

**Neighborhood Council of Westchester/Playa
NCWP Community Plan Update Ad Hoc Committee**

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee

Meeting Date: Tuesday, May 22, 2023 at 6:30pm

7166 Manchester Ave., Municipal Building, Westchester 90045

Chair: Julie Ross

Attendance:

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

Call to Order 6:34pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from March 21, 2023

- a. Chip – minor corrections
 - Section installing “more”
 - CD!1 should be CD 11
 - 500,000 units correction
- b. Kimberly made a motion to approve the minutes as corrected.
- b. Julie seconded.
- b. All approved.

2. Government Representative Announcements - None

Julie discussed the Brown Act and the limitations for discussing non agendized items

Public Comment on Non Agenda Items:

- a. Tracey stated that we are here about the CPU but Suzy brought to my attention a project affected by SB9 state law. Our community needs to understand how fast these projects can happen. 8307 Georgetown. Two 3 story units and 2 story ADUs . Sold to one LLC and flipped to another LLC. Demolition permit submitted March 21. Permits for units submitted at the end of March, all on a 6500 square foot lot. Final review as of May 10. SB9 doesn't allow 3 stories on a lot.
- b. Community member, Suzie Kono, presents to committee
Hasn't been approved yet but looks like it will be a three story building, fairly massive- right next to a single family home. Attorney representing the developer said there are a lot of projects coming to Westcehster like this. Has the number of the inspector and has discussed it with an attorney. Torrance, Long Beach, Huntington Beach are fighting these issues with the state. Nothing is happening

in these areas because they are fighting it. What is the next step? Can we discuss Traci Park and her team? This lot can house 20 people in one single family lot. I understand the need for more affordable housing but I don't feel this is addressing that need. Each unit will be sold individually or rented for at least \$4000 or more per month. Developers will make a profit without regard to the community.

Committee Discussion and Questions

- Julie – is it under BMO baseline mansions ordinance? Tracy - yes It is
- It's in final review. Kimberly said she would be surprised if it would get through planning. BMO controls height and density.
- Tracy stated Kentwood had a special percentage of BMO - 50% of the lot size – limitation
- Stacey stated that the difference between Long Beach and other communities is they are smaller communities with less large bureaucracy. Our community might want to get a land use attorney, that may give them pause. It's density for the sake of density. Until homeowners understand what the legislature has been up to, they will be surprised.
- Julie stated they can email Jeff and Sean at Traci Park's office. Julie will put them on the agenda for PLUC in June.
- Kimberly suggested they may want to hire a land ordinance attorney to look at the case. Looking at LA Code and what can be done.

Public Comment on Non Agenda Items:

- Betsy Quick – Regis – a lot of car robberies on Regis and Georgetown. 8 cars have been hit. Group of individuals dropped off and went to all the cars and looked through. Don't know what procedure is – we notified Park's office. Neighbors are scared and want to know what to do. Chip stated we have a safety meeting at the LAPD room tomorrow night with SLOs and LAX officers. That would be where to bring this up. It's at the new airport police facility on Westchester Parkway.
- Ron Lee – following up on Suzy's comments. The city can do anything they want with objective standards overlooked on setback, side yard and rear yard. LA City says to try everything – it will work. Propaganda is that homeowners can make a profit. Homeowners have no rights under City of LA.
- John Russam- Westport Heights - Statewide Organizations -Our Neighborhood Voices – Bill Brand – Zoom meeting Thursday at 7pm. Goal is to put it on 2024 statewide ballot. Dedicated to bring local control to planning and push back on state dominated macro land planning.
- Stacey - There is an occupancy requirement for these SB9s. They may all be rented but the owner must occupy for three years. NC might want Govt Affairs to look at these issues.

3. Recap of regional Community Plan Update meeting sponsored and organized by Westside Community Planning Advisory Group, a group within the Los Angeles Planning Department.

A. Julie is lobbying for another committee member to be on Westside Community Advisory Group business leader, developers, PLUC chairs. Asking Jeff and Sean to appoint another committee member to that group.

4. Continuation of discussion on how to roll out tutorial videos and the population of data to the Neighborhood Council website.

