

Neighborhood Council of Westchester Playa Planning & Land Use Committee Meeting

Minutes for Approval:

Committee: Planning & Land Use

Meeting Date: Tuesday, August 12, 2025 at 6:30pm

Location: Westchester Community Room

Chair: Steve Donell

Call to Order:

The meeting was called to order at 6:32 PM.
Committee members introduced themselves.

Attendance:

- Present: Birkett, Ross, Donell, Mannix
- Call to Order 6:32pm
- Committee Introductions

Discussion / Action Items:

1. Approval of Previous Minutes from June 10, 2025

- Motion by Dave to approve the previous meeting minutes.
- Seconded by Cory.
- The motion passed unanimously.

2. Bacari Restaurant – Coastal Development Permit Request

6805 S. Vista Del Mar Lane

Playa del Rey, CA 90293

Case #: DIR-2025-359-CDP

Presenters

Erin Earl, Executive Director Bacari

Sarah, 360

Daniel Kronfli, Bacari

Summary of Request

- Bacari seeks a Coastal Development Permit to convert its temporary Al Fresco Dining Permit (issued under emergency COVID-19 measures) into a permanent outdoor dining authorization.
- The existing outdoor patio has been in use since 2020 under the City of Los Angeles Al Fresco Ordinance.
- The patio occupies space formerly used for four on-site parking spots. Under the ordinance, on-site parking is not required.
- The restaurant offers 32 off-site valet parking spaces through a formal agreement.
- Interior space is under 3,000 sq. ft.; the patio adds ~980 sq. ft.
- The property is leased, and the owner supports the application.

- Council District 11 (CD11) supports the proposal.
- No structural changes to the building are proposed.
- Many coastal zone restaurants operate in nonconforming buildings; this request does not involve expansion or footprint changes.
- The Coastal Development Permit is required solely due to the property's coastal zone location.
- Bacari received a \$10,000 City of Los Angeles grant to offset the \$23,000 application cost.

Community & Committee Discussion:

- Dave asked why the application lacked neighborhood signatures. Bacari explained signatures are not required but could easily be obtained due to strong community support.
- Lucy Han (Friends of the Jungle) expressed support.
- Bacari has operated for 10 years; the patio has been in use since 2020.
- Julie confirmed the Coastal Zone designation is the only reason for this permit request. Bacari agreed.
- Julie noted past noise concerns have been resolved.
- Sean Silva stressed finalizing the permit before January 2026, when temporary allowances expire.

Committee Motion:

- Motion by Dave to support Bacari's request for a Coastal Development Permit to make the Al Fresco patio permanent.
- Seconded by Cory.
- The motion passed unanimously.

Next Steps:

- Steve explained that the committee's recommendation will go to the full Neighborhood Council Board for a final vote.
- Tentative Board review date: Tuesday, September 2, 2025, at 6:30 PM.
- The committee will transmit its vote to Paula Gerez (President) and follow up with Bacari to confirm placement on the agenda.

Steve made a motion to adjourn at 6:53pm