

**NCWP Board Meeting  
MINUTES**

Submitted by: Alexandra Reynolds

**Tuesday, January 6, 2026 – 6:30 p.m.**  
@ CD11 Community Room  
7166 Manchester Ave., Los Angeles 90045

Present: Gregg Aniolek, Tabitha Butler, Tracy Conyers, Steve Donell, Joshua Francis, Thomas Flintoft, Al Hernandez, Jennifer Kingshott, John Logsdon, Chip Mallek, Dennis Miller, Dan Mohler, Fred Puza, Alexandra Reynolds, Julie Ross, Garrett Smith, Theresa Torrance, Casey Yeazel, Matt Lipschutz, David Voss

Absent: Debra Huston, Kevin O'Brien

Excused: Paula Gerez, Jessica Lesley, Geoff Maleman, Sara Howard, Jack Hughes, Julie Zaller

**1. Call to Order @ 6:30pm by Steve Donnell**

**2. Salute the Flag**

**3. Introductions**

**Items 4 by Theresa Torrance and 5 pulled for discussion**

**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 November 2025 Board meeting
2. Approve, Receive and file the Treasurer's Report and MER for October 2025 and November 2025.
3. Motion to approve the sponsorship request for LAX Educational Foundation's annual Rock n Roll Run for Education, to take place at Loyola Marymount University on Saturday, March 7, 2026 from 7:30am – 11am. The NCWP would have a booth at the event for the FAN CLUB sponsorship level, for a sponsorship amount of \$500.00.
4. Motion to approve Beautify LA NPG request in the amount of \$2,000.00 from Beautify LA for a garden and art community event they would like to host at Westchester Park on March 28th 2026 from 10am – 3pm. The event will teach community members about agriculture and gardening and they will provide art easels and other paint supplies for community members to create paintings they can take home.
5. Motion to approve adding Board Members are required to participate in at least two (2) hours of Community Events per Fiscal Year to the Standing Rules.
6. Motion to approve the letter from the NCWP to Councilwoman Traci Park to explore solutions with respect to the proliferation of coyotes in our residential neighborhoods.
7. Motion to approve and sign proposed ADOPT-A-PARK PARTNERSHIP AGREEMENT Recreation Center: Westchester Recreation Center and Senior Center Neighborhood Council, Westchester/Playa Neighborhood Council January 1, 2026 – Effective Dates: December 31, 2026  
1. Purpose This agreement establishes a collaborative partnership between Westchester Recreation Center and Westchester/Playa Neighborhood Council to support the Adopt-a-Park Initiative. The goal is to enhance RAP programming and community engagement, strengthen neighborhood connections, and empower local stakeholders to take part in park stewardship.  
2. Term and Renewal This agreement is valid for one year (2026) and may be renewed

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annually upon mutual agreement. This is a good-faith agreement only and neither party will be held responsible for non-compliance. 3. Communication Both parties agree to maintain open communication throughout the year through program liaisons: • Recreation Center Lead Contact: Dan Mohler, PAB President, danmohler@yahoo.com, 310-487-4568 Neighborhood Council Lead Contact: [Paula Gerez, President, paula.ncwpdr@gmail.com 310-922-9175] Monthly check-in meetings are encouraged to review progress and to plan upcoming activities.

**Highlighted** items were called Special and discussed as part of the Discussion Calendar.

**M/S Kingshott/Torrance to approve the Consent Calendar. Motion passes unanimously (18-0). (AYES: Aniolek, Butler, Conyers, Donell, Flintoft, Hernandez, Kingshott, Lipschutz, Logsdon, Mallek, Miller, Mohler, Reynolds, Ross, Smith, Torrance, Voss, Yeazel. Francis and Puza abstaining.)**

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

1. **Trey Grogan** of Councilwoman Traci Park's Office spoke re: 10 plate reader installed at major intersections/points of egress and ingress in Westchester area this is the first round of camera installations. Most are fully operable and will have monitors at LAPD Station, they will track rear license plates as part of a 5-year program. There are some privacy concerns from the community, but the new readers are in line with privacy guidelines from LAPD. It is a 5-year lease on the Flock Cameras (\$5,000-7,000 per camera). Each camera has up to 5-years-worth of storage. Any streets in Westchester with current cameras may be able to interface their cameras with the city ones. This program has been successful in Culver City and El Segundo and has proven to be a deterrent to those trying to commit crimes in the respective neighborhoods. As a side note, the Senior Center cameras are now up and running in Westchester Park. They have external monitoring systems as well as monitoring in the Senior Center. Grogan also gave a Homeless Update: Area around Bristol Farms, the area around the Nook Restaurant, area around Airport and Manchester have all been highlighted as problem areas for Homeless encampments. These are areas that have been earmarked by Council District 11 for comprehensive cleanups. They will only do them weather permitting above 55 degrees.
2. **Janet Turner** of Congressman Ted Lieu's Office spoke re: the 30 bills the Congressman introduced and co-sponsored. One including the Protein Act- Alternative Protein Sector HR 6160 Medicare Act involving payments; Lower Drug Cost for Family Act; Protect Americans Workplace Act.
3. **Erika** of LA Neighborhood Empowerment announced Homelessness Liaison Meeting 1/8/26 11am via zoom
4. **Fred Puza** of LMU announced that students will return back to school 1/12/26 and the university will host the LMU Wine Classic on Feb 1, 2026
5. **Josh Francis** of LAX announced that Christmas with Santa was a huge success and the People Mover will be coming in 2028