Kimberly – deliverables from first session – Draft Policy Content; reproduced vision statement and outlined 9 principles. Felt ours was weak. Proposed that we develop a new statement with a revised vision. It’s either a group drafting process or a few people can Draft and come back to the committee. My concern is that by mid summer we need to have a big report to meet with City Planning

VISION STATEMENT UPDATE WORKSHEET - Drafting Process

Planning’s Principal	DETAILS	Current NCWP Statement	Revision?
1: Housing	<ul style="list-style-type: none"> “ Expand area where permitted “ All income levels, especially TOC “ New range of housing options in key locations (close to services, jobs, destinations) “ Address homelessness via long-term land use strategies 	<p>“...seeks to allow for a diverse mix of...increased housing opportunities (especially affordable housing)...”</p>	<p>Chip & Kim: All income levels. Disconnect between rent and incomes.</p> <p>Mix of affordability levels.</p> <p>Silicon Beach + LAX (including Northside)</p> <p>Workforce housing.</p> <p>We want workforce housing.</p> <p>Parking of employee.</p> <p>Parking of travelers</p> <p>Open to Adaptive Reuse of commercial spaces as possible.</p>

<p>2: Accommodating Growth</p>	<ul style="list-style-type: none"> “ Concentrate growth in high-intensity commercial centers close to transit, services “ Infill that’s efficient use of local infrastructure “ Elevate design expectations on all new developments 	<p>“...seeks to allow for a diverse mix of land uses...”</p>	<p>Chip: we’re accommodating growth by default due to LAX. No place to take lanes away.</p> <p>Infrastructure understanding if they want more growth on top of LAX and Northside</p> <p>NO GO: High-intensity commercial areas are gateways to LAX (including Northside).</p>
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<p>3: Mobility</p>	<ul style="list-style-type: none"> “ Walkable, pedestrian friendly & safety “ Expand high quality sidewalks, pedestrian linkages “Eliminate parking minimums, manage parking “effectively and strategically” in key locations “ Expand dedicated bike infrastructure, connectivity “ Expand transport infrastructure projects, services 	<p>“characterized by...growing transit access...”</p> <p>“support robust multi-modal transportation access and greater pedestrian friendly design...”</p>	<p>John R: keep mobility a priority and in balance while dealing with growth.</p> <p>Chip: arterials and no improvement; they only want to talk about non-traffic.</p> <p>Julie: how do we keep things moving with LAX’s expansion...jobs with local housing. As gateway to the airport, Arterial constrictions for LAX. MAJOR FIXED ARTERIES...PLUS LAX inhibits street improvements.</p> <p>New density – entire city’s</p> <p>When you have the most growth re Playa Vista. 5th Busiest in US and the World.</p> <p>Roadway infrastructure before we do pedestrian, biking.</p> <p>LAX is parking in our community.</p> <p>Silicon Beach, LAX.</p> <p>Improve LAX vehicle traffic > people mover (good) plus eliminating traffic coming down to LAX.</p>
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<p>4: Jobs & Employment</p>	<ul style="list-style-type: none"> “ Expand opps along commercial corridors, allowing for mixed-use office dev “ Ensure appropriate land dedication to commercial, industrial use “ Encourage small, medium sized biz “ Balance biz opp with housing 	<p>“characterized by academic anchor institutions, job centers...”</p> <p>“envision economically thriving.....place for live, worth, play”</p>	<p>Chip: encourage small & medium biz</p> <p>Ramped</p> <p>Commercial and industrial use: Northside LAX.</p> <p>Our commercial is expanding by 2M sq ft with Northside development.</p> <p>Preserve Industrial area around Bellanca; for future uses.</p> <p>Because of LAX, organically going to be redeveloped...</p> <p>Opportunity commercial and industrial densify.,</p> <p>Julie: Preserve and reimagine and upgrade our industrial areas.</p> <p>Address spots around Jefferson; reimagine this zone</p>
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<p>Planning's Principal</p>	<p>DETAILS</p>	<p>Current NCWP Statement</p>	<p>Revision?</p>
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<p>5: Design & Compatibility</p>	<ul style="list-style-type: none"> “ Strengthen design standards “ Activate commercial corridors and use “lively places” design standards “ New construction, rehab projects use high quality architecture, landscaping, sustainable design “ Create buffers, smooth transitions between intensive use and sensitive uses (e.g. residential neighborhoods, sensitive eco areas) 	<p>“envision...ecologically sustainable.....place for live, worth, play”</p> <p>“seeks to...encourage sustainable and resilient building design...”</p> <p>“seeks to...ensure appropriate transitions between higher- and lower-scale buildings..”</p>	<p>Create buffers, smooth transitions between intensive use and sensitive uses (e.g. residential neighborhoods, sensitive eco areas)...</p> <p>Eco systems, Dockweiler</p>
<p>6: Complete Neighborhoods</p>	<ul style="list-style-type: none"> “ Vibrant, healthy “ Pedestrian “ 10-15 min village “ Mixed housing “ Healthy food “ Connections within, between neighborhoods 	<p>“envisions...socially equitable...place for live, worth, play”</p>	<p>Vibrant, healthy</p> <p>Connections between neighborhoods</p> <p>Healthy food in our area (restaurants)</p>

