

Neighborhood Council of Westchester/Playa
NCWP Planning & Land Use Committee

Minutes for Approval

Committee: Planning & Land Use

Meeting Date: Tuesday, June 20, 2023 at 6:30pm

7133 Manchester Municipal Building

Chair: Julie Ross

Attendance:

- Present: Birkett, Conyers, Miller, Ross, Smith, Mannix,
- Absent: Quon, Garrett Smith

Call to Order 6:34pm

- Committee Introductions

Discussion/Action Items

1. Approval of the Minutes from May 16, 2023
 - a. Motion from Dave Mannix to approve the minutes
 - b. Dennis seconded the motion
 - c. All approved; minutes approved
2. Government Representative Announcements
 - Traci Park's Office - Sean Silva and planning Deputy, Jeff Khau
 - Today we passed motion to study the old fire station 5 to be developed as affordable and workforce housing
 - We are sensitive to the location across from the school and to clarify not for homeless but for seniors, families, veterans for affordable housing
3. SB7 Report from Barry from Venice
 - Co sponsored Safe Place for Youth in Venice. Dexter who used to work for Mike Bonin.
 - Co sponsored by Senaipr Balesefere - OC and N San Diego
 - SB7 dies in appropriations and coming back next year
 - It would change RHNA number - regional housing allocations
 - Every region in Cal if obligated to submit a housing plan to deal with housing shortage
 - 5 existing categories - low income, middle. Etc.
 - Would establish a new category for homeless people
 - Idea was to RHNA allocations only for permanent housing units
 - Making that one change to RHNA - free permanent housing for every homeless person in state of California

- Previously appeared on a housing survey- only requirement -
- LAHSA - homeless services - being called out for inefficiency and no results
- They send a survey out every year where they count the homeless
- If you were included, then you would qualify under SB7 - free apartment
- If it passes, homeless people will move here to get housing
- Writing an article in Westside Current
- Everyone can sign up for their email notifications
- Bill Sponsors - they misrepresented what the bill was about
- Provide for shelters, safe camping, safe parking and emergency housing - none of it's true
- Include free permanent housing
- Bill is coming back in the next session

Public Comment -

- Dave - what is state legislature opinion?

A: Barry - they don't know what's going on - feeling is that is stalled in appropriations
100 billion at minimum to create this housing Bill sponsors are actively reworking it to bring it back

- Dennis - how do we get senators involved and build public awareness?
- A: Barry - poorly written bill that meant free housing for homeless and senators don't read the bills very carefully
- Please contact United Neighbors and let them know - 1200 members

4. Dana Sayles for 360 for Pep Boys Project - Info only presentation

- Working with Cityview to do a project in the Triangle where Pep Boys is - have been doing a series of meeting with Westport Heights neighbors and working on modification to our plans,
- We have been doing voluntary traffic improvements. We are still working through some of our issues with neighbors and come back to PLUC for a more robust presentation.
- We have had many stages of community meetings. We are focusing on the radius around the project.
- 441 units 66 affordable units - all for very income for 55% less income
- transformative for Triangle - it's not in a residential neighborhood - on a major commercial corridor ; 23% of affordable housing units
- Dana said probably August or September back to PLUC. We want our Environmental and Traffic studies to be done.

Committee Comment:

- Julie - the community recognizes the impact of the airport on our community so the community.. Large project on the arteries will make it unpassable for us to get to the airport. Julie - the airport is our biggest concern.
- George - asked about commercial
- A: Dana - 16,000 square feet divided - retail and restaurants - fitness, accounting, etc.

Working closely with BID; Public benefits - town center with gathering space; Number of businesses - between 4 and 8 depending on interest and commercial tenants;

- Tracy: 400 units means 800 cars.

Public Comment:

- LaVette Bowles - got an email from 360 that they weren't giving an update. - 8 story building off manchester - traffic and will bring to ask for an additional 32% to go up to 441 units is unacceptable.

5. Eileen Hiss - making a presentation - Impact of SB 9 (SB9 Project 9307 Georgetown - allows a developer to turn a SFR into duplexes, ADUs. 3 story duplex and 2 ADUs - demolish a SFH)

