

CPU meeting 1/27/24

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

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee
Meeting Date: January 22, 2024 6:30pm
7133 Manchester Municipal Building
Chair: Julie Ross

Attendance:

Present: Birkett, Conyers, Ross, Mallek, Travis

Absent: Ruhlen, Gaines

Call to Order at 6:33pm

Committee Introductions

Approval of minutes of 11/27/2023 meeting

Chip - typo correction

Stacey moved to approve

Tracy seconded

Minutes approved

Government official reports - Sean Silva present

Maps will be released late January/early February

Will submit listening session notes (from 4 months) to Julie

Will share with you via email

Working on getting some City Planning people here to discuss overlays - at

CPU meeting or a Board meeting

Dylan will be attending upcoming meetings

Chip - met with Inglewood and Culver City - they will come and brief us on what is going on with them.

Don Duckworth - BID Update

Statement covering vision of the BID;

BID works to revitalize, beautify and improve;

Dramatic changes have taken place

Worked with WIS (streetscape association) City of LA, Chamber, NC and stakeholders

It's a gateway for visitors and a neighborhood center for residents

Business property owners voted to assess themselves - they take that money and reinvest it in the community - streetscape improvement, maintenance, etc.

We are fortunate to have the business community we do - led by Karen Dial and her family

BID supports more affordable housing and the addition of market rate housing

Serve mixed income groups

Create workforce housing - provide along Corridors

Supports single family residential neighborhoods

Affordable Housing - BID supports mixed use development

Want to work with NC so we understand the concerns of residents

Support local serving restaurants and services - sense of place and reason

Providing ambassador service areas

Residents would not have to drive out of town for dining options

Committed to pedestrian friendly development

Green spaces and public open spaces

Supporting - farmer's market

Streets where families can stroll (WISA)

Support Small business

More walkability and cutting down need for car use

Crosswalks with decorate paving - create identifiable community spot

Sustainable community with a sense of place

Supports corridors for hubs where community can come downtown and transportation solutions

Westchester Community Design overlay needs updating (CDO)

Goal to update the outdated nature of regulations - reflect current trends and technologies - modern urban planning

Encourage LAX to play a major role in ensuring the modernization of our community and paying attention on to addressing the adverse effects of LAX on the community

Common ground - balances and vibrant community - working together

BID wants to be a part of the Westside Community Update process

We ask for your support

Community Comments:

LaVette - safety concerns with large developments and types of businesses that downtown Westchester is attracting; Angelenos are not giving up their cars

Stakeholder asked about public storage development

Car wash at Hindry and in La Cienega - apartments

Committee comments:

Cory - Can you clarify BID's position on the corridor upzoning? Are you aware that the Draft 2 maps were calling for all the corridors to be upzoned to commercial that are currently zoned with single family homes? The community does not support this concept.

Don Duckworth - BID supports commercial upzoning along already commercial lots - not single family home upzoning. BID zone is downtown from In and Out to Manchester - full service arrangement provides security, management, marketing promotions and support services. North of Manchester - separate zone 2 - finds maintenance improvements along Sepulveda only. Maintenance of improvements is about \$200k per year - not sustainable

Stacey - Streetscape said yes to condo and Dinah's I wonder what happened to Dinah's - sidewalks not safe where Howard Hughes up to 76th.

Don Duckworth- No money from developers. WSA is a non-profit. We are working with them to try to fix sidewalks; Previous council offices would support our efforts, Griffith construction -to extend waterline; New council office is trying to help us with those and utilize Maxine Waters grant.

Stacey - Westport Heights fundraiser with local realtors / bake sale? Stacey - is BID responsible for safety issues? Problems with Uber Drivers and Med Men. We need more advocacy for upscale places? Salad place? Nail place?

Tracy - how can we market the spaces to appeal to favorable businesses?

Don Duckworth -

Marijuana stores pay top rent

About 200 business owners in BID

Once the vote passes, everyone has to come in

Westchester Parking Association - voluntary group

Staples - parking lots will transition

Med Men - property and property owner are in the BID, not the tenant

Our meetings are public and you can make public comment

Group of community members or taskforce to fill a spot with a business that

is favorable

Tomat - new restaurant coming in

Cityview will likely have a nice restaurant

Cory - What about the CDO Overlay?

Don Duckworth-

It's an old template that doesn't work well

Appeal it requires a zone change

Teachers Fund - to improve back parking lot - wanted to invest \$125K in

parking

CDO - you have to have plants that grow one walls with irrigation

CDO creates bureaucracy and is to rigid

New CPU - hope that incorporates it in organically
Not doing CDOs anymore

Stacey - old movie theater- great potential for a theater in Westchester - (CC there's a theater that just shows Netflix)

Kevin O'Brien - would love this - want more of a sense of place, more walkability,

Julie -
Mid block crosswalks
CD 11 and pressure from LAX to financially support some of these things - good for their passengers.
The airport needs to step up
Welcome to Westchester Sign -
Nicole Carcel - new LAX liaison

Public Comment:

Sarah Howard - are the 200 plus business owners aware of the zoning changes

Don Duckworth-

Business owner probably don't know, don't come to meetings

Push in a certain direction - may be able to do things they haven't done in the past

We support pep boys project with plaza to replace taco stand and tire shop

Staples will become a senior living or memory care 7 story project - would probably have underground parking.

Bed bath and beyond - struggling to find a tenant

4. Committee create a library of work that is available on the website

Committee responses

Cory/Kimberly work

Maps

Upload the Route Map from Tour

Cory asked Sean if the Advisory Group would still be operating going forward?

Sean discussed that he was working with the appropriate planning staff members to explain how housing element, affordable housing overlays, etc and what impact they may have on us and how we can use them to our advantage; City Planner that specializes in Housing Element - Matt Lesny

CommitteeComments:

Stacey - HLA - repaved and automatically take a lane out and make it a bike lane
Havoc on all the corridors - every entrance and exit to airport

Chip - Definition of affordable? Knows someone from Inglewood and Culver City - Alex Padilla - we come together so we can understand their issues

Sean's response to Chip - there are quotients to determine affordability - area income Thresholds - there is a definition but it's not standardized; LAHD does maintain a process for determining affordability

Sarah - Inglewood proposing putting a closed street in their plan - they want to open a pedestrian walkway along Isis. It would invite Metro parkers to park in our neighborhood and more crime. Etc.

Sean - Venice has just added their own CPU committee
Tremendous value in what efforts the community has put in
Venice is referencing you - your work is their model for moving forward. They are praising what you did

Chip made a motion to Adjourn - 8:16pm