

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

Minutes for Approval

Committee: Planning & Land Use
Meeting Date: Tuesday, May 16, 2023 at 6:30pm
7133 Manchester Municipal Building
Chair: Julie Ross

Attendance:

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

Call to Order 6:34pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from March 21, 2023

- a. Motion from Dave Mannix to approve the minutes
- b. Dennis seconded the motion
 - c. Vote: 7/0; minutes approved

2. Government Representative Announcements

Julie stated that Sean Silva, Field Deputy for CD 11, was going to be here but is stuck at a PLUM meeting downtown.

Julie read his updates:

- Emphasize CD 11 office is open for all planning and transportation issues
- Closed the application for the bicycle advisory committee; we should have a new rep in June.
- His comments on Pep Boys Project after attending an informational meeting – large 400 plus unit project with 17,000 square feet of retail. In favor of height reduction to the project and continued public outreach; CD 11 has yet to see their final proposal and will present it to PLUC again. The project is up against residential areas – plus located on corridors that lead to LAX.

3. Appointment of Steve Donnell to PLUC.

- Julie stated that Steve Donnell was a prior Board member and PLUC Chair.
- Garrett make a motion to appoint Steve Donnell to PLUC
- Tracy seconded the motion. Motion carries.
- Julie stated we will send our recommendation to the Board.

4. Jeff McConnell of EKA representing Enterprise Rent A Car of Los Angeles – requesting a conditional use permit for automotive repair

- Location – Bellanca R3 property – about 300 feet from building to residential
- Proposed Use: Expand the automotive use by changing an internal exotic car auto storage area to an internal auto repair.
- Change from car storage to car services – rotate tires, change fluids, battery, etc.
- Doesn't serve LAX
- Rear entry door
- Still servicing rentals
- No lifts outside
- No increased noise – moving it indoors
- Garrett makes a motion to recommend that the Board approves the project as proposed and Dave seconded the motion. Motion carries.

5. 5201 – 5309 W Knowlton St/ 6865 La Cienega (Legacy)

Jamie Poster Rosenberg – Applicant seeking to demolish existing buildings for the construction of a new multi family housing project consisting of two buildings with 145 units, 33 of which are affordable. All 50 units are RSO.

- Poster introduces Knowlton Manner family owner – his parents built the property and the family has managed it. 75 year old building and maintenance expenses have become astronomical which is why we are seeking to demolish and rebuild.
- Intersection very vehicle oriented, trying to make it more pedestrian friendly.
- South Adjacent – is medium density zoned R3
- Site currently had 7 residential buildings
- Alley along North Side and West side
- Facades of all building currently are similar
- La Cienega is considered front
- West Building and East Building
- Bordered by power polls
- Proposed bridge that would connect the buildings
- 5 foot required dedication on La Cienega – building would be 15 feet from sidewalk
- Would include large sidewalk and additional landscaping
- Permitted floor area ratio was 3 to 1 but looking at 2.3 to 1?
- Floor area has been reduced to 2.3 to 1
- Both buildings are 3 and 4 stories
- Alphabet style architecture – E – allows for air and light to enter the units
- 145 units
- 40-53 feet in height

- Setbacks
 - Front (La Cienega)
 - 15 plus 5 foot dedication
 - Rear (west alley): 15 feet
 - Side (knowlton): 7 feet
 - Side (North Alley): 5.5 feet

- Original plan was for 192 units
- Approx. 30,000 square feet eliminated
- Open Space area on roof structure – must have an elevator so tenants can utilize it.
- Accounting for height – is to account for elevator overrun
- East Building – vehicle access from Knowlton
- West Building from West alley
- Security fencing proposed around the site – aluminum posts
- Design Challenge – Site itself has 12 foot elevation change
- Partial subterranean parking structure
- Planters
- Area leveled it will be usable space for residents
- Pedestrian access – lobbies located in central area
- Subterranean parking off Knowlton
- Project includes ground level garages in back
- Internal courtyards with two main residential lobbies in the center
- Vision now is individual garages
- Storage areas proposed
- Guest parking available underground
- Security gates at bottom of ramps
- 8 feet of flat ground for pedestrian safety
- Plenty of visibility
- Replacement Units
- SB 8 Requirements
 - Project must replace all demolished units
 - All occupants receive the right of refusal of a unit comparable in size
 - All existing income-eligible tenants units (33 units) as affordable - regulated by HUD
 - Based on HUD comprehensive Housing Affordability Strategy (CHAS) database
 - All new market rate units (112) must be Rent Stabilized.-
 - West Building has 26 existing units – Proposed 18 restricted affordable and 61 market rate; Total 79; net increase of 53 units
 - East Building currently 24 units; Proposed 15 restricted affordable and 41 Market Rate; Total 66 units
 - Total 50 existing