<p>7: Industrial</p>	<ul style="list-style-type: none"> “ Expand areas for adaptive reuse (for housing) “ Retain industrial land where appropriate, but zone to promote clean tech “ Encourage adaptation to offices, production, distribution as appropriate 		<p>John R: Airfreight additions?</p> <p>Preserve Industrial area around Bellanca; for future uses.</p> <p>Because of LAX, organically going to be redeveloped...</p> <p>Opportunity commercial and industrial densify.,</p> <p>Julie: Preserve and reimagine and upgrade our industrial areas.</p> <p>Address spots around Jefferson; reimagine this zone</p>
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<p>8: Open Space</p>	<ul style="list-style-type: none"> “ Incentivize new public space access “ Expand forms of open space: pocket parks, parklets, community plazas, etc “ More community spaces: cultural center, senior center, open space “ Increase access to existing open space, orient new development towards areas with existing parks, waterways, bike paths “ Treat Ballona Creek as community Amenity 	<p>“characterized by...natural ecological resources such as Ballona Wetlands, Coastal Bluffs and beaches...”</p>	<p>Community spaces under-used in PV</p> <p>Pocket parks and parklets, green space – family</p> <p>Issue as pop</p> <p>Preserve and protect our coastal bluffs, beach, wetlands</p>
<p>9: Climate change Resilience</p>	<ul style="list-style-type: none"> “ Concentrate housing, jobs to reduce vehicle miles traveled, efficient use of public transit “ Land use to achieve the 15-minute walkable radius for housing, jobs, services, amenities “ Encourage greening, cooling of neighborhoods via building design, water recapture, street treatment “ New development: sustainability standards “ Protect trees (public, private), expand the canopy, encourage greening of corridors, residential neighborhoods “ Recognize health benefits of planning for 	<p>“seeks to...encourage sustainable and resilient building design...”</p>	<p>Protect trees (public, private), expand the canopy, encourage greening of corridors, residential neighborhoods – push on this.</p> <p>Cory: City strategically planting trees, posts in Mom’s group. Because of airport impacts, hardscape use that as major leverage. LMU study as defense behind this item.</p> <p>Sepulveda at Centinela > tree coverage Arterials > no tree coverage. Plus sidewalks are bad.</p> <p>Encourage greening, cooling of neighborhoods via building design, water recapture, street treatment</p>

	climate change, sustainability, community resilience		
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Committee Comments During Drafting Process:

A. Infrastructure and Airport Impacts

- John Ruhlen – transportation and mobility is critical
- Chip - no one discusses infrastructure, widening of the arteries; Housing – all income levels should have accessibility; They are codifying affordable housing overlays
- Tracy – why isn't 405 Century an artery to airport?
 - Kimberly – proposal was turned down after airport promised it; Not sure if it was DOT that denied
- Cory - Effects of Playa Vista and their population
 - We need roadway Infrastructure – before we tackle the rest
 - Critically designed by tunnel at Sepulveda
- Stacey not in favor of eliminate parking minimums
 - Have to tend to arterials – don't have a lot to play with for pedestrian and bike
- Julie - We are the only community suffering from the impact of LA; Community uniquely affected by growth of the airport.
 - LAX should be the lens for all of the areas. Parking of employees and travelers. How do we keep everything mobile?

- Housing – workforce orientation – should be good for LAX workers, big tech spaces
- Kimberly – data point for how many people are commuting in and out?
Accommodating Growth – commercial area are gateways to airport so we can't increase
- We really need to use the CDO to protect areas we already have

B. Jobs & Employment –

- Update and reimagine that entire industrial area
- Commercial is expanding by 200,000 with Northside
Industrial area will be redeveloped as industrial
- Preserve our industrial space for future uses
- Add density to existing industrial
- Upgrade our industrial – Arizona Circle – live/work/tech?
- Design & Compatibility
- Sensitive to transitional systems
- Sensitive to ecosystems – beach/dunes/wetlands
- Air freight storage ? (John R)

C. Open Spaces –

- Stacey said not one green space in Westport Heights
- Need parks and parklets
- Preserve our coastal bluff and sensitive open area – beaches, wetlands, dunes

D. Kimberly will clean up vision statement point for next meeting

* Housing Element Recap - process of translating RHNA – give ourselves a target

- Number is \$255,415 shortfall has to be answered from rezoning – target for all our geography
- Make it clear we've done the hard work
- RHNA target – city adding a buffer – padding by 10%
- In the pipeline – 125,000 units
- Work with Jeff Khau to modify the number down based on surrounding burdens of LAX, Playa Vista, etc.
- Affirmatively Further Fair Housing – Westside taking more density than other parts of the city; Westchester 22,000

E. Adaptive Reuse

- Churches – SB4 (83rd and Sepulveda church) land lease to create affordable
- Parking lots
- Overlay – Reading and Ramsgate – The Triangle (Airport/La Tijera, Manchester)
- Facilitating Micro Unit
- Mixed Use on Lincoln

Adjourn at 8:57

