Neighborhood Council of Westchester/Playa
NCWP Planning and Land Use Committee Meeting Minutes
www.ncwpdr.org

Tuesday - June 20, 2017
6:30 p.m.
Westchester Municipal Building Community Room
7166 Manchester Avenue, Westchester, CA 90045

Committee Attendance
- Present: Patricia Lyon, Joan Trimble, Dave Oliver, Dave Voss, Alan Quon, Garrett Smith, Kimberly Fox
- Guest: Cyndi Hench, Board President - NCWP
- Excused Absent: Don Hellwig, Janine Ying

Meeting called to order at 6:34pm

#1: Welcome and Introduction [Patricia Lyon, Chair]

#2: Review and Approval of Minutes from 4/18/18 PLUC Meeting
- Motion: Joan Trimble
- Second: Garrett Smith
- Vote by voice; approved unanimously.

#3: Public Comment on Non-Agenda Items
None

#4: Information & Discussion Item No 1: Plans to open Firedog Brewing Co.

Background - Regarding a proposed business is a combination micro-brewery and restaurant (aka “brewpub”) at 8635 Kittyhawk Ave.

Presenter - John Allegretti - Partner, Firedog Brewing Co.

Related Documents (see Addendum)
- Marketing materials
- Floor plan

Public Comment - None.

Committee Discussion
- General support for the concept of a family-oriented brewpub format that serves the neighborhood with a quality experience.
- Confirmed owner is pursuing Type 23 liquor license for beer and wine only.
Committee members expressed concern in general regarding overall awareness of negative impact, and mitigation to lessen that impact, on the R1 community immediately adjacent to the proposed 8635 Kittyhawk Ave address.
  
  Specific concerns:
  
  - Brewpub operating hours = noise; discussion of operating hours no later than 12midnight on weekends. Earlier (10pm) should there be patio service.
  - Negative parking and traffic impact on surrounding streets; discussed desirability of moving main entrance to side of building away from neighboring houses. Also proposed: free valet service to maximize parking and minimize neighboring streets impact.
  - More bar or restaurant? Presenter confirmed: revenue predicted to be 60% from alcohol, 40% from food.
  
Committee noted ownership goodwill is evident in presentation and discussion, but pointed out this does not automatically address lack of practical control over patron behavior once they exit the establishment and enter in the surrounding neighborhood.

Discussion confirmed the proposed Kittyhawk Ave property agreement may not come through; in which case, the project owners will continue looking for an appropriate location in the area.

Informal agreement with project owners to keep communications open with PLUC as their plan develops.
#5: Information & Discussion Item No 2: Between-meetings planning-related information from City of LA

**Background** - Numerous informational announcements are issued by the City to NC’s and their committees. Discussion regarding possible communication (formal, informal) of this information to Westchester neighbors already tracking PLUC activities.

**Presenter** - Kimberly Fox, PLUC Community Member

**Public Comment** - None.

**Committee Discussion**
- General agreement that information sharing with the community is desirable
- Concern over questions of passive presentation versus “push” information, and the balancing of content overload versus effective public information sharing.
- Desire to explore basics options, including
  - Working with NC editors to add PLUC info to the regular Hometown News feature on NC activities;
  - Make PLUC page on NC website more meaningful;
  - Participate more proactively in NC newsletter (monthly) with added PLUC round-up info.

#6: Information & Discussion Item No. 3 - Updated Urban Agriculture Incentive Zone Ordinance

**Background** - Received 10 “yes” votes City Council on 6/13/17. Second Reading by City Council on 6/20/17. Ordinance confirms that a property owner can voluntarily agree to use a vacant or unimproved property for community gardening (“small-scale agricultural purposes”) and receive a reduced property tax assessment for that land while it’s in agreement to be farmed.

