

Neighborhood Council of Westchester Playa
Ad Hoc Community Plan Update Meeting

Minutes for Approval

Committee: Ad Hoc Community Plan Update
Meeting Date: Monday, April 22, 2024 at 6:30pm
7166 Manchester Blvd. 90045
Chair: Julie Ross

Attendance:

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

Call to Order 6:30pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from March 27, 2024:

- Tracy made a motion to approve the minutes
- Chip seconded
- Minutes approved

2. Reports from Government Officials:

- Dylan Stickland introduced himself - field deputy in Westchester for CD 11. Discussed Ladera residents' concerns about density near Ladera Center. Dylan stated that if anyone wants to provide additional feedback, please reach out to their office. He stated they have a constituent intake form.

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3. CD 11 Listening Session Notes:

- Julie stated that the listening notes that CD 11 compiled as a result of the many meetings they held with stakeholders were published in the links with the agenda.

Public Comment on Non Agenda Items:

- Resident from Ladera concerned about all the relevant people working together to represent the various jurisdictions
- Treva Miller explained boundaries of Ladera Heights and Westchester - starts from Ralphs Aisle 6 - County jurisdiction; Going East TGIF etc.; Westchester part of Ladera - City

4. Committee Discussion on Overlay Maps and How they Affect CPU

Process:

- Tracy explained how the housing element is also affecting the CPU process. Adaptive Reuse, affordable overlay, housing element, mixed income and CHIP- The mixed-income incentive program - or MIIP -creates new development bonuses for sites located in proximity to high-opportunity areas. Incentives with the stated goal of fostering the construction of "missing-middle" developments that could provide a transition between lower-scale residential neighborhoods and higher-density commercial corridors. It also incorporates opportunities for development bonuses based on the inclusion of community amenities besides affordable housing, including desirable uses like childcare facilities or multi-bedroom units.
- Cory explained that the affordable housing and mixed income incentive programs will not apply to properties zoned for single-family housing - although the Planning Department had initially proposed to include such properties.
- Cory walked through the maps on the overhead projector screen, highlighting the various areas where zoning changes were proposed. She provided instructions for how to use the map and click on each parcel to identify the current zoning and proposed zoning change. She answered questions from those in attendance about zoning changes, particularly in Ladera.
- Cory highlighted the areas in Westchester and PDR that zoning changes were proposed, calling out committee concerns about Manchester upzoning leading to the possible loss of RSO units

Public Comment:

- Rebecca Frasier - submit
- Joseph Conti - submit
- Adam Issak - Westside resident - state is forcing this and that on us - if you want to know who can change - you can run for party delegate - if you want to help steer the state policy
- Treva Miller - thank you for supporting our Ladera efforts - we want equity with other westchester neighborhoods; want same outreach about the CPU process; Westchester Village not upzoned in the same way
- John Keady - absent
- Tracie Lyons - Ladera Heights multi jurisdiction LA City, County and CD 11. The Pacific Association represents the city portion of Ladera. Difficult to know who to speak with. Suggest that you look to someone in Ladera to add to the Committee. We are engaged and catching up. We also want to meet with Traci Park's office, we are all part of CD 11. We support being listened to in Ladera. We are mobilizing our folks.

- Debra Huston - happy to have Ladera here. Various areas have been exempted from upzoning, Palisades, etc. Regional Centers are going to be the focus for large housing projects. Happy that we can work together on this.
- Daphne Bradford 90 freeway spoke with Sean - Traci does not support regional center - want to propose a village center; up to 200 letters signed.
- Transportation Planner - the process has changed we used to evaluate impacts of development projects; This is very emotional for me. View Park resident - we are closeby and dependent on that center. If you are doing high density but not providing the services, it's very concerning.
- Yvette - Ladera is a part of our footprint, everything is from the state, city, county, city council following the orders; unless we change the status quo, we are voting these people in; if it's not impacting your property, it's coming for you next. Make copies of petitions and walk your neighborhood, We are all in this together.

Julie explained that next month we would try to have reps from Inglewood, Culver City and LA Planning here to explain the overlay maps.

Chip - Motion to adjourn at 8:14pm