

**NCWP Board Meeting**  
**DRAFT MINUTES**  
*Submitted by Theresa Torrance*

**Tuesday, October 2, 2024 – 6:30 p.m.**  
**@ CD11 Community Room**  
**7166 Manchester Ave., Los Angeles 90045**

**Present:** Gregg Aniolek, Nicole Carcel, Al Hernandez, Jack Hughes, Debra Huston, Jennifer Kingshott, Chip Mallek, Greg Melton, Dennis Miller, Dan Mohler, Fred Puza, Alexandra Reynolds, Garrett Smith, Theresa Torrance, Thomas Flintoft, Matt Lipschutz, Kevin O'Brien, Alan Quon, Julie Ross

**Absent:**

**Excused:** Paula Gerez, John Logsdon, Casey Yeazel, David Voss, Geoff Maleman, Denny Schneider, Brian Lockwood

1. **Call to Order– Vice President Donell called the meeting to order at 6:36 p.m.**
2. **Salute the Flag – VP Donell led the flag salute**
3. **Introductions**
4. **Consent Calendar:** *(The following items will be treated as one item and enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)*
  1. Approval of Minutes of September 3, 2024 Board meeting
  2. Receive, Approve and file the Treasurer's Report and MER for August 2024.
  3. Motion to approve ZA-2024-4518-CU2/Cyber Rides Virtual Playground, DBA Cyber Park: 8801 Sepulveda Blvd., Unit G, Westchester requesting a Conditional Use Permit to allow a Virtual Arcade. Current code requires any " arcade" with more than 5 units to have a CUP. Zoning does not currently have provisions for virtual games. Hours of operation: 11AM-9PM daily. Project is in compliance with parking requirements. Arcades will be cashless. The rides will have attendants to ensure passenger safety. Owner/operator anticipates maximin occupancy of 70-80 persons. Food and drink will be provided by vending machines. Applicant will provide on site security beyond what the shopping center currently provides. Applicant is hiring a third party vendor to train staff on safety protocols.
  4. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP), a member of the Westside Regional Alliance of Councils (WRAC), requests the City Planning Department suspend further work on the Westside Community Plans until the policies and mapping to implement the Housing Element have been adopted by the City and approved by the State and their impacts on local land use and each community plan are known. More details here: <https://westsidecouncils.com/motion/suspend-work-on-westside-community-plans/>
  5. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP), a member of the Westside Regional Alliance of Councils, strongly supports the "Housing Unhoused Disabled Veterans Act" (HR 8340 / Sherman) and urges our Councilmembers to submit a resolution in City Council forthwith to add support for HR 8340 to the Council's federal legislative priorities for 2024-2025. More details here: <https://westsidecouncils.com/motion/support-the-housing-unhoused-disabled-veterans-act-hr-8340-sherman/>
  6. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP), a member of the Westside Regional Alliance of Councils, strongly supports CF 24-0602, which requests a report back from the CLA on the costs, environmental hazards, and human health consequences of artificial turf installations in Los Angeles, and recommendations to effectuate transitioning away from the future use of synthetic turf or artificial grass and to incentivize drought-friendly landscaping. More details here: <https://westsidecouncils.com/motion/support-for-cf-24-0602-report-on-impact-of-artificial-turf-installations/>
  7. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP) requests that Councilwoman Katy Yaroslavsky promptly send a letter to Governor Newsom and Caltrans, similar to the letter of August 5, 2024, from Councilwoman Park to the Governor and Caltrans, requesting that state authorities coordinate with CD 5 in addressing encampments on state property within the district, pursuant to the Governor's Executive Order # N-1-24. The Neighborhood Council of Westchester / Playa (NCWP) further requests a prompt response,

effective action and accountability by state authorities. More details here: <https://westsidecouncils.com/motion/request-cw-yaroslavsky-send-similar-letter-re-governors-order-addressing-encampments-on-state-land/>

8. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP) urges the City of Los Angeles to promptly establish a new central Homeless Reporting Dashboard on the City's website, mirroring the Culver City Homeless Reporting Dashboard, that is clear, open, honest, transparent and easily accessible by the public. NCWP further requests that Councilwoman Park take appropriate action to effectuate establishment of such a new central Homelessness Reporting Dashboard in Los Angeles. More details here: <https://westsidecouncils.com/motion/request-city-homeless-reporting-dashboard/>
9. Motion to approve The Neighborhood Council of Westchester / Playa (NCWP), a member of the Westside Regional Alliance of Councils (WRAC), requests that the City revise the Landscape Ordinance to clarify that pavement for extra parking is prohibited in the front yards of all parcels, except for garage driveways and circular driveways (maximum of 50% of the front yard). The Planning Dept. shall add that prohibited excess pavement shall be removed at the owner's cost, or a citation issued. More details here: <https://westsidecouncils.com/motion/10303/>

**Highlighted** items were called Special by Mallek and Miller and discussed as part of the Discussion Calendar.

**M/S Smith/Kingshott to approve the Consent Calendar. Motion passes unanimously. (AYES: 16. NAYES: 0) Carcel and Puza abstaining.**

#### 5. Announcements from Governmental Representative (limit to 3 minutes please)

1. **Janet Turner** of Ted Lieu's Office, spoke re:  
Conversation w/veterans event-looking for vets to submit a story  
  
Huston asked about FAA/LAWA and asked if Janet could connect him with our NC to discuss housing units planned on Sepulveda and Janet advised she would connect her with Joey Apodaca from the office @ [joey.Apodaca@mail.house.gov](mailto:joey.Apodaca@mail.house.gov)
2. **Trey Grogan**, of CD 11's Office, spoke re:  
Coastal care plus cleanups-they have been cleaning up Dockweiler which has been an issue, once every other week.  
Spoke about the importance and effectiveness of Neighborhood Watch programs and advised their office is working on expanding within the community.  
Miller asked about Care Plus in his area.  
Huston asked about Vehicle dwellers staying in the park and asked if Circle team can address. Trey said he would follow up.
3. **Vincent Autiero** with DONE  
Wrapped up NC survey-will share results  
Congress of Neighborhood events that was the previous week

#### 6. Presentations

Kiran Rishi, Senior City Planner, and her Los Angeles City Planning Team Charlotte Kings and Zuriel Espinosa provided a slide presentation (for which a copy was emailed to NC board members) followed by questions from the Board, including an overview of the Community Plan process and highlights of key changes between existing and draft land uses, based on the March Draft Maps.

Zuriel stated that new zoning hasn't been updated since 1946 and he and Charlotte went over key draft refinements taking into account feedback from the community and advised that key growth areas are Playa Vista, Howard Hughes Center, Ladera Center and transitional and industrial areas. The timeline to refining is 2025-2026 with adopting updates in 2026-2027.

Questions about the CPU can be sent to: [planning.thewestside@lacity.org](mailto:planning.thewestside@lacity.org)

Board discussion & Q & A w/City Planner team:

**Miller** asked about areas for growth and asked if draft takes into account the Ladera community

concerns. Zuriel advised that they have not yet made edits yet for Ladera

**Donell** asked if they have some sort of bracket , # of possible limit on units of proposed housing. Per Karin, they do not have set #'s but use SCAD to come up with estimates on proper number of units when planning.

**Huston** expressed concern about CPU and no height restrictions and said LAWA and the FAA should be a part of the conversation.

**Donell** asked if they could define "high resource areas". Per Karin, it's something that comes from the state level but basically, areas that have access to parks, schools, job opportunity and other criteria

**Quon** asked how does high density factor into the CPU

**Donell** then asked if they have considered the impacts of density on LAX traffic; what type of consideration is given to this and how is it factored into planning?

**Torrance** expressed concern of lack of infrastructure to accommodate all the proposed housing and that it will oversaturate our community. Asked what is the limit and how do they define the limit?

**Ross** expressed that our main corridors area already taxed as they are the gateway to LAX and up zoning will be an issue for LAX in addition to the community at large Also said there should be better communication between the city, the Mayor, LAX, CD11, Ted Lieu's office, et...