#### **6. Announcements from Board Members**

1. **Dan Muller** of the Park Advisory Committee reported that Winterfest was a huge success for Westchester Park

## 7. Presentations

### 1. 12751 Millennium #5-185 – Seabutter (ZA-2025-5682-MPA)

1. Presentation: FE Design & Consulting, Seabutter Sushi located at 12751 West Millennium Drive in Runway Playa Vista “A Main Plan Approval to allow the on-site sale, dispensing, and consumption of beer & wine only in conjunction with a 1,902 SF bona-fide restaurant featuring 47 interior seats and 16 outdoor seats on a 524 SF patio with hours of operation from 7:00am-11:00pm daily.”

1. <https://ncwpdr.org/wp-content/uploads/2025/11/Playa-SITE.pdf>
2. <https://ncwpdr.org/wp-content/uploads/2025/11/Playa-FLOOR.pdf>
3. <https://ncwpdr.org/wp-content/uploads/2025/11/Findings-MILLEN-MPA.pdf>

2. Board discussion and possible motion to approve the request of the applicant to allow the on-site sale, dispensing, and consumption of beer & wine only in conjunction with a 1,902 SF bona-fide restaurant featuring 47 interior seats and 16 outdoor seats on a 524 SF patio with hours of operation from 7:00am-11:00pm daily.”

**M/S Kingshott/Torrance to support the application. Motion passes unanimously (18-0). (AYES: Aniolek, Butler, Conyers, Donell, Flintoft, Hernandez, Kingshott, Lipschutz, Logsdon, Mallek, Miller, Mohler, Reynolds, Ross, Smith, Torrance, Voss, Yeazel. Francis and Puza abstaining.)**

### 2. 245 E Waterview St (DIR-2025-3181-CDP-MEL-HCA)

1. Presentation: Joseph Spierer Architects, 245 East Waterview Street, Playa del Rey new single-family home. The project has completed Zoning review and received preliminary approval. It has also been reviewed by the Planning Department under Case No. DIR-2025-3181-CDP-MEL-HCA.

1. [https://ncwpdr.org/wp-content/uploads/2025/11/251029\\_245-E-WATERVIEW-ST\\_FULL-SET.pdf](https://ncwpdr.org/wp-content/uploads/2025/11/251029_245-E-WATERVIEW-ST_FULL-SET.pdf)

2. Board discussion and possible motion to approve the application for the construction of a single-family residence located at 245 Waterview Street, Playa del Rey as identified in the plans presented to the NCWP.

**M/S Kingshott/Torrance to support the application. Motion passes unanimously (18-0). (AYES: Aniolek, Butler, Conyers, Donell, Flintoft, Hernandez, Kingshott, Lipschutz, Logsdon, Mallek, Miller, Mohler, Reynolds, Ross, Smith, Torrance, Voss, Yeazel. Francis and Puza abstaining.)**

## 8. Discussion Calendar and related Public comment

1. Motion to approve Beautify LA NPG request in the amount of \$2,000.00 from Beautify LA for a garden and art community event they would like to host at Westchester Park on March 28th 2026 from 10am – 3pm. The event will teach community members about agriculture and gardening and they will provide art easels and other paint supplies for community members to create paintings they can take home. *(called special by Torrance)*

**M/S Kingshott/Torrance to support the motion. Motion passes unanimously (18-0). (AYES: Aniolek, Butler, Conyers, Donell, Flintoft, Hernandez, Kingshott, Lipschutz, Logsdon, Mallek, Miller, Mohler, Reynolds, Ross, Smith, Torrance, Voss, Yeazel. Francis and Puza abstaining.)**

2. Motion to approve adding Board Members are required to participate in at least two (2) hours of Community Events per Fiscal Year to the Standing Rules. *(called special by Aniolek)*

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**After discussion, this item was sent back to the Outreach Committee for further revision.**

9. **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.)*

10. **Committee Reports**

11. **Adjourn** – Vice President Donell adjourned the meeting at 7:32 p.m.

**Next Meeting Date:** 02/03/2026 6:30 pm