCWP Community Plan Update Ad Hoc Committee Meeting Minutes Draft 3 the EIR—despite the fact that it’s a main artery to LAX for communities north of Westchester/Playa.
 - e. Leverage data, insight from CD11 staff and LADOT in characterizing LAX impact re traffic in CPU Draft 2 notes to Planning.

Public Comments:

Sean Silva - Please send report to Kevin Brunke - legislative deputy - kevin.brunke@la

Public Comment to Item 6 (LAX EIR Traffic Summary) - None

Committee Discussion -

- a. Julie - timeline is that we have more time to formulate our thoughts.
- b. WRAC - local CPUs have done
- c. Venice PLUC - we should string our NCs and CD 11 together to help with CPU process

- d. Need to know where Palms/ Del Rey is putting their housing
- e. How do we create a vibrant community with airport? Draft 1 says put density on arterials but LAX traffic calls that into question; need other creative solutions for density other than just arterials

ITEM 6 (continued) - Kimberly Fox - FAQ regarding VMT

2. WHAT: Tutorial presentation to aid stakeholders in understanding technical aspects of LADOT's change from "Critical Movement Analysis" (CMA) methodology in place from 1980s to 2019 to "Vehicle Miles Traveled" (VMT) methodology adopted in 2019.

WHY: Better understand:

- a.) The reality gap created by the LAX EIR re traffic impacts reported via CMA method and the City's new VMT method.
- b.) how the new VMT method can/will impact new building proposals re traffic impacts of those new projects

Presentation Highlights:

- While the CMA method focused on peak traffic rates in key intersections (traffic impacts on drivers), VMT method focuses on traffic trips generated by specific types of new buildings (traffic impact of driving).
- Therefore, new development proposals must be qualified by VMT "test" to determine if the project must produce a traffic study.
- VMT method is extremely complex. Therefore, the City commissioned a consulting firm to create a VMT Calculator: developers input key aspects of new building proposal, and calculator indicates if VMT-rated impacts are negative, requiring modifications to the proposed plan.
- Developers are given menu of options in 5 categories which they can change in their plan to bring project proposal into VMT-approved traffic impacts.
- VMT CALCULATOR: an excel-based doc.
 - Info on VMT Calculator here:
<https://ladot.lacity.org/businesses/development-review#transportation-assessment>
 - To access actual VMT Calculator tool excel, must sign disclaimer agreement here:
https://docs.google.com/forms/d/e/1FAIpQLScCUHg_Vy5VzMlfC1cD5cynrf-uVNcsMEWBaH5jDXWCutaF4A/viewform

ITEM 6 continued - FAQ - Kimberly

3. WHAT: new stakeholder FAQ on Playa Vista Data

WHY: to frame impact for larger CPU update

- Presentation highlights: Recap of key statistics re PV development, including # resident units, total sq ft commercial, etc.
- Noted in discussion:

- Transportation options out of PV are limited (it's not well networked with Metro options)
- Even with Playa Vista added in, the density (people per mile) of all 4 Westside CPU areas, Westchester/Playa extremely low (only 20%-30%) of the average density.
- Therefore, Playa Vista doesn't do much "work" for the Committee in terms of defending our area against density upzoning, given metrics from other Westside CPU areas.

Committee Comment:

- a. Chip - Inglewood - we should take note of what they are doing and how it impacts traffic for us.

Public Comment:

Isabelle Duviver - member of CD CFAC forest advisory committee

- a. I live in Venice, this has been a very interesting meeting. The way that you differ is by canopy coverage - LMU data - you have lowest canopy coverage in all of CD 11 - could be something you use for saying we can't take on the same level of density as other communities in CD 11. You have more hardscape and impacts of pollution because of the airport - you would be required to have more public parks LIDAR data (LMU and Tree People map). Your community has lowest canopy coverage- under 8%

Shana Aelony

- There are a lot of environmental LAX impacts - jet fuel, add thousands of people to heavy polluted areas - transit, etc .

Motion to adjourn at 8:32pm. The next meeting will be on Monday, March 27th at 6:30pm