**Presenter** - Patricia Lyon, PLUC Chair

**Related Documents** - None.

**Committee Discussion** - Acknowledged update.

**Public Comment** - None.
#7: Information & Action Item No. 4 - Home Sharing Ordinance

Background - From the Dept. of City Planning: “Short-term rentals, which is the renting of a room for less than 30 days at a time, is currently not permitted in the vast majority of the City of Los Angeles under the zoning code. Short term rentals have brought both positive and negative impacts to the City’s citizens and neighborhoods. However, a lack of regulatory structure does not allow the ability to enforce current laws and the current ban fails to make a distinction between the occasional sharing of one’s home from the wholesale conversion of homes to hotels. The proposed ordinance provides an opportunity for the City to enact sensible regulations and define what types of short term rentals make sense to be permitted. The ordinance attempts to curb the negative impacts on neighborhoods and its housing stock, while also establishing a legal framework for responsible home sharing.” [Note: Public Comment invited: email comments to clerk.plumcommittee@lacity.org, reference Council File #14-1635-S2 to ensure comments are included in the record for this matter.]

Presenter - Tricia Keane, Director of Land Use & Planning - CD11

Related Documents (see Addendum)
1. Handout: City of LA Home Sharing Ordinance FAQ
2. From public comment: Data sheet InsideAirbnb.com
3. From public comment: “Fact vs Fiction: Revealing the Truth Behind Airbnb in Los Angeles”

Presentation by Tricia Keane, Director of Land Use & Planning - CD11

- Procedural status: one PLUM hearing; Council on recess in early July. Earliest it will be heard gain will be late July, early August.
- Outline of main highlights of the Ordinance as currently proposed.
  - Host must register with Dept. of Finance re Occupancy Tax.
  - Limited to primary residence only.
  - Renters and Leasers allowed to participate if address is their primary residence and if they secure landlord’s permission.
  - HOAs and CC&Rs - can prohibit Home Sharing and this Ordinance will not trump that restriction.
  - Rent control units not allowed to participate.
  - Limit of 1 property per person for Home Sharing permit.
  - Cap of 180 days per year for Home Sharing. (Noted original draft was 90 days cap, then increased to 120, then City Planning Committee increased to current 180).
- Recap of City Council PLUM questions put back to staff for further study and reporting.
  - Continued discussion about what constitutes an appropriate cap on # of days per year for Home Sharing.
  - Clarification of definition of “primary” versus “secondary” residence
  - Reports on enforcement details and fee structures from other municipalities (Chicago, New Orleans, Denver, San Francisco).
  - Data on whether short-term rentals account for loss of affordable housing.
- Report on modeling Transient Occupancy Tax (TOT) potential revenue with different #of-nights caps.
- Model difference in annual Home Sharing permit renewal rather than proposed every-2-years renewal.
  - Recap of the main public comment themes in most recent hearing for the ordinance.

Committee Discussion
- Significant concern regarding compliance, criteria for enforcement, staffing for enforcement, especially given the issues has been under development for 1.5 years and NC has requested further details justifying ordinance definitions.
- Noted that enforcement of affordable unit tenant compliance under SB1818 is poor, creating concern and lack of confidence about enforcement on this issue which is potentially much more disruptive to communities.
- Questioning of the City of LA’s primary goal or mission when considering such an ordinance. Noted competing issues of preservation of quality of life in the community versus facilitating a commercial opportunity for homeowners that degrades that quality of life, and becomes—in effect—unenforceable due to lack of funds and staffing.
- Discussion regarding implications for revenue via Transient Occupancy Tax (TOT), funding of enforcement via TOT, and option of having AirBnB (and other home sharing brokers) handling TOT collection and payment to City of Los Angeles.
- If limited to primary residences only, must have a cap of maximum number of nights.
- Reminder that NCWP took an earlier position against Home Sharing and asked for private right of action, similar to San Francisco’s model.
- Debate: current Home Sharing in Los Angeles is “flat out illegal”; serious Committee debate re why Los Angeles would change that position at all. Especially considering increased impact in beach communities and general degradation of R1 quality of life due to larger pressures of development throughout the City. Noted Manhattan Beach has voted to prohibit Home Sharing entirely. Noted Santa Monica has limit of 60 days for Home Sharing.
- Discussion agreement that it’s “not ok” to “just do it and fix it later.”
- Request to, and agreement with, Tricia Keane re keeping PLUC informed regarding next PLUM hearing on the ordinance.

