

AD HOC MEETING NOTES  
2023-08-28

**Chairperson** Julie Ross

**Meeting Date:** August 28, 2023 6:30 pm

**Meeting Place** Westchester Senior Citizen Center 8740 Lincoln Blvd., Westchester, CA 90045

**Call to Order: 6:38**

**Discussion/Action (Motion):**

1. Approval of minutes of June 26, 2023 meeting
  - John motion to approval
  - Kimberly seconded
  - Minutes approved

Approval of August 15, 2023 Special Meeting.

- Cory motion to amend the minutes
- Tracy seconded
- Minutes approved

2. Reports, announcements from City, County and Government officials.

**3. Presentation by Diego Janacua-Cortez and Benjamin Sullivan from the City of Los Angeles Planning Department** on the proposed zoning changes to the Westchester/Playa Community Plan Update. You will find the presentation deck in the agenda attachments.

**PRESENTATION NOTES:**

- General Plan for LA – 12 Elements total (required to have 7 by the state)
- WCPAG slide –
- Housing Equity – CHIP (City Housing Incentive Program) > the new tools created by these guys.
- Feb 2025 deadline
- FAIR HOUSING > high opportunity areas (2021 Report by Fair Housing and Housing Element). Affordable, not equitably distributed across the city.
- “Fair Share” Zoning allocations > ensure equitable distribution of affordable housing
- Mitigate unfair housing distribution.
- Someone said Diego’s chart is false; 2009-2020...this number doesn’t include Comm Corp’s new building.

**MAPS DRAFT 2 PRESENTATION – Ben**

- Big cheer: NCWP is dominated by R1
- Getting more affordable housing means getting a lot of every kind of housing (affordable = 10% of total new housing)

- Every land use decision comes with trade-offs...
- STATE LAWS SB 9 SB 10 – allow up to 4 units on most R1s or 10 units per lot in Transit Rich areas
- SB 2097 – cities can't approve parking permitting within transit nodes .
- GPLU MAPS (applause and boo's re the density district explanation)
- His example – OSAGE and “missing middle” scenario. Tier 2 TOC area...about half of the area.
- Today the height is 3 stories stays the same; Today 1 unit, SB9 = 4 so 4L density
- Sub Area 8
- 3 stories now; 3 stories but can bonus up to 5 stories
- 2 units; SB 9 & 10 4-10 units. Most of the lots would be 6 units per lot.

## Q&A

1. John Russum – Osage

38 years

WCPAG > who are the Westchester reps and their affiliations?

Q to Councilperson – whether she'd help schedule mtg with WCPAG rep with the community before the “consult” phase.

Diego > talking about others joining the WCPAG.

2. Paula Gerez saw there's a deficiency re the reps for the WCPAG and wrote to ask that people be added.

3. Cyndi Hensch – Kentwood

Q re industrial map – no density in the industrial areas.

No increased housing near the Metro stop?

Future zoning: opportunities for the hybrid industry.

Subarea 27, 28 > some residential allowed for

4. Debra Huston – Kentwood

1L-4L max of 4 units per lot.

SB 9 > through a lot split 4 units.

4L area > can it be brought up to more units.

Can use one or other > SB9, 4L would possibly do an ADU and Jr ADU units but might have some sight constraints.

5. Kelly Boyer – Resident

Former HUD, big proponent of affordable housing

But not in favor of plans that run afoul of fair housing

AFHH – every part of the community share in the work to create

As heard some communities been exempted from their fair share of density upzoning (Applause)

6. Diego: right now there's a fair share methodology being created now; coming from the Housing Element. Being carried out by a different program.

Brentwood, Palisades > they're updated after this round of updates. They're not exempted from updates. No community in LA is exempted from a CPU...being done in phases.

7. Paula Gerez

Q: strong interest in construction. Where do we find out how the building codes will keep up with sewer, electrical grid. Streets right now not being paved due to sewer problems  
How to increase the infrastructure before the buildings come.

Diego: Environmental study to look at impacts. New code: environmental measures get triggered by certain developments for water, sewage...it's tied into the zoning already.

Intersections that already have an F grade.

But project gets approved. That doesn't help the community

Diego: we can update street designations – we can look at that more closely and apply a new street

#### 8. Miriam in Osage

She's a new Osage resident. Moved away from neighborhood because of the 3 stories, no sun, no garden. Why not leave it SB9? Rather than 4L?

Diego: we're open to hearing that.

#### 9. Linda Salvitierra

Born in Westchester 1947 – 76 years

Upzone Kentwood, N Manchester, W of Sepulveda

How come we don't take back the land the airport took years ago

West of Sepulveda Westway, Westchester Pkwy, Pershing.

