**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, Nov. 27th, 2023 6:30pm

7133 Manchester Municipal Building

Chair: Julie Ross

Attendance:

* Present: Birkett, Conyers, Ross, Gaines, Birkett, Mallek, Ruhlen
* Absent: O’Brien

Call to Order 6:35pm

* Committee Introductions

1. **Approval of minutes of Sept. 25,, 2023 meeting**

* Lisa Gaines moved to approve
* Tracy seconded
* Minutes approved

1. **Government official reports - Sean Silva present**

* Tracy asked if there were updates on timing on maps - Sean said no
* January - story maps according to Planners
* EIR not set in stone
* Sean - concluded our listening sessions and compiling to send to City Planning

Westchester/Playa - 50 separate listening sessions - a lot of notes we took - 25 hours

Quantifying data to send to City Planning

**Public Comment:**

* Community member - 2 of our police officers assigned to homeless cleanup - that should be paid by bureau of sanitation not the general fund
* Sean - they are called away to Care Plus on Wednesdays; I understand what you're saying; the senior lead officer position has changed a lot over the years; sanitation workers need protection and we need to have LAPD there with them.
* Dennis - La Cienega as an LAX artery - when contact comes through it will bemused as an artery;

**Committee Discussion:**

-Julie - we are taking a pause as we wait for new story maps

- Cory - Infrastructure concerns - what agencies are most relevant

- Westchester BID - vision for downtown corridor

- Lisa - senior rep from LA DOT to address trip studies and clarify how these changes have affected our interactions; what we can expect they examine as our CPU is updates

- Julie - Diego - 1100 known or applied for units

- Pep Boys is on a long pause

- Dinah’s is moving forward

Table Item 3

4. **Agenda Item 4 - meeting and driving tour with City Planning - half hour meeting and then a driving tour**