Public Comment
- Samantha Martinez - lobbyist from Kindel Gagen, on behalf of The American Hotel and Lodging Association
  - In support of “95%” of the current plan.
  - Supports limit to primary residences only.
  - Supports 90 day cap.
  - Shared handouts with CD11 community data and “Inside AirBnB” website, indicating highest days currently are Venice and Westchester.

Action
- Motion by David Voss to formally oppose.
- Motion seconded by Joan Trimble
- Motion vote via roll-call. Outcome: Motion passes with unanimous approval.
- Motion to be presented at 6 August 2017 meeting of Neighborhood Council Board.
#8: Information & Action Item No. 5 - Westchester-Playa Del Rel Community Plan Update

**Background** - Proposal to formally request WPDR Community Plan be included in the first group of plans slated for Planning Department updating. Rationale: Extremely high levels of change and impact due to LAX improvements plus Playa Vista / Silicon Beach expansion.

**Presenter** - Tricia Keane, Director of Land Use & Planning - CD11

**Related Documents** - None

**Presentation by Tricia Keane, Director of Land Use & Planning - CD11**

- Council voted to condense Community Plan updates to 6-years and funded 2 more teams so operating plan is to do 5 geographic areas (communities) every 2 years instead of original 3 geographies.
- Planning has hired 2 facilitation teams and has received funding to hire and train 3rd team. Two additional teams are funded effective the beginning of the fiscal year.
- Round 1 of plan updates has begun but still not closed, in terms of which communities are in Round 1.
- Planning’s criteria for prioritizing communities on schedule: pulling metrics to figure out “hot spots” based on the number of general plan amendments being proposed.
- Counsel to PLUC re key messages in appeal to be brought into earliest plan updating rounds: make the case based on development pressure in Westchester versus other Westside communities, e.g.,
  - LAX expansion,
  - recent approval of Northside Plan,
  - activity in Inglewood where City of LA constituents or reps don’t have control over what happens,
  - changes in transit in the community.
- Important to call out as they don’t signify zone changes or general plan amendments but do signify the community us under major change.
- Direction on where to send letter (Planning Director cc’ing Mike Bonin; this creates momentum for CD11 staff to pursue Planning Director conversation.

**Public Comment**

Asher Myer - Playa Vista Resident

- Sounds like today’s issues are mostly procedural.
- Wishes to make larger statement: would like to see Los Angeles, and specifically Westchester and Playa area, remain affordable so grandparents and their offspring can live in the area for multiple generations. In addition, hope community can continue to accommodate a mix of university students, professionals, etc.
- Recognizes some people look at Playa Vista and don’t like it, but there is a lot of interest in it.
- Main point: want to see a range of living opportunities available in the area.
Ileana Wachter - Communications / Policy Advisor - Coalition to Preserve LA

- Spoke with Planning department today. Updates include:
  - Boyle Heights - community planning update process pushed to Fall and won’t have public comment until then. This plan was supposed to be done by now. Therefore, overall process is running behind schedule.
  - San Pedro is being authorized now.
  - South LA and SouthEast LA will be authorized and done shortly.
  - Southwest Valley has begun and that’s what Planning defines as the First Group.

- Planning will not have anything done until “way into next year.”
- Hiring two more facilitation teams is “a good thing.”
- Also know from the Mayor’s State of the City address that community plan updating is based on the rail plan, which is why they’re doing the Valley now, based on the Orange Line extension.
- “(Priorities) are going to be based on rail, so anything else? Forget it. Density will be built up around rail.”

Committee Discussion

- Encouraging to hear that key driver re which communities go early is not which communities have had most recent plan updates.
- Discussion and agreement regarding key points suggested by Keane for letter draft.
- General agreement that NCWP is extremely vulnerable due to lack of updated community plan.