Could build a lot of housing there, close to resources (fire, school, police)

We can't take it back because the airport took it.

Yes you can, it was

Diego: these are exactly the ideas we want to hear.

Reminding people about contacts

#### 10. Howard Ag?? JR

46 years homeowner

All the added density is nuts. And recent change of parking is no longer a factor.

Perhaps we need to have Sacramento reverse

METRO line. We don't hear about things like that.

Ben: that line is aspirational...plan for that is 30 years away

[No names]

All this planning on opportunity zones

Don't know why you can't plan something in an outlying area.

Palmdale and Lancaster

#### 11. Erin Wright

Life-long resident

How affordable would these units be, realistically?

Diego: we have the opp to change the eligibility requirements, to do a higher % than TOC and density bonus does today. Not a dollar amount but a % amount.

#### 12. Jorge Gonzalez

Commercial draft plan is awful. We don't need more commercial. This upzones over 650 single family homes and affects hundreds of others across the street from the upzoning. I worked hard to buy my home here and this is a horrible plan, not taking into consideration huge traffic impacts this will have.

South of Manchester – lots of vacated businesses.  
His understanding: ingress for up-zoned arterial parcels, on

Ben: ground floor is encouraged but not required. “Encouraged but not required” – the zoning could support it, so if the demand is not there look at something different.  
Steer growth to arterials, improve transportation.  
Ingress would be on the residential street.  
Downtown Westchester 7 by right, could go to 15 stories with density bonus

13. Sara Howard – Osage

These density districts are currently higher opportunity areas?

Ben: higher opp map is a separate thing. Most of that area would be.

Her: residential district map – entire neighborhood, rezone it to become a low income density district it will no longer be a high opp area.

Diego: the idea is mixed income levels...mixing in lower income people.

Ben: high opp resource investigation – that’s a state map.

Her: feels like it’s discrimination, segregation...

Q: in the Osage TOC zone. 4L with the TOC overlay – what can we be looking at realistically.

It could be 4 stories high, I have that in an email from you.

Ben: proposed height base.

For some areas,

In TOC area in 4L how high and how big.

Diego: we’re designing the height to 3 stories. If TOC program is separate administration, planning dept.

Sarah said way bigger with TOC bonus.

Could go up to 5 stories under TOC. That’s not what we’re introducing here.

Diego: their goal > 4L house scale density, 3 stories.

13. Gale Lee

Resident for 30 years

We live next to LAX, deal with hazards of LAX

Some of us suffer with health, safety, welfare due to LAX.

You’re trying to squeeze via upzoning. More congestion, more pollution. Added to LAX.

If Palisades and Brentwood can be exempt, why can’t well.

Fair Share Housing Element > will be broken down by CPU.

**Diego:** Promised an evening meeting; we have more meetings with everyone.

By the end of the year with have docs for community to review.

14. Tom Russell

Born in Westchester 73 years old

Why does Sacramento have the say over what we’re doing here.

Diego: this the opportunity to plan the future. We’re open to new ideas.

What is your idea of our future?

Clean, keep it nice. Live off Airport Boulevard where there's construction now.

Is this a need or a want.

Can't fill the vacancies now in apartments...

Why are you destroying a beautiful beach.

What about people who got thrown out.

We said no for decades.

I came here so you can see how passionate about this.

Who are you fooling? Those are my questions.

15. Paul Gerez

Who else should we be reaching out to?

Who else do we need to invite into this conversation? (TOC)

Before you guys decide what's going to happen.

Diego: we're planning staff.

Not a plan we're locked in on.

16. Chip Malik

Q: are you talking to counselmen in Culver City and Inglewood

We need to make sure our Council person.

Both Inglewood and El Segundo have both approved up-zoning.

### **Councilwoman Traci Park - spoke briefly**

Impacts on densification, infrastructure, how it's going to be allocated across the community. This is the first of many many discussions.

Her expectation: they're here, listening, working with the community and my office to make responsible changes.

### **4. Presentation by Committee members Kimberly Fox and Cory Birkett.**

Kimberly and Cory will present their workbook on the various maps along with a Resource Book for Stakeholders to use to learn more about the CPU process with an overview of the Committee's process and what our goals as a Committee are.

### **Cory's statement**

- The mission of the CPU Ad Hoc committee is to inform stakeholders about the process and produce data driven reports that allow stakeholders to understand City Planning's proposals
- We hope our data will help the community weigh in about how they would like to see Westchester/Playa planned for housing, transportation, urban design, natural resources, and economic development.
- Our goal as a committee is to review all committee driven data reports, solicit community feedback in regard the Community Plan update proposals and ultimately produce a document that reflects the committee's recommendations in regard to what we feel are the best approaches for Westchester/Playa's Community Plan update.

