

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

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee  
Meeting Date: Monday, Sept. 25th 6:30pm  
7133 Manchester Municipal Building  
Chair: Julie Ross

Attendance:

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

Call to Order 6:37pm

- Committee Introductions

Discussion/Action Items

Notes:

1. Cory introduced documents that Kimberly and Cory created to help the community better understand the CPU process and help guide stakeholders in providing feedback to City Planning
  
2. The committee worked through the process of forming a motion that will go to the NC Board to vote in October:

The Neighborhood Council of Westchester Playa hereby requests that you direct the Planning Department to use the following priorities to inform their work as they implement the **Housing Element** 2021-2029 and update the Westchester Playa (WPDR) **Community Plan**:

- 1. Housing unit quotas for our specific community** must be disclosed so meaningful community dialogue and input can be had and considered. There appears to be a significant discrepancy between Planning's numbers and Community Stakeholder generated numbers.
- 2. Outreach** to each household must be conducted before this process advances. Ordinary stakeholders have been left behind. The Advisory Group strategy implemented by City Planning with the Community Plan Update was neither designed to nor did it reach stakeholders whose properties are directly impacted by the proposed plans.

**3. Protect Rent Stabilized Ordinance RSO units** that are densely oriented on our corridors, (Sepulveda, Manchester, Lincoln and La Tijera) by strategically placing density growth away from the airport arterials. Areas around the perimeter can accept high density housing to better accommodate housing needs without impacting the community and without adding to congestion near LAX.

**4. Do not oversaturate our community** with housing as it will negatively impact the entire City and County with gridlock and slow the City's economic engine. As the Gateway to LAWA our community already endures unequaled gridlock traffic burdens on our arterials that lead to LAWA. LAWA is projecting a 29% increase in daily vehicle trips by 2028. Our roads do not have the capacity to accommodate that increase.

**5. Increase the affordable unit mix** requirements. Our community is increasingly being saddled with excessive market rate units in order to add a few affordable units, destroying rent stabilized units in the process.

**6. Create new and preserve existing open and green space** in our deficient community, including tree canopies. Westchester/Playa has the lowest canopy coverage in CD11. LAWA acknowledges that the hazardous air quality and pollution they generate cannot be mitigated.

**7. Appoint and listen to feedback from a Westchester Playa del Rey focused Advisory Group** for plans that impact our unique community, which is home to a world class airport that delivers 65 million travelers each year.

**8. Require the Planning Department,** Department of Transportation and Department of Sanitation to coordinate with neighboring cities such as El Segundo, Culver City and Inglewood on current, upcoming and contemplated major projects that utilize the same airport arterials as our Community in order to evaluate and mitigate impacts.

**9. Request City Planning** staff assigned to the Westchester Playa Community Plan Update participate in a guided driving and walking tour of the community with Neighborhood Council and community leaders by Nov. 15, 2023.

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

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee

Meeting Date: Thursday, Sept. 21th 6:30pm

7133 Manchester Municipal Building

Chair: Julie Ross

Attendance:

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

Call to Order 6:33pm

## Committee and Public Discussion

- Denny - metro line next to Inglewood
- Tracy - AFFH - affirmatively furthering fair housing
- Public record is your friend during contentious times
- The city should know that this is not working for our community
- Files with petitions should be on public record
- Stacey - meeting with Jeff about Digital signs
- Hollywood and downtown have already met the RHNA number - state number 240,000
- Only 10% affordable so rezoning so multiple of what we need
- Asked them to update the correct number of affordable units in our community
- Lavette - what is the period of time that they would offer affordable housing?
- Lisa - shorts as 35 and a smooch as 55. No enforcement mechanism
- Stacey - there are commercial spaces for housing that make sense
- Tracy - City owned public properties - motion to take those properties and use them for housing - land grab \; menu of incentives for developers
- Housing element - also changing
- Mayor Bass - any builder who wants to build 100% affordable can build anywhere - only 35 day review process
- Stacey - if enough people call Bass' office at the right time, it will make a difference
- Julie - send me your priority points for what you recommend to the Board
- Denny - immobility traffic plan
- AQMD website - CO<sub>2</sub> created - killing many more people than they plan to save