

**NCWP Board Special Meeting
MINUTES**

Submitted by Geoff Maleman

Thursday, November 21, 2024 – 6:30 p.m.

@ CD11 Community Room

7166 Manchester Ave., Los Angeles 90045

Present: Gregg Aniolek, Steve Donell, Thomas Flintoft, Paula Gerez, Al Hernandez, Jack Hughes, Jennifer Kingshott, Matt Lipschutz, John Logsdon, Geoff Maleman, Greg Melton, Dennis Miller, Dan Mohler, Kevin O'Brien, Fred Puza, Alexandra Reynolds, Julie Ross, Garrett Smith, Theresa Torrance, Casey Yeazel, Julie Zaller

Absent: Debra Huston, Brian Lockwood, Alan Quon,

Excused: Nicole Carcel, Chip Mallek, Denny Schneider, David Voss,

1. **Call to Order– President Gerez called the meeting to order at 6:32 p.m.**
2. **Salute the Flag – President Gerez 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 October 3, 2024 Board meeting
 2. Receive and file the Treasurer's Report and MER for months of August, September and October 2024.
 3. Motion to oppose and file a CIS regarding opposition to [Council File 23-0243](#) making Los Angeles a sanctuary by the creation an official City Ordinance.
 4. Motion to approve the Sponsorship request from LAX Coastal Education for the "What Do You Love About Los Angeles" Children's Art show taking place on December 5, 2024 at the Westchester Triangle, for an amount not to exceed \$250.00.
 5. Motion to approve appointment of Ladera resident, AJ Paz, Community Member to the Ad Hoc Community Plan Update Committee.
 6. [Motion](#) to approve The Neighborhood Council of Westchester / Playa, a member of the Westside Regional Alliance of Councils (WRAC), urges (1) the federal government to intervene and conduct a federal investigation into the use by the city of Los Angeles, the county of Los Angeles, the state of California and all city, county and state agencies of federal funds received to address homelessness; (2) the state government to investigate the use of state funds for such purpose; (3) the county government to investigate the use of county funds for such purpose; and (4) the city government to investigate the use of city funds for such purpose, due to the mismanagement and non-accountability of taxpayer dollars being squandered while leaving a humanitarian crisis on our streets. The Neighborhood Council of Westchester / Playa further calls upon our city Councilmembers to communicate this request to the relevant respective federal, state, county and city authorities, including our U.S. Senators, Congressmembers, the U.S. Attorney General and Dept. of Justice; our Governor, state Senators, Assemblymembers and state Attorney General; our county Supervisors and District Attorney; and our Mayor and City Attorney.
 7. [Motion](#) to approve (Refers to City Council file 24-1128) The Neighborhood Council of Westchester / Playa, a member of the Westside Regional Alliance of Councils, believes that there is a clear need for oversight and accountability for negligent property owners and developers who allow construction sites to remain incomplete and/or abandoned for extended time periods. The Neighborhood Council of Westchester / Playa therefore supports CF 24-1128 (Hernandez), which calls for a report back by LADBS on consequences and solutions to the problem of abandoned / incomplete construction sites, which pose a risk of fire and other hazards and are a threat to public safety and welfare.
 8. Motion to support the Neighborhood Councils request for an extension to the December 16, 2024 feedback deadline for Form Districts allowing the Committee, Community and

Neighborhood Council more time to submit their feedback to WCPAG.

Items struck-out were removed from the agenda by President Gerez. Highlighted items were called Special and discussed as part of the Discussion Calendar.

M/S Smith/Ross to approve the Consent Calendar. Motion passes unanimously. (AYES: Aniolek, Donell, Flintoft, Hernandez, Hughes, Logsdon, Maleman, Melton, Miller, Mohler, O'Brien, Reynolds, Ross, Smith, Torrance, Yeazel, Zaller. NAYES: None.)

Lipschutz arrived, was seated at the dais and participated in board business.

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

Trey Grogan, Councilmember Park's Office/Airport Liaison, read aloud the LAX report submitted by Nicole Carcel outlined below. He also provided updates on vehicle dwellings and enforcement, the "Circle Team" and its outreach to the unhoused, new 41-18 designation locations will be enforced once signage is fabricated and posted, Neighborhood Watch programs, installation of license plate reader cameras, and wetlands clean-up effort in Playa del Rey.

Kingshott arrived, was seated at the dais and participated in board business.