- This will be submitted to the Neighborhood Council Board to vote on before submitting to City Planning and Councilwoman Park's office.

### **Kimberly's Statement**

Restate operating realities:

- City under State mandate > done by 2025
- Planning staff down 50% after COVID
- Planners are technicians, not politicians.
  - Handed policy and asked to implement on a map.
  - One part of a political process that incorporates
    - § Stakeholders (in our case 62303) our councilmember and her planning staff
    - § the senior planners downtown,
    - § and the team responsible for the Housing Element of the City's General plan.
- These 2 individuals and the Planning CPU team are
  - Under heavy pressure to produce 13 CPUs by 2025.
  - Under heavy pressure to map future up-zoning in these 13 NC areas by implementing a new body of zoning code that us regular people are not yet fluent in.

Caught in 4-dimensional chess. It's VERY complicated.

Correlations and correspondences that none of us can completely account for or control.

No single person or community group—including this Committee—is going to get everything they want in the final Map draft from Planning.

So what's our best play, as a Committee? We are attempting to serve community by functioning as research assistants and partners with these two guys. Prepared to share alternative ideas with our planning partners

- backed by hard data (technical info)
- and soft parameters (passion points, very local, very specific.)

There are political elements to this situation, for sure.

But we're here to execute something that's technical: a technical policy dialogue with the 2 staff people responsible for executing for Something is going to happen re up-zoning in our community whether we want it to or not.

### **5. Presentation by Amy Frielinger of Preserve Westchester on the Community Plan Update.**

Amy will present the case that there is no justification for up zoning single family neighborhoods in Westchester/Playa del Rey as part of the City of Los Angeles General Plan and Housing Element updates. Preserve Westchester supports the smart planning and rezoning of selected commercial corridors in Westchester/Playa to meet our areas California mandated Regional Housing Needs Allocation numbers.

### **PRESENTATION NOTES**

- She provided printed copy of her presentation.

- Formed Spring of 2023 after viewing the proposed maps
- Commercial – traffic on residential streets for ingress/egress
- Mid-rise apartment construction with no set-backs
- 5000 sq ft: 6 story building or 15 units
- Assemble parcels for larger buildings still
- We reject the maps
- Requesting Ad Hoc to reject these plans.
- Further request Councilwoman Traci Park – request to Vince Bertoni, all overlays removed from and documented in the Housing Element Plan Maps
- Request that Traci Park create working committee re working on maps now to make revisions
- Request Planners tour our community immediately.
- We will not face a challenge to our neighborhoods than the proposed upzoning.
- She explained RHNA – cycle 6 2021 to 2029.
- 485K upzoned. Draft Housing Element 230K already covered in existing zoning plan. Leaves a deficit 255K.
- This is the only RHNA # has a mandate to meet. Citywide through 2029.
- SCAG slide – adding \$1.4M upzoned units. Un-necessary and not supported by the forecasts.
- Projected population from LA Finance office...falling population.
- SCAG > 64K to about 58K by 2045. Decline of 5700 people or 9%
- Their proposal: Select commercial parcels off corridors for R3-R4 increased density. Better infrastructure, density and transport.
- Avoiding upzoning of any R1
- BOTTOM LINE: Opposes any R1 upzoning. Not justified by population projections.

## **PUBLIC COMMENT**

1. PERSON 1: Support and Planning needs to hear it.
2. PERSON 2: don't mess with Amazon Fresh on La Tijera. Affordable housing and density...solve it with raise it to 10%....make it 25%-50% and get
3. PERSON 3: 800K people left California in the last 2 years
4. PERSON 4: Thank you for the presentation; how to build communities without destroying communities. If you work hard enough, you can find creative solutions. Get this proposal to them.

## **COMMITTEE COMMENT**

1. Stacy: tried to meet with Planners 2020, no green spaces in Westport Heights, Osage...etc. You're still building density to corridors...intersections already F and will take it to a Z. She'd like to take some density off Sepulveda and Manchester as access to LAX. Better than city Plan but can be improved.