**Mallek** said there should be an "airport zone" similar to the "coastal zone" as infrastructure is an issue. We also have SOFI and other stadiums close by. He also asked for the city's definition of "affordable housing". City planners advised that pricing is from Housing Dept. and they would send over website (Charlotte Kings sent T. Torrance the following website and info after meeting), which is: To see the rent schedules used to determine rents for projects providing affordable units you can visit [this Housing Department webpage](#). Here you can find the different rent schedules as well as how it is determined which schedule is used. Schedules I and VII are used most commonly for projects in the city. For new projects an "affordable" unit is referring to units that are income restricted where households have to meet income requirements to be eligible to live there. As a note, RSO units are not considered "affordable" as there are no income requirements to live in them. Let me know if there is other information I can provide regarding affordable housing units.

**Torrance** asked if they are also taking into account evacuation and making sure that density has a limit so that the community could safely evacuate in an emergency? Karin to send over that information.

**Zaller** asked if they are considering crime and how the CPU would impact already increasing crime? Karin said they do look at LAPD call time and other factors.

**Lipschutz** said he believes that the CPU and more density to our already dense area will just continue to drive people out of the community and that an exodus is already happening due to over congestion and crime.

**Reynolds** asked if they are factoring LMU's population and traffic effects with the CPU and asked city to do a traffic study on our main corridors

**Ross** suggested various group meetings with city planners to go over all input from the nights meeting and from stakeholders, to get thorough data points/considerations for modifications/edits to the CPU

**Huston** brought up olympics and World Cup events and the effect these future events will have on the community, parking and traffic

**PUBLIC COMMENT ON THIS AGENDA ITEM** (given before presentation):

**Treva Miller**-concerned about upcoming in Los Angeles-especially in Ladera area.

**Cory Birkett**-concerned about upzoning-especially in residential zones and along main corridors

that are already too busy with LAX traffic.

**Sarah Howard** - expressed desire to work with the City to find a balanced approach to development. While she and many other community members support some densification and affordable housing, the current CPU proposals, paired with the overwhelming number of ED 1 units already planned for Westchester, are causing serious concerns. Before any CPU upzoning, Westchester is already slated for 1,392 ED 1 units, with over 1,000 concentrated in a small area of Downtown Westchester. This area was designed to be our community's central retail and restaurant hub, essential for the local economy and community services. Instead, we envision it being overrun by housing-only developments, which will drastically alter its character and economic viability. This level of development, especially without mixed-use elements, places an unfair burden on our community, which is already handling the strain of airport traffic and limited infrastructure. Additionally, 79% of CD11's ED 1 units are located here, in a community that represents only 15% of the district - while nearby communities are exempt. We urge City Planners to reconsider the aggressive upzoning in the CPU and work with us to find a fairer distribution of units across CD11. We want to be part of the solution, but we need the City to acknowledge that Westchester Playa and Ladera cannot absorb this level of densification alone.

**Tracy Conyors** - concerned with density and CPU

**Lavette Bowles**-asked why Westchester is taking the bulk of the low income/homeless housing development when other CD11 areas are either taking nominal or none?

**Rosa Padilla**-has concerns about ED1 plans for our area for same reasons as Sara Howard (see above) and feels Westchester should be exempt.