6. Presentations

1. Presentation: 6136 Manchester/ 8651 La Tijera Blvd ("Pep Boys") Development Presenter(s): Owner – Cityview and/or Applicant Representative three6ixty (See the NCWP PLUC AGENDA 10.15.24 – <https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)

- i. 96 ft, 8-story mixed use building containing 489 dwelling units and approximately 16,120 SF of commercial space for a total of 416,890 SF Project requesting a density bonus, master conditional use permit for alcohol sales, site plan review, and CDO compliance with SCEA Lot area 105,276 SF/2.42 acres The Project is requesting a total density increase of 85% pursuant to AB 1287 by providing 15% of base density units for VLI households and an additional 9% of base density units for VLI households, for a total of 24% of by-right units reserved for VLI households, or 64 VLI units The Site is currently identified as qualifying for Tier 3 development incentives under the City's Transit Oriented Communities (TOC) Affordable Housing Incentive Program.
- ii. Board discussion with Vote to approve/modify/deny

Noretta Quiros, Westchester resident, spoke in support of the project and expressed the need for more affordable housing

Kimberly Fox spoke in support of the project

Chad Maender, of the LAX Coastal Chamber of Commerce, spoke in support of the project on behalf of the Chamber

Ponciano Aquino, Westchester resident, spoke in support of the project

Husam Mubarak spoke in support of the project

Victor Canas, Local 661 Carpenters, spoke in support of the project

Don Duckworth, of the Westchester Town Center BID, spoke in support of the project on behalf of the members of the BID

Maureen Shannon-Chapple, Westchester resident, spoke in support of the project

Christopher Chapple, Westchester resident, spoke in support of the project

Howard H. Haglund, Jr., Westchester resident, spoke in support of the project, but said he is concerned about the open lounge upstairs and cause noise with outdoor concerts

Susan Robinson, Westchester resident, spoke in support of the project

Moses J. Massenburg, Westchester resident, spoke in support of the project

Veronica Datwyler, LMU student, spoke in support of the project

Armean Jhangiani, LMU student, spoke in support of the project

Margaret Harrington, Westchester resident, spoke in support of the project

Marc Huffman, of Westchester Streetscape Improvement Association, spoke in support of the project on behalf of the Association members

Stacey Travis, Westchester resident, spoke regarding concerns about the uncovered courtyard and its propensity to attract the unhoused; traffic on Sepulveda and Truxton; and limited parking for ride-sharing/deliver services

M/S Maleman/Torrance to support the project as proposed. Motion passes 16-2. (AYES: Aniolek, Flintoft, Hernandez, Kingshott, Lipschutz, Logsdon, Maleman, Melton, Miller, Mohler, O'Brien, Reynolds, Smith, Torrance, Yeazel, Zaller. NAYES: Donell, Hughes) Reynolds and Ross abstaining.

Puza arrived, was seated at the dais and participated in board business.

2. Presentation: 8704 & 8711 Sepulveda Blvd/Eastway ("Staples") Development Presenter: SRM &/or Ubal Architecture (See the NCWP PLUC AGENDA 10.15.24 – <https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)

- i. 7 & 8-story buildings; 120 licensed Assisted Living and Independent Living units in the West Building and 146 units in East building
State Density Bonus for Senior Housing No Code Deviations Requested
- ii. Board discussion with Vote to approve/modify/deny

Marc Huffman, of Westchester Streetscape Improvement Association, spoke in support of the project on behalf of the Association members

Don Duckworth, of the Westchester Town Center BID, spoke in support of the project on behalf of the members of the BID

Howard H. Haglund, Jr., Westchester resident, expressed concerns about the loss of parking as the result of this project

M/S Maleman/Kingshott to support the project as proposed. Motion passes 14-4. (AYES: Donell, Flintoft, Hernandez, Kingshott, Lipschutz, Maleman, Miller, Mohler, O'Brien, Ross, Smith, Torrance, Yeazel, Zaller. NAYES: Aniolek, Hughes, Logsdon, Reynolds). Melton and Puza abstaining.

3. Presentation: 7027 Vista del Mar Lane
Presenter: Isaac Lemus/Crest Real Estate: (See the NCWP PLUC AGENDA 10.15.24 – <https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)

- i. New (2) Single-Family Residences with dual vehicular access on Vista del Mar and Vista del Mar Lane
- ii. Board discussion with Vote to approve/modify/deny

After board discussion, President Gerez asked the applicant to take board feedback back to the applicant design team and return to the board with project revisions.

