

**Neighborhood Council of Westchester/Playa
NCWP Planning and Land Use Committee Agenda**
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Meeting Minutes for Approval

Committee: Planning and Land Use Committee

Chairperson: Julie Ross

Meeting Date: Tuesday, January 21, 2020 - 6:30pm

Meeting Place: Westchester Municipal Building Community Room / 7166 W Manchester Avenue,
Westchester, CA 90045

Attendance:

- Present: Ross, Miller, Smith, Watkins, Herrera, + visiting NC Board members Naomi Waka.
- Absent: Lyon, Quon

Item 1: Meeting Opening

1.1: Welcome and Introduction

1.2: Minutes Review and Approval – 12/17/19 PLUC meeting minutes

M/S – Smith / Watkins

Vote: 5/0/0, minutes approved.

1.3: Public Comment on Non-Agenda Items: None

Item 2: Committee Administration / Operations Items

2.1: Presentation by Proposed New Opening of 7/11 on Sepulveda

Don Duckhorn (BID President) - asked for no action until local stakeholders can review the proposed development. Issues of note include: egress/ingress off of Sepulveda; on site security; alcohol sales (to which developer said there would be no alcohol sales); trash pickup; and more. Submitted letter, attached.

Miki Payne- More consideration of the issues needs to be done before any decisions are made.

Barbara Musala (Westchester Street Scape President) – Read Association letter, attached.

Elan – raised issue of safety from crosswalk from In-n-Out; and noted that requiring on site security is expensive for the business owner.

Garrett Smith – advised developer to check with LAWA re: signage; trash pickup; and parking requirements. He also suggested that the proposed development application might want to include a business improvement package.

3.1: Update on Community Projects

Julie Ross read summary of all projects currently underway in Westchester.

Garrett Smith gave explanation of TOC details.

Len Nguyen, Senior Planning Director for Mike Bonin gave explanation of vacancy rates and Ellis Act clearance and upcoming City Council resolutions.

Item 4: Meeting Wrap-Up

4.1 - Announcements

Next PLUC meeting: February 18, 2020.

4.2 - Meeting Adjourned

M/S – Smith / Watkins

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