## 7. Announcements from Board Members and Committee Reports

### 1. **Carcel** (LAWA) provided the following update:

- i. **BOAC in the Community** — LAWA and the Board of Airport Commissioners held the first of a series of meetings in the community at the Westchester Municipal Building in Council District 11. The goal of the meetings are to connect with community members who often are unable to attend regular daytime board meetings at LAX. BOAC President Karim Webb and Councilmember Traci Park addressed attendees before CEO John Ackerman delivered a presentation on LAX's history, current and future projects, community and economic impact, and more.
- ii. **LAWA at WAM Block Party** — The Community Relations team represented LAWA at the annual Westchester Arts & Music (WAM) Block Party — a free day-long community event benefiting local non-profit organizations where LAX had giveaways at the LAWA booth.
- iii. **LAWA Celebrates Local, Minority-Owned Business Participation at LAX** — LAWA in partnership with Unibail-Rodamco-Westfield (URW) Airports and Delta Air Lines — celebrated the local and minority businesses powering the latest dining and retail offerings at the new Terminal 3 at LAX. The milestone reflects LAWA and URW's commitment to diverse and inclusive airport concessions, and raises the bar on local, minority- and female-owned business participation at LAX, by including 22 minority business owners who are working together to deliver the best guest experience for Delta's customers and others. The new program is expected to achieve Airport Concessions Disadvantaged Business Enterprise (ACDBE) participation of 43 percent for food and beverage, and 36 percent for retail.
- iv. **LAWA at the Congress of Neighborhoods** – This year the LAWA Community Relations team supported DONE and the Neighborhood Councils at the 2024 Congress of Neighborhoods. LAWA sponsored the day's chilled drinking water, as well as hosted an informational break out session titled Airport 101 where Director of Community Relations Nicole Carcel and Van Nuys Airport Manager Jacob Haik shared information regarding LAWA's capital improvement program, noise management and current sustainability efforts.
- v. **Inside the Airport** - Starbucks is now open in the Terminal 3 Concourse Food Court

next to Gates 31A & 31B. New traffic signals are active at the intersection of East Way and Center Way. Additionally, new crosswalk configurations are in place, including new pedestrian push buttons..

- vi. **APD Trunk or Treat** – On Friday, October 18th the Los Angeles Airport Police Department will host their annual Trunk or Treat event. The free family-friendly event will take place at the Airport Police Facility located at 9160 Loyola Blvd., Los Angeles, CA 90045 from 5PM to 8PM. There will be games, police vehicles, food, a DJ and of course trick or treating. We hope to see you all there!
- vii. **Coordination and Logistics Management** – To facilitate roadway work by the Auxiliary Curbs Project, lane restrictions will be in place on Airport Boulevard, Westchester Parkway and Arbor Vitae Street between October and December 2024. Flow will be maintained via open lanes and / or detours; when detours are required, signage will be posted. Flaggers will be in place when necessary to facilitate vehicular and pedestrian access, as well as to maintain access to local businesses.
- viii. **Welcome to Westchester Sign** – LAWA presented a sign update at the September Airport Relations Committee meeting. The committee members requested that LAWA's roadwork team present an option for an updated sign that the community can review. The LAWA Community Relations team will work with CD11 to ensure a replacement sign is put back up quickly.

2. **Mallek o/b/o John L.** Re: Public Safety meeting with Sherriff Luna where crime was discussed as well as the pending shut down of the Mens Central jail
3. **Ross** gave update on Airport Relations & Pluc committees
4. **Donell** gave next date for PLUC meeting in October

## 8. Discussion Calendar and Related Public Comment

Item 4.3 Chip wanted more information about this item

**M/S Kingshott/Smith to approve to discuss and possible motion to approve. Item discussed and Motion passes unanimously. (AYES: 16. NAYES: 0) Carcel and Puza abstaining**

Item 4.4. Dennis had question about suspending and concerns about not continuing conversation with the city planners. Zaller and Donell tried to clarify confusion about this as it was not suggesting to suspend conversations but suspend the city moving forward.

**M/S O'Brien/Smith to approve discussion and possible motion to approve. Item discussed and Motion passes unanimously. (AYES: 16. NAYES: 0) Carcel and Puza abstaining**

9. **Public Comment** – non-agenda items (*limited to 1 minute per speaker unless otherwise declared by the President or presiding director. Public comment on agendized items will be called as each agenda item is brought forward.*)

**LaVonne** wants support from NC and suggested we suggest the city build condos and not apartments, as there are requirements that would come with it such as parking

**Laura Richardson** is running for State senate-served in Congress and on Long Beach City Council

**Kathleen Mertens** (written comment) commented that the community needs to push back on the city trying to shove all housing increases into Westchester which will inevitably have a negative impact on the quality of life for residents

10. **Adjourn** – **Flintoff** motioned to adjourned the meeting at 9:25 p.m.  
**Next (Special) Meeting:** Tuesday, November 12, 2024 – 6:30 p.m.