2. Paula: loved the plan. Tiny wrench in it. Why are we accepting SCAG's numbers.
3. Kimberly: the guys have a job to do. Taking on RHNA and SCAG...decide where you're putting your time.
4. Paula: if we don't take a stand we never will be able to push back. Don't forget to address that monkey in the room. Let City officials know...we want them to push back.
5. AMY: group of people who worked a group...Kevin Ivey etc. Started with an SB9...Wants Traci to align a consortium of other councilmembers

- Public Comment
- Committee Discussion
- Chair Recap
- Possible Motion

## **6. Presentation by Margaret Harrington and Julian Vergel de Dios of A Better Westchester on the Community Plan Update.**

Margaret and Julian will make a statement supporting the core principles of the Westchester/Playa Community Plan Update draft of August 2023. Their presentation will outline rationale for support and recommend important safeguards in implementation and suggest next steps.

### PRESENTATION NOTES

Her opener: people getting pushed out, long commuting. CPU invites exam the whole experience of Westchester. 30 years. I live in a neighborhood impacted by rezoning.

- Group that's recently come together, want to advocate expanding housing opps in Westchester.
- Housing shortage; SCAG is conservative according to her.
- Think more regionally rather than history of
- Highest % of rent-impacted HH in the country.
- Purchasing beyond the reach. ... own and build wealth.
- Neighborhoods with limited amenities and exposed environmental hazards
- Housing is coming...cpu opp to engage
- Use land differently; better job using underutilized land. Expand mixed use.
- Use the R1 to help people access home ownership
- Limit negative impacts in most vulnerable areas; protect RSO.

#### Julian Vergel de Dios

- 33 resident of Westchester
- Recently bought a home, in Osage.
- Bought here because I love Westchester.



- People my age can't start a family. Brother starting family, moving out of state.
- People working here, minimum wage...long commutes
- Westchester > lack of place. People pass through, but not a destination.
- Lack of public space. Nondescript and unstimulating
- That's why so many of us value our single family yards...because there aren't alternative spaces.
- Cities > streets and roads. Street: coffee shop, interact. Roads: built for cars, carry cars as quickly.
- STROAD – the worst of a street and road combined.
- Not good for cars (dangerous...designed for 55 but can't go more than 25 due by lights)
- Not good for pedestrians.
- Manchester, Sepulveda, Lincoln, La Tijera > they all suck.
- When I saw the maps, we have an opportunity.
- Improvements on La Tijera > things are planned but not funded, so not going to happen any time soon.
- See the map as an opportunity > making the STROADS worth fixing.
- Push for more concessions on LAX traffic, things to push for (concessions from taking density)
- Leverage this moment to build a better Westchester.

## **PUBLIC COMMENT**

Paula: try not to cry...spent most of the morning crying. He purchased a duplex in 2001. Our place is destroyed. Tenant that hasn't paid since COVID.

PERSON 2: lives in Osage. We've been at meetings where La Tijera has been deemed a failed street. Until the infrastructure changes no upzoning. Her street, hasn't been paved in 25 years. Upzoning this street would be a failure to residents. Her street has been slated for upzoning.

Person 3: she lives off a STROAD off of Lincoln. Nightmare...20 mins to get her kids to school.

Person 4: Strong caution to infrastructure concerns. Planning says you'll get your \$\$ for infrastructure when developers start building...but the \$\$ never comes.

Person 5: STROAD...great thing about Westchester, the group: improved landscaping on Sepulveda.

## **Q&A**

Cory: are you proposing the R1s along corridors to be upzoned?

Julian: maybe yes re upzoning to get concessions.

Cory: LAX through put.

## **7. Presentation by Community Stakeholders Cory & John Birkett.**

Cory and John will explore:

The impacts of Los Angeles World Airports (LAWA) to our Community as it relates to the Community Plan Update. LAWA modernization, traffic, Commercial map study, Rent stabilization, the Missing Middle housing market, Westchester/Playa canopy coverage compared to other Communities and more.

Additional details on their presentation can be found in the agenda attachments.

- [At this point, lost 50% of the audience]
- LAX IMPACTS re CPU – PRESENTATION NOTES
- Angeleno 35 years, 20+ years living in Westchester
- LAX Impacts are enormous
- Unmitigated impacts of traffic, pollution and noise
- More traffic projects with LAX modernization
- Goes into detail about traffic and trip generation projections
- Impacts of traffic at key intersections - already at grade of D or F
- Impacts of Pollution, Air Quality - worse on east side of our geography
- Due to LAX, Westchester has the lowest canopy coverage in all of CD 11 (10 % as compared to other areas up to 27%)
- More development = even fewer trees, more pollution
- Westchester corridors are used as a gateway to a world airport, our corridors aren't like other commercial corridors in the city
- Parcel by parcel approach to development means an owner has to sell to a developer – this does not produce a meaningful number of units and nor requirement for affordable or parking
- This would not bring a “planned” community such as Playa Vista, it would lead to an ugly hodgepodge zoning effect like parts of La Brea and Wilshire
- Majority of the up-zoning on East side which is also the area most impacted by LAX
- RSO Map - the east side and corridor upzoning will lead to a loss of RSO units - shows clusters on the map
- Environmental Justice Group new in Planning...the east side of our community is most impacted. Based on the mission of this env. Justice group, we should be protecting the Eastern part of our geography as they are most impacted by LAX pollution, noise, traffic.