* Areas we could take more density and areas that could accommodate
* They didn’t understand the role that the airport plays in our day to day lives here
* Now I think they have a better idea how we are impacted by LAX
* It’s not just passenger, it’s an economic engine and everything and service that serve the airport
* Drive down the congested streets so they could see the impacts of LAX
* When you have a world airport, how does the rest of the community function?
* Tracy - they genuinely seemed surprised by how narrow our roads are and busy with traffic at 2pm in the afternoon
* Lisa’s presentation - 4 planners that went on the tour  - Ben and Diego, Ruben, Karen
* CD 11 staff members  - Sean and Jeff
* Ruben also teh planner for Port of LA - what he saw with LAX was consistent with neighbors in Port of LA - trying to increase density but diesel engines and landlocked
* We need to go through our community with surgical provisions
* Kiran and Riben were senior planners - they are on all four of the Westside plans - so they know how things fit
* We want to find housing solutions together - let’s come up with solutions that don’t affect the airport corridors
* Prevent erosion of missing middle and RSO and Section 8
* Preserve single family homes while finding units readily available to transportation
* Preserve RSO housing
* We showed them where our sub areas area and that Inglewood they are planning to build 3000 units
* Metro Station - no parking or pick up or drop off at the station
* Century, La Cienegea, Reading, Metro, traversed all the way through community - each section - commercial, industrial
* 4800 housing units - 10,000 new people in 90045 - we built 51% of the housing all 4 planning groups; ur community pulled others along
* 20% of 4800 were affordable
* We have been building, now it’s time for oyster communities to do their fair share
* Less police today than 10 years ago but we have 10,000 more residents
* 1 ½  minutes response time means life or death
* Below average rental rates -
* What they’re building is not affordable - it’s market rate
* Affordable - City, County and State have a definition
* City of LA - 30% of what a person’s income is - low, very low, extremely low
* Julie - we will publish that on the website - definition of affordable
* Ranked #1 in CD 11 in crime
* Lack of direct freeway access - only world airport with no dedicated freeway access
* North of the airport - goes through our streets
* Pep Boys - 1% using mass transit - people are going to take cars because that is our reality
* Increase in passengers and ground transportation - we have to plan through that
* Corridors - mayhem  - last Tuesday and Wednesday?
* 2023 65 million - annual airport passenger
* 2030 120 million
* Doubling freight as well
* Ground Trips - 2023 36 million and 2030 65 million
* 90 freeway - 101K vehicles each day
* 405 and 10 on any given day - more trips on our intersections ??
* Corridor Intersections - Grades of D and F at most
* Gibson Study  - mitigation will have no impact
* 1100 units in devpt using Grinder ratio estimated to be 16K
* Before any high density housing, 228K more trips on our roadways
* LAX - people mover will solve all problems
* People will still drop their families off at the terminal
* People using the people mover will be car rentals, uber, ect.
* Airport Growth Impacts on Freeway Off Ramps - all increased over the last 10 years
* Northside Devpt. 2.3 million square feet of building - retail, restaurant, medical, tech, etc,. Pershing to Sepulveda Westway - huge impact
* 90% of all trips through our streets
* We discussed what was good about their plans and what didn’t work
* No on single family or R2
* Preserve RSO -
* Commercial - we like their plan on Century - could be adaptive reuse
* RSO and Section 8 overlaid with their commercial and industrial - showed where they recommended high density is where there is RSO and Section 8
* Boyle Heights - displaced people and realized its’ a real thing
* Industrial Plan - mostly good plans
* We can meet housing targets by reducing density close to corridors
* Took into different areas - and showed impacts of planning
* Areas recommended by NC that could accept high density but won’t impact those corridors - can accommodate 10,000 units
* Dennis - La Cienega will be just as bad with traffic
* Julie to Dennis - what do you want to see mitigated on La Cienega
* EIR - beginning of next year
* Showed at various intersections - lack of transitions, Arizona
* Century Blvd, - for lease - two hotels - one wa closed and one for lease; Ideal for housing adaptive reuse
* Mixed Use Village along Century Blvd.
* Bellanca - rental cars becoming CONRAC another area close to transportation
* Reading and Ramsgate - developer bought in 2017 and 2018 - waiting for 5 years so it’s not RSO any longer
* HHLA - empty space - we could add more housing or mixed use there
* Arizona Circle - great space for higher density housing near Playa Vista
* Playa Vista - large commercial properties with vacancy that could be used for housing

**Public Comment:**

* Dennis - Low income housing - - you lose more affordable housing than you gain
* Debbie  City Council meeting - RSO - thank you Traci for voting against it 5-7 years ago 30 percent  - now 67 percent corporate owned  - mom and pop decreasing
* Denny - EIR upzoning - have less officers  - is anyone challenging RHNA and SCAG? We are showing net loss of people in recent times
* Level of traffic one of highest in region - state should pay for things
* LAX says we are going to fix everything with people mover -
* Density - Do we get credit for ADUs
* No parking requirements
* Denny - last two cycles of CPU - they listened and then just did what they wanted
* We are approaching 90 M annual passengers

3. Go Back to Agenda Item 3 - Discuss Steps Moving Forward

* LA DOT presentation?
* Tracy - housing element and how that interfaces
* RHNA - state level - number of units
* Hit with huge number  - CPU is one tool they are using to upzone and add housing
* The whole city - rezoning - overhaul fo zoning code
* Housing Element - City Planning - how it works with CPU
* Transportation DOT and CalTrans  - they are responsible for increased passenger rate and traffic compact
* City - has traffic counting abilities - Traffic consultants - not free
* Chip - Have councilman Inglwooed and mayor in CC I’m working with
* Cory - depending on what happens with the story maps, we can possibly look at: Affordable housing overlays and Community Implementation Overlays
* Concrete Ideas for Next Meeting -
* Chip - Inglewood
* Julie - BID presentation and Gateway Chamber (Century blvd.)
* DOT and DWP/Utilities - could make presentations
* Julie - cumulative impact
* Lulu’s Place -
* Northside - no RFP yet
* Housing Element  and Housing Overlays - someone from City Planning to present?

Motion to Adjourn at 8:26pm - Chip