

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

Minutes for Approval

Committee: Community Plan Update Ad Hoc Committee Special Meeting
Meeting Date: March 27, 2024 at 6:30pm
7133 Manchester Municipal Building
Chair: Julie Ross

Attendance:

- Present: Birkett, Conyers, Ross, Mallek, O'Brien
- Absent: Ruhlen, Gaines, Travis
- Call to Order at 6:33pm
- Committee Introductions

Julie - intro to Sean Silva being present

1. Approval of minutes of 1/22/2024 meeting

- Chip makes motion to approve
- Tracy seconded
- Minutes approved

2. Government official reports - Sean Silva present (Julie - Pull items 3 of resignation of John Ruhlen)

- County is here. Sean is here to listen. Tracey McGee with Supervisor Mitchell's office is present.

Sean Silva - we are in close communication with the community and planning dept. About the CPU process - LA charter city mandates 35 community plans and one general plan with land use and specific zoning. We represent the Council office, not the City. The CPU process started in 2019. Last Spring relaunched their plans. Nothing set in stone yet, still an evolving process. Still want to hear from communities that we didn't hear from during the first round. Just released Draft 3 story maps last Wednesday Working on having planning team come to present.

4. Julie invited stakeholders who had been involved in the CPU process Jolie and Sarah to participate, as they worked hard to gain momentum in the plans with other community members. Julie references the community One Voice letter to the councilwoman. Letter that was sent to Traci Park was used as a template by Venice and Mar Vista; Ladera can use this as a guideline.

Public comments:

1. Brian Hale - Ladera resident for 32 years - objection to zoning change from community to regional - massive commercial and region building not consistent with character of our community and creating traffic congestion; not opposed to development but regional center designation is not fair and not responsible. Supposed to respect the context of the neighborhood. Ladera center should remain a community center. No reason to be less diligent because it's on the periphery.

2. Tracie Lyons - former Pres ladrea heights civic association. - 400 homeowners in Ladera Heights. People need to advocate for their community. We take this seriously. We are unique because we are in three jurisdictions, Inglewood and LA city and county, LA city often doesn't view as stakeholders it makes decisions for a community. We have a mid century modern home; we are a unique cultural community; This community is listening and organized and we will mobilize. Corridor should not be a regional center. We don't support unlimited construction with no height restrictions

3. Jasiri Daire - Ladera resident - real estate developer and broker. We are against the impact of this devpt to the community. We want a Community design overlay to protect the residential look of the community. Prevent certain height; don;t want buildings with 500 parking units

4. Treva Miller - representing Acacia St neighborhood watch group. Lives in Ladera, near Westchester. There was no community engagement with these residents from City Planning. We were not even given the courtesy of a notice. We already have a lot of affordable rental units - apartments and triplexes and duplexes. Rental rates are more affordable than other parts of Westchester. Only letting developers create market rate housing and it only benefits developers.

5. Dennis Miller - stakeholder in Ladera. Affordable housing definition Term is used loosely to benefit developers. They will create market rate housing, not affordable. Unlimited height is not appropriate. It cannot be a regional center Referenced Reading and Ramsgate and how the city is leaving it dilapidated.

6. Adam Isaac - Westchester concerned resident; HLA was approved; used to work in the grocery industry, support affordable housing. See these red signs and feel personally threatened.

7. Martika ? Bank of America building in Ladera - came from Lancaster - found a place to live that was affordable and safe where I know I can send my son to the store and he'll be safe. Find another place to develop. I'm just trying to live. I'm a single mother. We've been there for 20 years. You can't find an apartment that is affordable.

8. Dominique Ulloa - 5232 Fair View Blvd. Been there for 10 years. Single mother and raised my two kids in LA and felt it was safe for my black son to walk around. By 4pm there is already traffic at Ladera Center at 4pm. Take Fairview as an alternative to Slauson; not equipped for a regional center. Uses for greedy developers. Displacing people; community has a character black multicultural community; Please relay this message to Councilwoman and the County office. La Tijera Circle is already full of traffic.

9. Kimberly Fox - Looked at Sepulveda versus Ladera. Sepulveda should go to regional if we have to sacrifice one. Support step down to the community center.

10. Kathy Paz- 41 year resident community center to regional is not appropriate; our street is adjacent to that - high rise to unlimited height next to low rise
Feel for 5232 Fairview - sometimes Section 8 housing - taking affordable housing and classifying as a regional center. LAX parking structure for CONRAC 8000 parking space and 20,000 rental cars/ Traffic will flow on to La Cienega and at peak hours you can't move. Brandon Place - planned unity development - [part is LA and part is Inglewood and some are half and half. We share common ownership of the property. Major easement for City of LA with utilities to Westchester and LAX.

11. Debra Huston - regional centers - we never knew they had unlimited heights. They need to be dialed back to the neighborhood.

12. A.J. Paz - inappropriate as LAX is developing and expanding terminals. Increase in traffic and passengers will be funneled through La Cienega and La Tijera. There should be consistency across the plans and I don't see that.