7. Discussion Calendar and Related Public Comment

There were no items moved to the Discussion Calendar

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

Dennis Miller spoke re: a project at 5201-5309 Knowlton and 6865 La Cienega and was concerned that the current renters did not notify renters and could be violating Resident Protections Ordinance (CF 21-1230-S8).

9. Committee Reports and Announcements from Board Members

1. **Logsdon** (Public Safety) spoke re: upcoming meeting, new District Attorney and new LAPD Chief.
2. **Zaller** (Outreach) will schedule a meeting for first week in December
3. **Aniolek** (Government Affairs) spoke re need for a discussion about Scattergood hydrogen production
4. **Puza** (LMU) spoke re: bluff mitigation efforts, new concrete letters, president of the university has announced his retirement, commencement will be held off-campus in 2025, Christmas tree lighting ceremony will take place in December, Neighborhood Advisory Committee will be held December 4.
5. **Gerez** announced candidate filing has opened for the upcoming NCWP election
6. **Carcel** (LAWA) provided the following update:

With the holiday travel season kicking off in earnest this weekend and expected to last through early December, LAX is ready to meet the demand of the holiday rush as both residents and visitors head out of town, or welcome friends and family to Southern California. With expanded dining options, new destinations and enhanced guest services, the airport is committed to providing a stress-free travel experience. To help navigate the busy holiday period, travelers should consider the following tips:

1. Allow at least two hours before departure time

LAX is one of the busiest origin and destination airports in the world. More passengers start or end their journeys here than almost any other airport. While two hours may seem excessive, this will allow enough time to arrive, check any bags, proceed through TSA security, and navigate to the boarding gate. If traveling internationally, LAX recommends arriving three hours early.

2. Pre-book parking

Parking at the airport is in high demand, with parking facilities expected to reach capacity on the busiest travel days. Visit parking.flylax.com for the best rates and to plan parking ahead of time. Parking options may include discounts from the drive-up rates, depending on availability and demand.

Redeem **promo code PARKLAX** at checkout, when pre-booking a parking spot in advance. Guests who pre-book their parking at least six hours in advance can receive discounts on their reservation, including 20% off budget parking; 15% off economy parking; 15% off P1 and P7 terminal general parking; 15% off terminal premium parking; 10% off P7 valet parking. Offer valid through November 29.

3. Plan ahead before arriving

Check the status of a flight before arriving at the airport. If the reservation allows, utilize online check-in options.

Meeting someone? Check the status and arrival terminal of the flight before heading to the airport. LAX provides real-time traffic and parking information at Parking and traffic updates are available 24/7 via the automated **@FlyLAXstats** X (formerly Twitter) feed.

Curbside pickup and drop off is permitted on the Upper/Departures and Lower/Arrivals levels. All parking structures are free for the first 15 minutes.

Two cell phone waiting lots are open and provide a space for drivers to wait in their vehicles until passengers are ready to be picked up from the terminal curb. This helps reduce traffic volume around the Central Terminal Area. The lots are located at 96th Street & Alverstone Avenue, and 96th Street & Vicksburg Avenue. A helpful video on how to access these areas can be found here.

Transit, taxi, rideshare and other ground transportation information can be found here.

4. Navigate TSA checkpoints like a pro

For a more efficient experience, travelers are encouraged to enroll in the Transportation Security Administration's Pre✓® or other trusted-traveler programs, such as U.S. Customs & Border Protection's Global Entry.

5. Get a head start on your Thanksgiving feast: Try a new concession option and take advantage of concession promotions

All LAX terminals are completely connected and can be accessed by ticketed passengers post-security. Guests can now take advantage of all LAX's concessions, regardless of their assigned terminal. New dining options this summer include CAVA and Pizza Please, both located in Terminal 3.

Skip the line at participating concessions by placing an order through LAXOrderNow. Enjoy 25% off all mobile orders through November 30. **Promo Code: LAXTHANKS24.**

For guests looking for a space to work, LAX is modernizing its terminal facilities to meet the needs of the business-leisure traveler. Most terminals feature areas with workspaces, access to power outlets and free Wi-Fi, allowing guests to confidently complete any business obligations while waiting for their flight.

10. Adjourn – President Gerez adjourned the meeting at 9:56 p.m.

Next Meeting: Tuesday, January 7, 2025 – 6:30 p.m.