



## Neighborhood Council of Westchester/Playa

### Agenda

Committee: Planning and Land Use Committee

Chairperson: Julie Ross

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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](mailto:NCsupport@lacity.org) or phone: (213) 978-1551.

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

- Front Doors of the Westchester Municipal Building 7166 Manchester Avenue, Westchester, CA 90045
- [www.ncwpdr.org](http://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>

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<https://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  
Dial (669) 900-6833 to Join the Webinar  
Then Enter This Meeting ID: 925 6241 4437 and Press #

<http://zoom.us/j/92562414437> [1]

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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

Committee:

Planning and Land Use Committee

Chairperson:

Julie Ross

Meeting Date:

Tuesday, September 15, 2020 - 6:30pm

Meeting Place:

Zoom Meeting Online or By Telephone

Call to order:

Call to order and Introductions

Salute the Flag

Discussion/Action (Motion):

1. Minutes Review and approval of August 18,2020 PLUC meeting.
2. Announcements from Government Representatives.
3. Public Comment on non Agenda items.
4. 8500 S. Lincoln Blvd. Westchester  
Kentucky Fried Chicken/Taco Bell  
Background: First presentation to PLUC. Applicant requests approval to perform the following upgrades to the property: New site landscaping, re-face existing wall signs, exterior facade upgrade including new awning, new drive thru canopy, new exterior lights, new interior finishes (dining service area), new restroom fixtures and finishes.  
Project complies with the Loyola Village CDO.  
Presenter: Junora Branes, Gary Wang & Associates  
Public Comment  
Committee Discussion  
Chair Discussion Recap  
Possible Committee Action: Motion to support/deny/modify
5. 5200 83rd. St. Westchester  
Sterling West School/One School Global Los Angeles Campus  
Background: First presentation to PLUC. Applicant is requesting a CUP per section 1224-U, 24 to permit the conversion of an existing 2 story building into a private school serving grade 3-12 with approximately 15 students and a maximum of 25. CUP per 12.24 S to permit 14 parking spaces in lieu of 17 in conjunction with the establishment of a private charter school. Applicant is seeking relief from Section 12.37.A.6 as it applies to a 3 foot dedication and street improvements along 83rd. With hours of operation Monday - Friday from 7:30AM - 2:30PM.  
Presenter: Nick Leathers, Crest Real Estate  
Public Comment  
Committee Discussion  
Chair Committee Recap  
Possible Committee Action: Motion to support/deny/modify
6. 8618 S. Sepulveda Blvd., Westchester  
OHNI Medical Office  
Background: First presentation to PLUC. Applicant is requesting the addition of a 2,585 sq. ft. partial 4th floor and roof deck, structural retrofit, facade remodel, the addition of a planter along the frontage, a canopy and new signage to an existing 20,204 sq. ft. medical office building.  
Presenter: Damian Catalan, DC Expediting, Inc.  
Public Comment  
Committee Discussion  
Chair Discussion Recap  
Possible Committee Action: Motion to support/deny/modify.
7. 7346 S. Rindge Ave., Playa del Rey  
Background: 3rd presentation to PLUC for the demolition of an existing home and construction of a new two story approximately 4,308 sq. ft. single family dwelling with an approximately 1,300 sq. ft. ground level basement with a maximum height of 45 ft. in the Coastal Zone.

Presenter: Athena Novak, AHN & Associates

Public Comment

Committee Discussion

Chair Discussion Recap

Possible Committee Action: Motion to support/deny/modify.

8. 8333 Airport Blvd., Westchester

Background: First presentation to PLUC. Informational presentation for a potential 102 unit, 100% affordable housing project.

Presenter: Tara Barauskas, Community Corporation of Santa Monica

Public Comment

Committee Discussion

Chair Discussion Recap

Possible Committee Action: No action, presentation is informational only.

For More Info:

Update on projects in the community by the Committee Chair.

Next PLUC Meeting: Tuesday October 20 6:30 PM.

Public Comment:

Public Comment on Non Agenda Items

Meeting Files:

-  [8500LincolnKFCPlanningApp.pdf](#) [2]
  -  [8500LincolnKFCAddtlDocs.pdf](#) [3]
  -  [5200 83rd St Digital Copy.pdf](#) [4]
  -  [OHNIPlanning Application.pdf](#) [5]
  -  [OHNI8618 Sepulveda Blvd Geo Referral Form Signed.pdf](#) [6]
  -  [OHNI8618 S. Sepulveda - CDO Findings.pdf](#) [7]
  -  [OHNI8618 S. Sepulveda - Photo Brochure.pdf](#) [8]
  -  [7346RindgePlanningApp.pdf](#) [9]
  -  [7346 Rindge - Plans.pdf](#) [10]
  -  [8333AirportProject Summar.pdf](#) [11]
  -  [KFC Architectural Plan - Combined Set.pdf](#) [12]
  -  [2020-8-18 PLUC\\_Meeting Minutes for Approval.pdf](#) [13]
  -  [520083rdSterling West School HRA 20200106 w Appendices.pdf](#) [14]
  -  [DOTReferral Form \(VMT\) 520083rd St - SIGNED.pdf](#) [15]
  -  [OHNICDO Submittal 20mar20.pdf](#) [16]
  -  [Potential Modifications to Specific Plan Amendment Application\\_Discussion Draft.pdf](#) [17]
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