## **PUBLIC COMMENT**

1. Cyndi H: Westchester used to have a whole lot of RSO units in Manchester Square. Eaten by the airport. Rough to hear we're told more when they have been taking it away.
2. George Gonzalez: single family home on Naylor, east of Sepulveda. 74<sup>th</sup> to Manchester > not a STROAD. Start to develop commercial, ingress on the residential street behind. 18 wheeler on residential street there to unload into the commercial

space. Engineer by trade. Bought in Westchester 6 years ago...single family home. We're not building, we're destroying communities.  
Corridor upzoning does not make sense

PERSON 3: 666 parcels. Plus the ones across the street. 1000s of homes so close to these corridors. We have to say no. 600 x 2 or 3 or 4.

PERSON 4: Reading Ramsgate. Developers kicked out people...built and not adding affordable. We always get less than what we have (in terms of RSO versus market rate redevelopment)

### **8. Presentation by Lisa Gaines of Community Alliance-Concerned for Westchester/Playa** on the Community Plan Update.

Lisa will present important information about the demographic trends, the overreaching housing plan and actual housing needs for Westchester/Playa. She will also discuss the impact of LAWA traffic on our Community for corridor housing planning purposes. The Alliance will provide a sensible plan for affordable housing planning going forward which does not require the up zoning of residential lots.

#### PRESENTATION NOTES

- Resident since 1987. Alliance people from all parts of Westchester.
- She gave names...10K flyers 30 volunteers.
- No section 8 and RSO are displaced.
- The PPT is on the website.
- 6 point principles...repurposing existing office buildings
- She was a strategic planner prior to retiring: define goals, objectives, timing.
- What's the target for affordable. 60 out of 144 units.
- Affordable units – just 45. Wrong.
- Bad Data (her issues + Bad Models (models based on average suburban and with LAX we're not an average suburban) = Bad Plans
- Hard to compare apples to apples...City doesn't make data available.
- To pick up daughter at LAX = 45 mins
- Traffic, corridor mean something...
- Housing Plan 4.7 ... RSO units. (Versus our parcel map)
- Overestimated and underestimated > bad planning as a result.
- Westchester population decreasing...
- 2010-2021 Units Developed
- Westchester @ 51%
- The current plan: up-zones 1 in 3 homes via the Osage.
- Increases housing 300% when projection is expected to drop
- Adverse effect of RSO and Subsidized (existing)
- TOC ZIMAS MAPS
- 3 additional stories
- Up to 80% bonus density
- No parking required

- 10% are affordable, 90% are market rate
- The TOC maps have changed...some things disappeared after Triangle project was approved with TOC benefits.
- Her calcs based on 7K s/f lot.
- CORRIDOR MAPS > her statement? “they don’t have to pay for infrastructure on a residential lot...”
- Overlay of RSO / Section 8 Existing and the Corridor Maps
- The roll up of the effected types of housing (RSO, Section 8, R1)
- Mixed use: close to transportation and farther from LAX
- No upzoning in R1
- Preserve diverse communities
- Adaptive Reuse
- Protect RSO and Section 8
- Challenge the Councilwoman to raise the minimum % of affordable units in density projects.
- THEIR 8 YEAR PLAN:
- Reuse offices on Century.
- Mixed use industrial on Aviation...close to people mover, Metro.
- Housing close to Metro? She says categorically no, Inglewood Plan: high density on the Hindry/Florence – to Arbor Vitae. And a dog park.
- Mixed use commercial at La Tijera at Centinela.

## **PUBLIC COMMENT**

**Paula:** RSO units, it can be very real what happens to people displaced. Kittyhawk > duplex sold, new owner kicked out. Back on the market for fair market value. R1 neighbor put 2 bdrm 1 bath on the back of garage. Can build a jr adu because they’re in a TOC zone.

**Person 2:** excellent presentations; too bad they didn’t stay...to hear them.

**George Gonzalez:** 6 story Ramsgate. TOC density bonus.

**Chip:** ADUs being used as AirB&B. Council isn’t enforcing.

**9.** Additional Meeting Materials may be found here:

<https://ncwpdr.org/event/community-plan-update-ad-hoc-committee-meeting-2-2023-08-28/>

Motion to adjourn at 9:59