

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

**Minutes for Approval**

Committee: Ad Hoc Community Plan Update

Meeting Date: Monday, March 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 correction to minutes: the meeting was on Monday (not Tuesday).
- b. Chip made a motion to approve the minutes and Stacey seconded. Tracey abstained.
- c. Vote: 6/0; minutes approved

**2. Government Representative Announcements - None**

**3. Jenny Hontz and Ed Mendoza from Livable Communities Initiative**

- a. This LCI received consensus to study the initiative going forward. South Bay cities are also interested in studying it.
- b. Program 131 - plan to build housing and address climate change
- c. State laws that mandate cities add housing - they are enforcing mandates in a way they haven't in the past.
- d. Our goal - was to allow small retail property owners to build housing above stores. Near transit - here the K line in Westchester
- e. Half a million new units - every level of affordability
- f. Missing middle housing is what is missing in LA - not something we subsidize. Most of the development here is large TOC style development. No one is building for regular people who live in LA.
- g. We need more affordable models of workforce housing
- h. City and Federal laws - equitable distribution of fair housing - why they are looking at the Westside.
- i. Civic Activists, local business owners, churches, broad group that put this initiative together
- j. Builder's Remedy - Builder's free for all - a lot of these projects in Santa Monica

- k. State - if you don't get to a "yes" from Planning, developers can do what they want
- l. We can't subsidize our way out of the problem - developments are taking 4-7 years to be built and incredibly expensive
- m. Need to figure out a way for the market to build - type of housing for affordable models
- n. You have to be a huge, deep pocketed developer to build in Los Angeles. The system is set up so that you have to be a huge developer. Other states don't make it this difficult, they help streamline the process.

#### Vision of LCI:

- a. Community Concerns - aesthetics, neighborhood character, (podium parking destroys character of street). Maintaining a small town feel. Limits on height near single family homes, traffic
- b. Gentle density - 3-5 stories above commercial on walkable streets - vibrant street scene - 15 minute community - without having to get into a car, more pedestrian friendly with beautiful architecture near transit
- c. Prop U downzoned all commercial
- d. Vision if beautiful stress, tree canopies, low medium residential, alfresco dining
- e. Workforce housing - how it was built around the world. But what we're seeing today is a parcel to parcel approach. Individual property owners could build above their retail.
- f. In Westchester commercial Triangle - Add two stores of housing above that and change the way we build with lovely courtyards
- g. This vertical shared access form - legal all over the world, Europe, Seattle, NY, Asia. three states to legalize this, point access blocks. Allows for different family size units. Trying to change it to 4-6 stories.
- h. Bill introduced - trending on the West Coast - Strategic about removing parking mandates
- i. Build housing without parking - people won't use the parking, not convenient to have them.
- j. Parking program - so they don't parking in residential
- k. Washington - Culver City - changes to FAR and setback for small lot development
- l. Bring the community in to choose the design, neighbors brought into the process.
- m. Areas it might make sense in Westchester - Lincoln Blvd near LMU, area near K Line
- n. Bike Lanes we have now are unsafe - need to give people a way to get somewhere safely; As driver and bicyclist, it doesn't feel safe
- o. Helps people age in place who don't feel safe driving in L.A.
- p. Climate intervention - building housing near job centers
- q. Enhances nearby residential neighborhoods and increases property values

#### Community Comment on LCI -

- a. John Russham - 37 year resident of Westport Heights - how do individual citizens get involved?

- Jenny - Anyone can join and sign up on the website. Other NCs have supported the LCI program - signing community impact statements that you support it
- b. Kimberly - What data on income mixing? And diversity mixing?
  - Ed - inclusionary requirement - push it as high as possible
  - Currently written overlay - no existing units on a property; Zero displacement policy
  - LCI - incremental neighborhood focused approach. The rules now make it almost impossible to build this way.
- c. Stacey - contradiction - 3-5 stores or 4-6? I see it being fantastic in other areas but not necessarily suitable for Westchester/Playa
- d. Cory - is it considered an overlay? What is your role with the Community Plan Updates?
  - Ed - waiting for clarification on that
  - Jenny - plan is only 3-5 stories
- e. Julie - all these big projects already planned - how do you propose going back to a more friendly European style architecture. How do you get property owner buy in?
  - Ed - Disallow lot consolidation - in SM
  - Direct way - don't allow big box and argue that this is better for the community long term
  - Convince the Planning Dept - creating specific policies that incentivize land owners to develop themselves rather than sell to a large developer - policy levers to push this type of development. It's about changing the standards and the community demanding it.
  - Retail property owners can make more by adding housing but we need to make it easier for them and incentivize it for them.

