

Title: 6163 Manchester/8651 La Tijera (Pep Boys Site) Item No. _____	
Meeting date: November 21, 2024	
Agendized by: Steve Donell	
Contact person: Steve Donell	Phone number: 310.689.2174
Committee Vote (if appropriate): NONE	
Does this item have a fiscal impact on the Neighborhood Council? X Yes _____ No	
Additional documents attached? _____ Yes _____ No	

RECOMMENDATION:

The NCWP votes to approve/modify/deny the application based on the information presented.

BACKGROUND:

Case No. CPC-2022-6064-DB-MCUP-CDO-SPR-HCA-PHP located at 6163 Manchester Avenue/8651 La Tijera Boulevard. Cityview proposes to construct a new mixed-use building with multi-family residential units, live-work units, and ground floor commercial uses. The building is a maximum of eight (8) stories, 96 feet high, with 489 residential apartment units and 16,120 square feet of commercial space. The Project is setting aside 64 units for Very Low Income households and volunteering two (2) additional units of Workforce housing.

***The applicant has presented to PLUC, as recently as October 2024. Of particular note, the Applicant modified the Unit Mix from prior iterations such that the Unit Count increased from 441 to 489 Units and instead of proposing 125 Studios, 196 1-Bedroom and 120- 2 bedroom units, the project changed to 229 Studios, 172 1-Bedroom and 88 2-Bedroom units. This represents 47% of Studio Units for which many PLUC members have registered concern.

The Project proposes 416,915 square feet of floor area, with a total FAR of 4.0:1. The project provides 51,385 square feet of public and private open space areas (1.2 acres), and 549 on-site parking spaces.

The project is seeking the following entitlements:

- **Density Bonus (DB)**, pursuant to LAMC Section 12.22 A.25(g)(3), approval of a Density Bonus Application for a Project having 489 residential dwelling units including 64 units, reserved for Very Low Income households, with the following Off-Menu Incentives:

- **Off-Menu Incentive**, for an increase in the Floor Area Ratio (FAR) to 4.0:1 in lieu of the otherwise allowable maximum of 1.5:1 in the C2-1 Zone;
 - **Off-Menu Incentive**, for a decrease in the required Side Yard to 5 feet in lieu of the otherwise required 11 feet in the C2-1 Zone along Truxton Avenue;
 - **Off-Menu Incentive**, for relief from the Downtown Westchester CDO standard 5a, to include residential units on the ground floor in the form of live/work units.
 - **Waiver of Development Standard**, for relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10 to permit 96 feet within 100-199 feet of an R1 zone instead of a maximum 61 feet; and,
 - **Waiver of Development Standard**, for relief from the Downtown Westchester CDO Standard 5c, to provide a 0-foot setback from the ground floor frontage for the residential floors facing Manchester Avenue in lieu of the otherwise required 5-foot setback.
- **Main Conditional Use Permit (MCUP)**, pursuant to LAMC Section 12.24 W.1 for a Master Conditional use Permit to allow the on-site sale and consumption of a full-line of alcoholic beverages within up to 16,120 square feet of commercial space.
 - **Site Plan Review (SPR)** pursuant to LAMC Section 16.05, for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.
 - **Community Design Overlay Compliance (CDO)**, pursuant to LAMC 13.08, compliance with the design standards and guidelines of the Downtown Westchester CDO.
 - **Sustainable Communities Environmental Assessment (SCEA)**, pursuant to Sections 21155 and 21155.2 of the California Public Resources Code.

This project delivers housing to Westchester, including affordable units which can be options for families who work locally but cannot afford to live here. The project represents a significant investment in the Westchester Town Center, redevelops a currently underutilized and unmonitored property, and delivers many other benefits including job creation, onsite security, neighborhood-serving retail and a public plaza on the ground level.

Cityview and its team have worked extensively to communicate and collaborate with neighbors and stakeholder groups throughout Westchester and are a known, long-term builder/operator in the local community.

DISCUSSION:

The latest iteration does not increase the overall size of the project; the project has been reduced from 8-stories to 7-stories. Concerns have been raised regarding the disproportionate number of studios to the overall unit count.

FISCAL ANALYSIS:

Traffic, density and overall community impacts as well as community benefits should be considered.

ATTACHMENTS:

List attachments here (if appropriate)

MOTION:

That the Neighborhood Council:

Votes to approve/modify/reject the version of the proposed development as presented on November 21, 2024.