Action

- Motion by Garrett Smith to direct Secretary and Chair to draft letter to Director of Planning, cc’ing Mike Bonin and Tricia Keane making the case (per points from discussion) for Westchester Playa to be in the first group of 5 communities updating Community Plans.
- Motion seconded by Alan Quon
- Motion vote via voice. Outcome: 6 yeas, 1 nay.
- Secretary directed to confirm Chair approval of final text.
#9: Information & Action Item No. 6 - Presentation of motion for the Coalition to Preserve LA

Background - From the presenter on 5/30/17: “Transparency and inclusion in the updating process of our city's General Plan Elements is critical to how our city is planned. The City has already held 3 closed door meetings on the Open Space Element...We are hoping with continued pressure and demand from Neighborhood Councils and citizens we can make the process more citizen driven.”

Presenter - Ileana Wachtel - Communications / Policy Advisor, Coalition to Preserve LA

Related Documents - Copy of proposed motion (see minutes addendum)

Presentation by Ileana Wachter - Communications / Policy Advisor - Coalition to Preserve LA

- Previously the organization known for Measure S.
- Moving forward with agenda items that “lost at the ballot box but won arguments” within the community.
- Major issue: transparency regarding Planning process on updating the General Plan.
- Notes City has held 4 closed-door, not publicized meetings on Open Space Elements of the General Plan with attendees restricted to a “curated a list from their own making: environmental, government, departments.”
- Coalition to Preserve LA attending 4th meeting; reports discussion was “fruitful and productive.” But remains concerned that planning process is “decades behind” and that “citizen input should be during the process, not after.”
- Working on confirming 3 more meetings re Open Space Elements because of the significant issues involved: urban forestry and loss of tree coverage, loss of open space due to development and density, questions re the LA river, questions about beaches and wild lands.
- Asking the PLUC to adopt / endorse proposed motion and letter requesting these meetings are advertised and held in a time when the public can participate. Requesting our NC submit to Mayor Garcetti, Mike Bonin and Planning Director Vincent Bertoni.

Committee Discussion

- Confirmed with presenter the City is obligated by State Law to update general plan every 10 years and currently City of LA’s GP is now going beyond 20 years.
- Confirmed who’s calling the GP meetings: Claire Bowen of Planning
- Presenter confirmed other Neighborhood Council’s (Westwood, West LA, Bel Air, Beverly Crest, Hollywood West, several on the East side of the city, plus WRAC and LANC) endorsed the proposed motion and letter; goal is to get enough input into Planning that a file of action must be opened.
- Presenter confirmed the closed door meetings are not illegal, per se, but also not inclusive or transparent.
Committee discussion and agreement: unless the PLUC has studied the issue directly and know it well, the preference is to support the spirit of the request with a letter to that effect, rather than replicate proposed motion and letter text.

Action
- Motion to forward a letter to Planning supporting the request for General Plan update-related meetings to be fully open to public, as requested by Coalition to Preserve LA
- Motion seconded.
- Vote by voice; unanimously passes.
- Secretary directed to confirm Chair approval of final text.

#10: Announcements

**Grinder Property Update** - Patricia Lyon
- Dec 2015 property was sold
- Developer filed with Planning and didn’t do through PLUC for public input.
- In August 2017, developer coming to PLUC to present plan for 86 unit and by-right variances guaranteed under SB1818.

#11: Meeting Adjourned

- End Minutes -

Addendum Documents
- Firedog Brewing Handouts - Marketing Materials + Kitty Hawk Location Floor Plan
- Home Sharing (4 pages) - American Hotel and Lodging Association
- Public Speaker Cards
The Concept

Firedog Brewing Co. will be the first brewery in the Mid-City area of Los Angeles, serving top-notch house crafted ales and a concise menu of well executed comfort food. Our beer offerings will feature a wide array of choices, from Czech style lagers to hoppy West Coast IPA's and Toasty Oatmeal Stouts. For those who don't love beer, a selection of craft cocktails, American whiskeys and wines by the glass will be available.

The name of our brewery was derived from the Old English word Firedogs, which are the iron support that hold burning logs of wood in a fireplace. The term is commonly used in the South, and since our food has some Southern influences, with an emphasis on the wood grill, it was a perfect choice to represent our brand.

