



Neighborhood Council of Westchester/Playa

Agenda

Committee: Planning and Land Use
Committee

Chairperson: Julie Ross

Meeting Date: April 20, 2021 6:30 pm

Meeting Place: Online

www.ncwpdr.org

THE AMERICAN WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.ncwpdr.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the committee chairperson at (213) 473-7023 or email through website at www.ncwpdr.org

Notice to Paid Representatives – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Westchester Municipal Building 7166 Manchester Avenue, Westchester, CA 90045
 - www.ncwpdr.org
 - You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>
-

Neighborhood Council of Westchester/Playa

www.ncwpdr.org

IN CONFORMITY WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID-19, THE BOARD OF NEIGHBORHOOD COUNCIL WESTCHESTER / PLAYA MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY.

Zoom Meeting Online or By Telephone

To join the Meeting dial (669) 900-6833 or one of the following Toll Free Numbers provided by the City of Los Angeles (833) 548 0282, (888) 474 4499, (877) 853 5257, (833) 548 0276.

Then Enter This Meeting ID: 925 6241 4437 and Press #

Or, join the Meeting online using this: <https://us02web.zoom.us/j/92562414437>

The toll free feature eliminates long-distance call charges for participants. However, other telephone charges may apply from a participant's phone carrier.

Or you can join the Meeting using the Zoom application or Zoom web page. when asked you will need to enter the Meeting ID: 925 6241 4437 and click "Join a Meeting".

Every person wishing to address the Neighborhood Council must dial: (669) 900-6833, and enter 925 6241 4437 and then press # to join the Meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

Planning and Land Use Committee

Chairperson: Julie Ross

Meeting Date: April 20, 2021 6:30 pm

Meeting Place: Online

Call to Order:

Call to order
Salute the flag
Introductions

Discussion/Action (Motion):

Item 1:

Reports, announcements from City, County, Government officials.

Item 2:

Approval of minutes from February 16, 2021 meeting.

Item 3:

8125-8127 S. Tuscany Ave., 8100 S. Sinaloa Rd. & 8150 W. Cabora Dr., Playa del Rey

DIR2020-6879-MEL-CDP/ENV-2020-6880-CE

Applicant is requesting approval for a Coastal Development Permit for the construction of a two-story 1,709 SF detached garage and 561 SF Accessory Dwelling Unit (ADU) on a 14,580 SF lot in the Coastal Bluffs Specific Plan Area/Coastal Zone. Applicant is requesting a Mello Compliance Review to find that the project does not propose the demolition or conversion of any residential structures and is exempt from inclusionary housing requirements.

Presenter: Dana Sayles, three6ixty

Public Comment

Committee Discussion

Chair Discussion Recap

Possible Committee Action: Support/Deny/Modify.

Item 4:

12450 W. Millennium Dr., Playa Vista: Google/Spruce Goose

DIR-2020-7769-SPP

Applicant is requesting Plot Plan Approval/Project Permit Compliance to allow construction of a surface parking lot in accordance with Section 7 of the Playa Vista Area D Specific Plan. The lot area consists of 8.23 acres and will provide 430 parking spaces. The project will provide 46,512 SF of landscaped area in lieu of the 20,466 SF required.

Presenter: Michael Hennes, Google

Public Comment

Committee Discussion

Committee Chair Recap

Possible Committee Action: Motion to issue a letter of support for the project with the following conditions as set forth by Brookfield Residential.

Prior to issuance of building permits, the applicant shall obtain approval from Playa Vista Parks and Landscape Corporation for removal of street tree and shall be responsible for all costs to replace/restore all streetscape/landscape/irrigation within the parkway impacted by the proposed scope of work.

Item 5:

Information only presentation for the proposed future use at 6501 S. Sepulveda Blvd., Westchester

The Proposed Project:

362 apartment homes with:

- 112 One Bedroom
- 126 Two Bedroom
- 41 Very low income units
- 3,700 sq.ft. of new commercial
- Preservation of Dinah's
- 520 Parking stalls

Entitlements:

Density Bonus including the following requests:

Floor Area Ratio of 3.75 in lieu of 1.5

Reduced space between buildings (0 feet in lieu of 32 feet)

Passageway of 5 feet in lieu of 10 feet.

21% reduction in open space

Conditional Use Permit for a 50% density increase

Site Plan Review

Waiver of Dedication along Sepulveda

Presenter: Jonathon Lonner, Burns & Bouchard, Inc.

Public Comment

Committee Discussion

Committee Chair Recap

Item 6:

Public Comment on Non Agenda Items

Item 7:

Updates of projects in the community by Committee Chair

Next Meeting Tuesday May 18th 6:30 PM

Public Comment:

Public Comment on Non-Agenda Items, 1 minute.

For More Info:

Meeting Files:

- https://ncwpdr.org/wp-content/uploads/2021/04/2021-2-16-PLUC_Meeting-Minutes-for-Approval-2.pdf
- https://ncwpdr.org/wp-content/uploads/2021/04/8125-Tuscany_DCP_03022021-1.pdf
- https://ncwpdr.org/wp-content/uploads/2021/04/8125-Tuscany_Findings_03022021.pdf
- https://ncwpdr.org/wp-content/uploads/2021/04/2021.04.20_PDR-Neighborhood-Council-Presentation.pdf
- https://ncwpdr.org/wp-content/uploads/2021/04/2021.03.02_047_Playa-Del-Rey_Zoning-Set.pdf
- <https://ncwpdr.org/wp-content/uploads/2021/04/Dinahs6501S.Sepulveda.pdf>
- https://ncwpdr.org/wp-content/uploads/2021/04/GooglePV-Playa-NC_Planning-Committee-Submittal_12450-Millennium-Reduced-Size.pdf