13. Sean Daniels - born and raised in Ladera Heights and grew up on Sherbourne. These plans come about to expand and never any thought given problems that already exist. Very congested area with cutting through the neighborhoods. Just managed to get speed bumps. When can we fix the current issues before expanding. We need to deal with La Tijera School - ruined that intersection. Frustrating. Need a list of people to contact.

14. Calvin Madlock - President of Heights of Ladera. The magnitude of the traffic issues that are happening right now. Every day North on Centinela - cut through Ladera. Cut through Ladera Center and and cut back down to get to my home. Think of elderly and emergency vehicles. These are the health and safety issues that should be communicated.

15. Latania Harris - Supervisor office needs to be more responsive to us; needs to notify us when things will affect us.

16. Theresa Taylor - VP of LH Civic Association - How do we get county people to Holly Mitchell's office to link up? Insult that we have to find one or two days before the meeting.

17. Winston Peters - 30 year resident of LH. Disrespected in LH. This has been going on and we didn't know for so long. Hold our county leadership accountable for this. We don't have the planning committee here tonight and what their thinking is behind it. County leadership has done a very poor job. We are active politically and we will take this seriously

18. Dr. T - live on Slauson and Kings Road. Have they taken into consideration health impacts, soot from traffic; noise pollution - how does it impact health and hearing. Crime studies - what are the impacts and how will it affect property values. Show some respect.

Other Comments:

Chip - trying to talk to Alex Padilla from Inglewood about how their plan is impacting ours.

Tracy from supervisor Mitchell's office - we just heard about this.

Jolie and Sarah - maps aren't final - get organized together - none of us want the regional center in LH. Introduced One Voice Westchester

Cory - walking through the maps and explaining how to read the zoning

- Community Center (dark pink) Vibrant places of activity typically located along commercial corridors in concentrated nodes or adjacent to major transit hubs. The building form ranges from Low Rise to Mid Rise. The use range is broad and may

include commercial, residential, institution facilities, cultural and entertainment facilities and neighborhood serving uses.

- Neighborhood Center - focal points for surrounding residential neighborhoods and include uses that service residents and employees. Building form ranges from Very Low Rise to Low Rise and is characterized by pedestrian scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services.
- Regional center (red) - unlimited height and - Ladera, Howard Hughes and Century. Examined the Ladera area to explain rezoning proposals and boundaries.
- Manchester and Emerson - south side of Manchester going from Medium Residential to Neighborhood Center
- North side of Manchester between Emerson and Dunbarton - General Commercial and Low Residential to Neighborhood Center.
- North side of Manchester between Georgetown and Loyola - Medium Residential to Neighborhood Center
- North side of Manchester between Loyola and Lincoln - community commercial to community center
- North side Manchester between Lincoln and Gulana - medium residential to community center
- North side Manchester between Gulana and Tuscany - neighborhood commercial to neighborhood center
- South side Manchester between Gulana and Tuscany - medium residential to neighborhood center
- Purple - light manufacturing to Hybrid Industrial
- Blue - light manufacturing to production
- Red - Century- regional commercial to regional center
- Dark Pink - commercial to community center

Existing Land Use Designation [Medium Residential](#)

Existing Zoning [R3-1](#)

Draft Land Use Designation Neighborhood Center

Draft Height Limit (Base) 3 Stories

Draft Height Limit (Bonus)* 5 Stories

Draft FAR (Base) 1.5

Draft FAR (Bonus)* 3

Draft Density (Base) 8

Special District

Existing Land Use Designation

[Low Medium II Residential](#)

Existing Zoning

[R1-1](#)

Draft Land Use Designation

Community Center

Draft Height Limit (Base)

3 Stories

Draft Height Limit (Bonus)*

8 Stories

Draft FAR (Base)

1.5

Draft FAR (Bonus)*

5

Draft Density (Base)

4

Special District

Existing Land Use Designation

[Regional Commercial](#)

Existing Zoning

[C2-2-CPIO](#)

Draft Land Use Designation

Regional Center

Draft Height Limit (Base)

No Limit

Draft Height Limit (Bonus)*

No Limit

Draft FAR (Base)

6

Draft FAR (Bonus)*

8.5

Draft Density (Base)

FA

Special District

Draft Land Use Designation Hybrid Industrial

Draft Height Limit (Base)	No Limit
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Draft Height Limit (Bonus)*	No Limit
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Draft FAR (Base)	1.5
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Draft FAR (Bonus)*	3
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Draft Density (Base)	8
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Special District

Light Pink - medium residential to neighborhood center

Existing Land Use Designation [Light Manufacturing](#)

Existing Zoning	M2-1
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Draft Land Use Designation	Hybrid Industrial
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Draft Height Limit (Base)	No Limit
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Draft Height Limit (Bonus)*	No Limit
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Draft FAR (Base)	1.5
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Draft FAR (Bonus)*	3
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Draft Density (Base)	8
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Special District

Existing Land Use Designation [Medium Residential](#)

Existing Zoning	R3-1
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Draft Land Use Designation	Medium Residential
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Draft Height Limit (Base)	4 Stories
Draft Height Limit (Bonus)*	6 Stories
Draft FAR (Base)	2.5
Draft FAR (Bonus)*	4
Draft Density (Base)	8