

**NCWP Special Board Meeting
DRAFT MINUTES**

Submitted by Geoff Maleman

Tuesday, December 5, 2023 – 6:30 p.m.

@ CD11 Community Room

7166 Manchester Ave., Los Angeles 90045

Present: Gregg Aniolek, Steve Donell, Thomas Flintoft, Lisa Gaines, Paula Gerez, Al Hernandez, Jennifer Kingshott, Matt Lipschutz, John Logsdon, Geoff Maleman, Dennis Miller, Dan Mohler, Kevin O'Brien, Fred Puza, Alexandra Reynolds, Julie Ross, Denny Schneider, Garrett Smith, Theresa Torrance,

Absent: Brian Lockwood, Alan Quon, David Voss

Excused: Nicole Carcel, Jack Hughes, Debra Huston, Chip Mallek, Greg Melton,

1. **Call to Order– President Gerez called the meeting to order at 6:36 p.m.**
2. **Salute the Flag – President Gerez led the flag salute**
3. **Introductions**
4. **Consent Calendar:** *(The following items will be treated as one item and enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)*
 1. **Approval of Minutes of November 2023 Board meeting**
 2. Receive and file the **October 2023 Treasurer's Report and MER.**
 3. Motion to approve the **revised 2023-2024 Fiscal Admin Packet** in order to allocate unused funds from the Operational/General fund to the Outreach budget.
 4. Motion to approve **Promoshop invoice #257882** in the amount of \$422.02 for 1000 NCWP postcard flyers.
 5. Motion to approve the Neighborhood Council of Westchester / Playa send a letter to Councilwoman Traci Park and LAPD requesting more designated patrol/officers to the Westchester/Playa/Ladera neighborhoods due to an increase in burglaries and other crime in our area and submit a CIS on CF 17-0860 (**Full Basic Car Study can be found here CAO File No. 0220-05420-0003**) https://clkrep.lacity.org/onlinedocs/2017/17-0860_rpt_CAO_04-14-21.pdf
 6. Motion to approve the Neighborhood Council of Westchester / Playa send a letter to Councilwoman Traci Park in support of CF 21-1469-S2 addressing the need for more cost effective and efficient processes for repairing sidewalks, which are dangerously risky throughout the Westside and submit a CIS on **CF 21-1469-S2.** https://clkrep.lacity.org/onlinedocs/2021/21-1469-S2_misc_9-20-23.pdf As explained in the Council File, the motion seeks a report back from BOE and Street Services on alternative, more expeditious and cost-effective measures to repair sidewalks that are not currently scheduled for repair (not "in the queue").
 7. 7. Motion to approve the Neighborhood Council of Westchester / Playa send a letter to Councilwoman Traci Park opposing the redevelopment and any feasibility study of SR-90 (Marina Freeway) as proposed by "Streets for All Los Angeles" at this time for a variety of reasons, most of all being the reduction of valuable traffic lanes that provide an expressway from Westchester/Playa to the rest of Los Angeles. Public transit is no where near developed to the point where residents can feel comfortable abandoning personal vehicles for commuting in Los Angeles. We have felt first hand the effects of a very similar "road diet" and do not wish to repeat its devastating effects by constricting traffic, only for it to spill over into residential neighborhoods and increase commute times.
 8. Motion to approve, with conditions, the construction of a single-family home located at 206 Montreal Street, Playa del Rey CA90293 Conditions: 1. No vegetation shall exceed the height of the building of 113 feet. 2. Robust outreach to immediate neighbors shall occur to explain the proposed development and to field questions and concerns, specifically including the owner of the property located at 217 Fowling. 3. The maximum height frontage road

- vegetation shall not exceed the height of the garage roofline. 4. The haul route is Vista del Mar to Imperial Highway.
9. Motion to approve a \$250 NCWP Sponsorship of the LAX Coastal Education Foundation Annual Art Show and Competition for TK-12 students. Participating schools are asked to create art with the selected theme, which is then judged on the school level before making it to the community competition.
 10. Motion to approve the appointment of Steve Donell as the NCWP representative to WRAC LUPC.

Items struck out were removed from the agenda by President Gerez. Highlighted items were called Special and discussed as part of the Discussion Calendar.

M/S Torrance/Kingshott to approve the Consent Calendar. Motion passes unanimously. (AYES: Aniolek, Donell, Flintoft, Gaines, Kingshott, Lipschutz, Maleman, Miller, Mohler, O'Brien, Reynolds, Ross, Schneider, Smith, Torrance. NAYES: None.) Puza abstaining.

5. Announcements from Governmental Representative (limit to 3 minutes please)

LAFD Chief Lance McCloskey (Area 4 Battalion Chief) introduced himself and said he could be reached at 213-485-6274. He provided safety warnings re: Christmas trees/lights in your homes and fire-prevention tips.

John Logsdon arrived

Mario Hernandez of DONE spoke re: board member conflicts of interest, EmpowerLA Youth Conference on January 27 and virtual NC meeting requirements.