- Tenant Notification has happened
- Enetitelment allocation submitted in Dec.
- We wanted to come to PLUC first before submitting new designs
- Developer doesn't want to submit LS notifications until designs are approved
- Tenants will have one year from eviction notices
- Winter 2025 when construction will begin – 2 years of tenant notification
- Opportunity for existing tenants to move into newly constructed building rather than move off the site altogether

- Density Bonus with two on menu incentives
 - 11 foot height increase – 54 feet
 - 20 percent decrease in North Yard
- Community Benefits:
 - 53 EV parking spaces
 - 130 bike parking
 - 3000 SF of solar
 - 3000 SF of drought tolerant landscape
 - Project will have a net increase of 95 dwelling units
 - Project will include restricted affordable units covenanted for 55 years
 - Project will improve security between Amazon Fresh parking lot and south adjacent residential neighborhood

Committee Questions

- **Garrett –**
 - Have you notified neighbors? Jamie answered No.
 - Planning to keep the property? Yes
 - Setbacks on patio – patios don't encroach.
 - Putting more trees in than required – almost doubling – magnolia trees will remain and additional trees will be planted
- **Tracy –**
 - applicant paying money toward park (goes into City fund) QUIMBY fund (technically goes to your Council District)
 - No encroachment in the alleys
 - Individual garage doors
 - Tracy commented she's happy to see a longtime owner who cares about the neighborhood want to redevelop.
- **George –** expressed concern about parking and traffic.
- **Julie -** expressed concern about number of projects with the expansion of the airport; No analysis of cumulative impact for our community.

On each floor there will be common area workspace and conferences or however tenants want to use them

Dave – He stated you already addressed some concerns by reducing the size of the project but we are dealing with old documents – not the updated plans.

- How long will construction last?
 - What will the construction route be?
 - Neighbors need to be notified in terms of noise and hours of construction.
- **Dennis – concerns with impacting traffic on La Cienega and La Tijera**
Jamie stated they will submit revised plans ASAP and then will send to PLUC

Jeff encouraged community involvement
Not building to an lead standard

Other Committee Questions:

- Julie - Knowlton is one area that can take density but concerned about construction and noise for neighbors.
- Egress and Ingress from Knowlton?
- Estimate that each building will take 18-24 months to build.
- They do collect all the income information and some tenants have requested to return.
- We will be working with tenants to make sure that those who want affordable housing are considered.
- Have there been light studies? No
- Outreach to the community – They have not yet. Julie encouraged them to do so.
- Julie – we won't take a position on this tonight until we receive new plans; Council woman's office will take a similar position that reflects community concerns.

Jamie asked what we would need to see:

- Updated plans with modifications
- Dave - Construction Impact – hours, hauling routes, things that will affect neighbors, construction parking and onsite parking and the impact. Neighbors need to be notified so they can prepare for construction.
- Community Outreach is very important.
- Garrett – not a requirement to go all electric but they are looking at it

6. Updates in Community

- Chick Fil A – Century Blvd. in Airport Gateway – going to do a drive thru with outdoor dining. Narrow lot – concept to have 60 plus parking spaces; Infrastructure items along Century; They will come back in June to do a presentation.
- Dana with 360 will be back to PLUC in June
- Hertz Rent A Car sold to Rexford Group – building industrial office space not sure what it will be. Looking for anyone who knows people along Bellanca and Interceptor..

Motion to adjourn by Garrett at 8:03 pm and Tracy seconded it.

