

PLUC 2/8/25 Minutes

Attendees:

- Steve Donell
- Julie Ross
- Kevin O'Brien
- Tracy Thrower Conyers
- Cory Birkett
- Dave Mannix

Meeting called to order at 6:33pm

237 East Montreal St. LA 90293: Presentation re SFR development of a 3523 SF home, 49 feet 11 inches in height with an attached ADU.

- 2454 sq foot, 49 ft 11 inch SFH dwelling
- Asking for two exceptions
 - a. Ask for measuring the height from the curb (not property line), which three other projects on the opposite side of the street have asked and received their exception including
 - 7829 Veragua Drive
 - 7779 Veragua Drive
 - b. Overall height back of the building
- The applicant has gone to neighbors on both sides.
- Houses on both sides were built prior to any specific plan or coastal act was in place.
- Street line to top of the garage is exactly 9 feet
- An Appendix in the specific plan shows that houses must measure from the street to the top of the structure, which is what the applicant wants. However this is inconsistent with the current interpretation of the plan which measures from the property line.
- Setbacks are bigger than neighboring houses
- Public comment from a neighbor 3 houses away that the house is going to be an asset to the neighborhood and that the applicant is just filling in a hole. The neighbor says the house is lower than the neighbor.
- Public comment from a community member to vouch for the quality of the builder and to advocate for LA to build more housing.
- Email comment from Patricia Kennedy opposing the project due to impact on infrastructure and surrounding community
- ***Two more comments emailed to be included as attachments***
- The owner says he may or may not Airbnb his ADU which is attached to the house. It is unclear at his time.
- Kevin motions to support the project as presented. Steve seconds.
- Motion Carriers 4-2

8501 Pershing Drive, Playa Del Rey: Howe Mart Liquor Inc.

- Current license is Beer and Wine Type 20
- Applied to upgrade to Type 21
- Store has been there for decades. New owners took over last year in 2024.
- Hours of operation will remain 6-midnight
- Letter of support from Police Department given the historic responsibility of the owner
- Julie provided context that there used to be two additional full liquor license in the area in area
- Motion from Cory to approve, Julie seconds
- Motion carriers unanimously

138 Culver Blvd., Playa Del Rey: Presentation re Edward Czucker – Legado Del Mar LLC Project. Presentation by Building a Better Westchester-Playa, Margaret

- The presenter is concerned that public land is part of the proposed project.
- The presenter believes the city should not hand over roughly 7700 sq feet without compensation. Margaret believes CD11 should request compensation
- Julie mentions that the project has been litigated and the tentative tract map to merge the parcels was denied and the coastal development permit was denied.
- Building a Better Westchester-Playa supports building of more housing but does not support giving away from private land to private developers
- Because of the litigation the requested motion from the presenter is a moot point. There is no vote by the committee.

Build a Better Westchester- Playa Presentation. Julian Presenting

- Downtown Westchester is going to see a bunch of bonus density and ED1 projects. The presenter is concerned businesses will be displaced.
 - Another example are the businesses at Sepulveda and Centinela that are being displaced
- Building a Better Westchester has a few specific requests for the committee to explore to protect local businesses
- PROPOSED MOTION: Call on CD11 to Champion Public/Private Effort
GIVEN our community's character is highly influenced by the presence of small, independent businesses currently operating in older commercial spaces throughout Westchester, the Playa's and Ladera. And these valued small independent businesses are vulnerable to permanent displacement by the next-generation mixed-use commercial redevelopment driven by LA's need for greater housing density.

MOVE that the NC negotiate with CD11 staff to create and operationalize a public-private committee. (Possible participants: Downtown Westchester BID, the Chamber, land use attorneys with Westchester-Playa-Ladera experience, etc.).
That team's mission: strategy, planning, advocacy and direct action to protect our

community's legacy small businesses during the coming period of commercial building densification and redevelopment. This small business transition team would:

1) Profile the current situation on our small business community as a baseline for analysis and action planning.

2) Propose and advocate for City and/or local policies (legal, informal or both) to protect small businesses during this inevitable commercial transitional density development period.

3 Investigate the feasibility of organizing a "pop up" small business center for relocation of displaced businesses during new building development (while they wait to exercise their built-in right-of-return.)

4) Explore mechanisms for keeping new first floor commercial spaces active, community serving, and—where possible—enact an incentive scheme to encourage "affordable" rental rate offers for non-chain, small business operators.

WITH A GOAL OF successfully supporting local small businesses to remain solvent—even flourishing—during these significant shifts in land use redevelopment over the next generation of our community.

- Steve expresses concern with doing anti free market activities like commercial rent control. The presenter clarifies he only is asking for a taskforce to be created to explore solutions, not to support any specific solution at this time
- Dave likes the idea of having a taskforce advocating for small business given the sensitivities of LAX and other considerations for the community
- Steve suggest the presenter takes this idea to the local Chamber of Commerce and/or the Westchester BID

The committee recommends tabling the proposed motion until we have engaged other organizations. The council will happily engage again in the future.

5494 W Centinela LA 90045: Presentation re: existing retail cannabis business has been removed from tonight's agenda

No public comment on non-agenda items

Meeting Adjourned at 7:52