Sean Silva of Councilmember Traci Park's Office spoke re: Dec. 9 11am-2pm Councilmember Park will hold her Holiday Event (food, entertainment, etc.) in the CD11 lot adjacent to the Community Room; rehabilitation of the PdR Thompson Pumping Plant is being planned winter 24 through summer 25 (will require a lane closure on Culver); working with LADOT to add more stop signs and no right turn on red signs; listening sessions re: Community Plan Update have finished and feedback is being incorporated into the Planning Department's report; concrete repanelment has been approved in the Jungle area of PdR; and adding more loading zones for businesses (particularly in Playa Vista).

Elizabeth Birks with Sen. Lola Smallwood-Cuevas Office introduced herself and provided her contact information. 424-789-3497 (cell)

Juan Fregoso, CD-11 Director of Homelessness and Housing, (juan.fregoso@lacity.org) provided an extended update on everything Homelessness and Housing in our footprint and throughout CD-11. He addressed areas of particular concern, including Otis College and its surrounding streets as well as the Westchester Municipal Parking Lot.

6. Presentations

1. American Family Housing Corporation provided an update on its Homekey Project located at 6531 S. Sepulveda, Los Angeles, CA 90045 conversion. Information on their community open house and other outreach to our community.

History:

1. JUL 19, 2021: "...California lawmakers approved \$4.8 billion over two years to address the state's homeless crisis, with more than half of that going to a program that converts motels into permanent housing. The state allocated \$2.75 billion in federal funds to the program, Project Homekey, over the next two years,..." according to the Los Angeles Times

2. FEB 16, 2022: "...The City of Los Angeles and its housing authority will spend more than \$500 million to buy 16 hotels and apartment complexes for homeless residents. The Board of Commissioners of the Housing Authority of the City of Los Angeles voted to spend \$508 million through Project Homekey, a state program that provides funding to buy hotels and apartment buildings for interim or permanent supportive housing, Urbanize Los Angeles reported. With a combination of state and local funding, the housing authority and the city are targeting 16 different properties from Northridge to Harbor Gateway, containing 1,276 units. That comes out to an average cost of \$398,000 per apartment... A 133-room Extended Stay America hotel at 6531 S. Sepulveda Blvd. in Westchester, was to be purchased for \$52.5 million..." according to the Real Deal
3. Tuesday, March 8, 2022 NCWP discussed the proposed Homekey Project located at 6531 S. Sepulveda, Los Angeles, CA 90045 to be converted for homeless housing with 179 beds without any community input or notice. We expressed our opposition to the proposed purchase. Additionally, the NCWP proposed safety and security requests to protect the whole community.
4. Monday, May 22, 2023 President Gerez and Stakeholder Lisa Gaines met on site with American Family Housing Corporation. Their Mission Statement: We know what it takes for a person or family to access the services and support they need to achieve stability, recover, and pursue their own life goals. These approaches are proven, and can save tax-payer dollars, while doing the right thing. <https://afhusa.org/about-us/>

Treva Miller spoke re: per unit cost of the project and how American Family Housing Corporation will handle repairs and damage at the site caused by the new residents

Howard Haglund spoke re: rent costs, number of residents per units, property tax losses to the city as the result of this the program, who pays remodeling costs and what are the management fees being charged by American Family Housing Corporation

Al Hernandez arrived

7. Discussion Calendar and Related Public Comment

1. Approval of Minutes of November 2023 Board meeting (**Called Special by Schneider**)

Schneider proposed a revision to the November 2023 minutes that was accepted by the board

M/S Schneider/Kingshott to approve the Minutes with the proposed revision. Motion passes unanimously. (AYES: Aniolek, Donell, Flintoft, Gaines, Hernandez, Kingshott, Lipschutz, Maleman, Miller, Mohler, O'Brien, Reynolds, Ross, Schneider, Smith, Torrance. NAYES: None.) Puza abstaining.

8. **Public Comment** – non-agenda items (*limited to 1 minute per speaker unless otherwise declared by the President or presiding director. Public comment on agendized items will be called as each agenda item is brought forward.*)

Michelle Chambers introduced herself. She is running for State Sen. Steven Bradford's seat (District 35) on the March 5, 2024 ballot.

Treva Miller thanked the NCWP for supporting the opposition of the 90 Freeway project

9. Announcements from Board Members/Committee Reports

Puza (LMU) announced that last day of classes will be Dec. 15, repairs of the LMU letters on the Westchester Bluffs, LMU purchased 8005 Holy Cross for faculty housing, LMU will present to the city regarding the Master Plan updates every June 15 and Dec 15

Ross (Community Plan Update Ad Hoc) announced there was a driving tour of the area with Planning Department and other city staff to share concerns about the proposed Community Plan Update

Gerez announced that the January 2, 2024 meeting has been moved to January 9, 2024 and announced other changes to the NCWP meeting dates for 2024

10. **Adjourn – President Gerez adjourned the meeting at 8:46 p.m.**

Next Meeting: Tuesday, January 9, 2023 – 6:30 p.m.