**2. Draft Ordinance - Affordable Housing Element** - LA tips policy to prove bigger is better.

Kimberly - The city is helping developers get going faster; no longer have to count those units toward the threshold. 49 market rates - 10 affordable units don't count toward your total building units so that you can eliminate a planning review step - for building about approx. 50 units. Created by Housing Element Team - it encourages large buildings. Now you can build without a site plan opposite direction of LCI

Send your feedback to: [planning.housingpolicy@lacity.org](mailto:planning.housingpolicy@lacity.org) -

Committee Comment:

- a. Julie - who wrote the motion? Kimberly will look into that

**3. LAX - Kimberly - LAX roadway improvements - how they can affect our situation**

- a. Impact Zone - two transit zones west and East and CONRAC
- b. Main Concerns are Century, 96th, 98th, Arbor Vitae, pink on map means modifications to facilitate traffic
- c. Green means - new roadway- bottom near ITF West near road near and East transit mode; extending 98th on South End until it hooks up with offramp

- d. New road called Concourse - cutting from Aviation down to Century
- e. Plan to change signaling Sepulveda and 98th - will do a double left hand turn lane
- f. Location of facilities with air modal transport - IFT West has a lot of parking - not saying no to people with cars - not cranking down on drivers parking to get to their terminal
- g. Don't address anything about moving traffic off arterials
- h. 30 M will use train - projecting
- i. 90M annual passenger in 2030 - people will use train over time ; will take sometime
- j. We don't know impact after 2035 - no stats
- k. Don't know human behavior - how many people will use train versus Convenience of driving to airport

**Committee Comment:**

- a. Julie - they refuse to mitigate Lincoln at Sepulveda  
Need you to present this to Airport Relations
- b. Chip - congestion on Sepulveda now almost unbearable - if they think they are making improvements, people can't even get out of the area; installing more double turns lane will make congestion worse
- c. Stacey - please send to committee; way for AI to help with difficult documents?  
arterial traffic would be lessened after people mover - doesn't look they are taking into account - Metro and LAWA -
- d. Kimberly - LAWA not held to any account about transit hubs - drives home that every intersection has an F already
- e. Julie - have Kimberly come to Airport Relation in April so staff members from CD 11 can hear this info.

No public comments

- 4. **Reading and Ramsgate** - indigenous affordable - fourplexes to 8 plexes a lot of it is RSO.
  - a. The most dense affordable housing in our footprint ; comparable to Knowlton ; this is study from 2019 - qualifies for TOC density due to proximity to metro line; open call for money for developers -
  - b. 2019 - 59 evictions
  - c. Total of approx. 600 households to be evicted over time
  - d. Ellis Act requires developers to sit on it for two years but we know tenants are getting cash for keys.
  - e. Senior and families - grim reality and social implications
  - f. Scott Walker - Ramsgate 9000-9011 - approaching families and doing buyout and consolidating properties, 3 lots put together
  - g. 45 units - 9 affordable - not sure how he got away with that - Example of what we are getting when these parcels are turned over
  - i. Duplex went straight through Planning with density bonus - built it and flipped it.
  - J. Huge displacement factor
  - K. Smart TOC - talked to Bonin's office about an overlay; Wasn't possible to do anything because we were in Draft 1 of CPU

I. Good news is Housing Element folks suggest affordable housing overlays  
Tactic to save these type of neighborhoods; Reading - Ramsgate - special overlay  
possibility

5. Cory - Rollup of Current Development Projects

Sandstone	6733 & 6801 Sepulveda Blvd.,	Sandstone	yes	176	16	9%	Very Low	245	N		Under construction
The Grinder	8521 S. Sepulveda Blvd.	Caladan Investment	yes	87	8	9%	Very Low	82	Y	900 SF	Under construction
Dinah's	6501-6521 S. Sepulveda Blvd.,	Fairfield Residential		362	41	11%	Very Low	520	Y	3700 SF	Pending Planning App
Redtail Crossing	8333 S. Airport Blvd.	Community Corp of SM	yes	<b>102</b>	<b>102</b>	<b>100%</b>	Low	78	N		Approved but construction not started
Ramsgate	8833-8835 Ramsgate	Aaron Bruner & Assoc.	yes	16	2	12%	Very Low	13	N		Under construction
Pep Boys/Del Taco	6136 W. Manchester Ave. & 8651 S. La Tijera Blvd	Cityview	yes	441	66	14.90 %	Very Low	551	Y	16,000 SF	Pending Planning App
Hanover	6711 S. Sepulveda Blvd.	TC Architects	yes	180	15	8%	Very Low	210	N		Occupied



	Without 8333 Airport which is 100% affordable	<b>10</b> <b>%</b>									
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6. Julie - Videos - working on getting the data online for permanent space on a website for CPU  
- videos, spreadsheets, etc.

1. Kimberly -

TEMPLATE for Videos:

- Big picture slide
- Title slide
- Two slides of what and why?
- Closing slide - script

Videos - what is CPU? - Kimberly will send links and ask for feedback

Please sign up for topics you are inspired by and then we can troubleshoot it together. Julie we  
all should do at least one

Kimberly will send link to list

Chip - librarian needed for website

Tracey -

Cory - virtual meetings/in person

Chip - ADA compliance

Julie - if we have to do NC in person fine - but committee meetings should be on Zoom

Tracy - new policy facility?

Kimberly - emailed Sean Silva about having CD 11 help facilitate

Long discussion about in person meetings

Stacey - digital signs Planning then PLUM -

Kimberly - woman on WRAC who is really obsessed with digital signs - Barbara

Julie - Kevin Grunky - legislative analyst for Traci Park - Zoom stuff and digital signs

Land Use Consultant - Julie doesn't like our chances of approving anything  
Better off now that CD 11 is engaged with us and I think they'll be active in the process

BID - hiring a land use person to help with a vision

Motion to adjourn at 8:48pm



