

Attendees:

- Julie Ross, Vice Chair
- Kevin O'Brien
- Tracy Thrower Conyers, Community Member
- Cory Birkett, Community Member
- Dave Mannix, Community Member

Meeting Commences at 6:33

Presentation #1: Cyber Rides

- ZA-2024-4518-CU2 Request for support for a CUP, City Planning case number
- Kamra Khoubian, Owner of Cyber Rides Virtual Playground DBA Cyber Park, located at 8801 Sepulveda Blvd. #G/Westchester
- Request is for a virtual arcade
- Possible vote re: approval/modification/denial

Shawn Nyugen presents representing the applicant.

11am-9pm daily hour.

Zoning code requires special use for >5 arcades.

Zoning code does not have anything about virtual reality machines. The code does have rules on penny slots and arcades. If it's an arcade, you have it by right if there's 5 arcade machines or fewer.

The project abides by all parking requirements.

The arcade will be cashless.

Cyber Rides will provide their own security. The building also already has security.

The project is waiting for the city to assign a case number.

The rides have attendants that make sure the passengers are safely in the ride. At the beginning they will start with 5 attendants staffed at a time.

Applicant estimates they can only have 70-80 occupancy even though fire code allows for substantially higher.

There will be no entry fee.

Food and drink will be vending machines.

Dave requests that the applicant goes above the old code to ensure safety for guests being this is an unprecedented technology.

The applicant is hiring a third party company to help with the safety protocols and training.

No public comment on the presentation.

Tracy motions that the board approves the project as proposed. Kevin seconds.

Vote passes unanimously.

Presentation #2: Manor Corp

- City of Los Angeles Case Number: DIR-2022-9365-DB-SPR-VHCA-PHP
- Demolition of existing buildings for construction of new 145-unit apartment building located at 5201 W Knowlton Street (near La Cienega & Centinela Avenue)
- Mark J Len/Kirby Manor Corp Owner
- Representative Jamie Poster Rosenberg (Craig Lawson & Co., LLC)
- Possible vote re: approval/modification/denial

Jamie Poster presents on behalf of the applicant.

The site was developed in the early 1950s by the father of the applicant. The project site has been owned by the same family the entire time.

The city of Los Angeles and Inglewood reviewed the traffic analysis.

The site does have an 11 foot grade change.

The entire project site is in an R3 zone (multifamily). South of the site is also R3 and north of the site of the commercial.

Existing projects is 7 two story apartment buildings with 50 units and accessory buildings. Parking is surface and one story garage. There are several areas for cars and pedestrians to enter the existing site.

The proposed project is 174 units (net +124 units). West building of 102 units and East building of 72 units.

- Very low income: 23 units
- Low Income: 9 units
- 32 total units for 18% of building total

Height up to 56 feet.

- West building 5 stories
- East building of 4 stories

Lobbies are centrally located. Proposed subterranean parking entrance for east building on Knowlton. Subterranean parking for west building from West alleyway.

Previous density bonus was 35%. 107 units plus 38 for 145 units.

Now that AB 1287 has passed there is an additional density bonus for adding more affordable housing. Up to 50% density bonus. Now the total permitted density is 183 units but the project is calling for 174 units.

FAR has gone from 2.79 in existing building to 2.92 for proposed project. 192,494 SF in existing building to 201,854 SF in proposed project.

Entitlement Requests:

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22.A.25 and California State Government Code Section 65915, a Density Bonus with three on-menu incentives:

- Pursuant to LAMC 12.22 A.25(f)(5) an 11 foot height increase to permit a max overall building height of 56 ft
- Pursuant to LAMC 12.22 A.25(f)(1) a 20% decrease in the required north side yard
- Pursuant to LAMC 12.22 A.25(f)(3) a 20 decrease in the required open space

Pursuant to LAMC Section 16.05 a Site Plan review for the construction of a housing development project with a net increase of more than 50 dwelling units

Dennis Miller has a public comment expressing that the existing building has almost entirely low income residents and by demolishing the building and providing 23 very low income and 9 low income units is not a net gain.

The average today rent paid today is about \$1750 in the building.

Dave expresses that the applicant should not try to utilize the benefits of AB 1287 but still ask for the neighborhood to make sacrifices in open space and building height.

Public Comment from Desarae Jones. She lives at 7001 S La Cienega and has concerns about the construction noise, haul routes, and the traffic impact. La Cienega and Knowlton needs a traffic light and there are deaths at the intersection annually. She would like to see a study of:

- Traffic collisions
- Pedestrian safety
- Vehicle/traffic signal at Knowlton and La Cienega
 - For reference a light and crosswalk currently exists at La Tijera and Knowlton
- Potential traffic congestion due to driveway entrance and east building being at Knowlton Ave

The applicant does not know if the construction will be phased one building at a time. Construction time will be roughly two years.

All existing tenants will get relocation assistance and have first right to return.
The board requests more information and for the applicant to return. No vote.

Presentation #3: Hertz

- Existing Hertz Site: 9000 Airport Blvd./Los Angeles
- Proposed redevelopment
- 18.136 acre site with two options – either a single or multi-building plan of 400,000 + SF of buildings with a maximum height of 50 feet
- October 10, 2023: Entitlement application submitted to LACP
- August 21, 2024 Notice of Preparation of EIR Report Publication
- Owner: Rexford Industrial
- Architect: RGA
- CEQA Consultants: Eyestone Environmental
- Land Use Consultant: Craig Lawson & Co., LLC
- Possible vote re: approval/modification/denial

John from Rexford presenting. The applicant does not have environmental documents and thus will not be asking for a vote. Today's presentation is purely informational.

Rexford is a public company with all projects in Southern California. They have a focus on infill markets. Rexford takes pride in building more environmentally friendly industrial buildings in SoCal than anyone else. Project are always at least LEED Silver.

Rexford is a Real Estate Investment Trust (REIT) and thus holds the building after construction. Vertically integrated to do development, property management, leasing, community engagement.

The 18.136 acre site in zoned M1-1 and has a Q Condition. The building will abide by all requirements.

Option 1 is Single Tenant Warehouse

- 435,390 SF building
- 288 surface auto parking and 90 trailer parking spaces
- 94,400 SF landscaped areas

- Max Height of 50 feet

Option 2 is 3 Stand Alone Warehouses.

- Building 1: 117,930 SF; 120 auto parking stalls
- Building 2: 154, 083 SF; 149 auto parking stalls
- Building 3: 138,043 SF; 100 auto parking stalls
- 120,400 SF landscaped area
- Max Height of 46 feet

Entitlements:

1. Vesting Major Development CUP (for warehouse adding more than 250,000 SF)
2. Commercial Corners CUP (related to ground floor transparency and hours restrictions)
3. Project Review (adding more than 50,000 sf of non-residential floor area)

Applicant is voluntarily doing an EIR even though the size of the project does not require it.

Public Comment from Margaret Harrington: If the building goes up against existing residential zones then is not at least some of the property viable for housing?

The applicant wants to heavily landscape the area but at this time is not planning a park or community space because of the liability.

Dan has requested to learn more about truck routes in the area.

The existing Hertz lot is the busiest car rental facility in the world.

Both Option 1 and Option 2 are aiming for similar usage. The applicant assumes the use might be airport related but not uncertain.

The existing Rexford portfolio is diverse including warehousing, arts & recreation, retail distribution, science & tech.

The board would like to hear back once the EIR is complete.

Dave moves to adjourn. Tracy seconds. Meeting concludes at 8:21pm