- I'm here to seek support of PLUC
 - Lot located between two single family homes- Sold off market in planning review with City
 - Three story duplexes and 2 three-story ADUs - sleeping 20 people?
 - During meeting with Sean Silva, we requested to speak with developer
 - Developer instead chose to go in a national tv program to complain that his property shave been set on fire
LA Times reported that developed is in litigation with an unsatisfied client
 - Building without restraints,
 - New properties were purchased by LMU - through a realtor
 - These change the balance and character of the neighborhood
 - We are seeking California State historical designation
 - This would ensure character and community culture
 - Over 300 of us have proposed a solution - California State Designation to protect the community we have become.
 - State requires 4 criteria -
1. Westchester - events that made a significant community contribution - build homes for war effort
 2. Westchester - important historical figures - Fritz Burns
 3. Westchester embodies type of region construction - 1200 lots sub assembly method - factory production - customized home production on a massive scale
 4. Westchester had yielded important information 1941-1949 homeowners rather than renters - affordable homes in close to proximity to employment and war effort

Comments:

- Jeff Khau - if a project is eligible for SB9 - Planning can take no discretionary action - not under Planning Review - You can go to Zlmas and go to Planning and Zoning menu - SB9 eligibility and bring up a report for your property and tell you if your property is eligible.
- Julie - people don't realize that this is a state law. We can try to introduce you to people who have worked with historic designations

- You have to have applied for this with state procedure - applied through LA Conservancy Boot Camp - try to pin together the things to do to go through the procedure to present. The only we can move around SB 9 is through state designation
- Kevin Ivey - the project will be approved without ministerial approval ; we can be prepared to sue under CEQA support a referendum to Veto SB 9 - Bill Brand is leading this charge - he needs signatures to get on California ballot - support with money and signature to veto SB 9
- Julie - You can find other communities across the state that also oppose this and have put in interim control measures and get Sacramento to let local jurisdictions to have some control.
- Dave - We don't have the state Senate office here - they need to be here to hear these comments - This is a state senate issue.
- Julie - maybe a town hall with other communities
- Tracy asked Jeff - does the developer has to live there for 3 years - Jeff said doesn't apply to ADU - will look into subdivision
- What areas are you proposing to be designated?
- Eileen - 4,100 lots be designated for historical
- Have a robust conversation about what the overlay is -Fritz Burns is the designation - 10 years before anyone did this combined build
- We have a lot of documentation to go through - Burns - wanted people of middle income to live near their work.
- Jeff corrected his previous statement that it does require developer to live on the lot for three years
- Traffic issue - cement barrier - have to make a U Turn - where do you put 20 cars -
- 4th City Council person accused of corruption with developers - so much of the corruption
- Julie - Traci left a lucrative career as an attorney to fight these issues
- Traci - As an outsider to City Hall, I'm angry about the corruption

Report from Councilwoman Traci Park:

- I don't support all of the new state laws - but they are now laws and we are here to absorb concerns - we are here to listen and see what areas we can come up with some strategies for accountability.
- Take city council members out of voting about land issues
- Revising municipal ordinance
- It erodes trust and makes my job even harder
- Transparency and accountability are key and we are here to answer questions and help navigate - whether it's state laws or public safety and homelessness.
- SB 9 was passed in 2018 and people were not aware

Public Comment:

- DBS - does not implement or monitor any regulations - setbacks and height restrictions. No one at DBS will require much safer restrictions and then more insurance companies will pull out of LA and CA.

- HOA Rules in Kentwood go back to 1940 - but state legislature supersedes HOA
- Barry - Venice is not a single family neighborhood - it's a multi family zoned neighborhood
- Safety Issue on Georgetown - flooding which will eliminate parking on both sides of the street
- Other Council members might be more sensitive in R1 areas
- Public Safety - increase of density will affect quality of care with emergency response - response times are already overloaded - not looking at infrastructure, police, fire response
- Lives will be lost as density increases without mitigation of adding more infrastructure and emergency services
- Kevin Ivey - We are pro housing - R1 is not a place for multi family housing - AB 441 - change the way the referendum process works - let them know we don't support these changes - make it harder to gather signatures and increase; Progressives in Sacramento want to make it more difficult

Committee Comments:

- Dave - pointed out the Northside Project and other projects
- Julie - no one is looking at cumulative impacts of people in our community and people who want to access our community. Biggest concern - airport expansion and how all of these projects will impact our community
- The Legacy - the 900,000 put into Quimby fund to build open space for the community. To Jeff - can some of it be allocated to communities who are impacted.
- Tracy - putting density in areas that make sense - not R1.

6. Updates from Chair, Julie Ross, on Projects in the Community -

- Chick - Fil - A still on hold with DWP and Safety and Sanitation
- Legacy Project coming back next month
- Pep Boys project - back in August
- Rexford Group - Hertz rent a car project - Interceptor and Bellanca - a lot of land - corporate headquarters - possibly tech space - looking to do something for the community to clean their property clean - like a parklet or other community benefit
- Dinah's Project - granted extra density

Dennis move to adjourn 8:38