The Brewery will be open daily from 2:00 pm until Midnight, with a food menu available between the hours of 4:00 pm and 10:00 pm.

Clockwise from top left: Wood Grilled Cheeseburger, a flight of Craft Beers, Carnitas Tacos, Roasted Vegetable Salad, Roasted Green Tomato BLT, West Coast style IPA, a selection of our Bourbons, Four Cheese Macaroni, a Brew Master at work, Wood Grilled Endive Salad.
Our Team

Founded by Managing Members John Allegretti, Justin Moles and René Gutierrez, Firedog Brewing Co. is currently in the seed stage of formation. That said, the three principles have been working together for over 10 years at Capo, making it one of the most successful restaurants in the entire Los Angeles area.

Over 25 years ago John began his restaurant career working in a Scottsdale brewery. For the last 16 years he has been Capo’s Head Waiter, Bartender and Bar Manager. Due to his family’s Southern roots, John will serve as the creative and visionary lead, researching and developing new recipes in tandem with Chef René.

Justin joined Capo 10 years ago and in that time has served as Manager, Waiter and Bartender. Prior to Capo, Justin was a member of the management team for Robert Redford’s Zoom Restaurant in Park City, Utah and founded an online vacation rental website.

After working his way up from Sous Chef to Head Chef, René has led the kitchen at Capo for over 12 years. He is very skilled at managing complex menus of high-end food while keeping costs in check.

In addition to our Management Team, Firedog Brewing Co. has an Advisory Board to help guide us along our path. Key among the Board are Josh Loeb of the Rustic Canyon Family of Restaurants and Blake Landis, Co-Owner and Founder of Cinco in Westchester, a beer focused Oaxacan style restaurant.

Furthermore, Bavarian Brewery Technologies of Culver City will oversee the design and installation of our brewery and Rob Lewis of Greven Executive Search will assist in recruiting our Brewmaster. CBRE, Hauck Architecture, F.E. Design & Consulting and The Marshall Group General Contractors are also part of our team.
The Gravy Group

John Allegretti
co-founder

Mobile | 310-863-5585
Email | John@GravyGroupLLC.com
Data source: Insideairbnb.com

- Brentwood
  - 204 listings
  - 117 (57.4%) are entire homes/apartments
  - Average price per night: $238
  - Estimated nights per year: 63
- Del Rey
  - 331 listings
  - 192 (58%) are entire homes/apartments
  - Average price per night: $129
  - Estimated nights per year: 89
- Mar Vista
  - 400 listings
  - 224 (56%) are entire homes/apartments
  - Average price per night: $130
  - Estimated nights per year: 88
- Pacific Palisades
  - 198 listings
  - 159 (80.3%) are entire homes/apartments
  - Average price per night: $480
  - Estimated nights per year: 63
- Playa del Rey
  - 126 listings
  - 71 (56.3%) are entire homes/apartments
  - Average price per night: $194
  - Estimated nights per year: 79
- Playa Vista
  - 93 listings
  - 76 (81.7%) are entire homes/apartments
  - Average price per night: $170
  - Estimated nights per year: 73
- Venice
  - 2,085 listings
  - 1,582 (75.9%) are entire homes/apartments
  - Average price per night: $209
  - Estimated nights per year: 118
- West LA
  - 117 listings
  - 65 (55.6%) are entire homes/apartments
  - Average price per night: $117
  - Estimated nights per year: 88
- Sawtelle
  - 498 listings
  - 287 (57.6%) are entire homes/apartments
  - Average price per night: $151
  - Estimated nights per year: 85
- Westchester
  - 197 listings
  - 104 (52.8%) are entire homes/apartments
  - Average price per night: $138
  - Estimated nights per year: 111
WHY DOES A 60 DAY CAP MAKES SENSE?

✔️ EMPIRICAL DATA SUPPORTS IT.

Recently released data from “InsideAirbnb,” an independent non-commercial open source database of Airbnb listings, shows that it takes an average of just 83 days per year to earn more on Airbnb than can be earned in a whole year of renting in Los Angeles. This means that a cap higher than this will incentivize landlords to place their units on Airbnb rather than rent to a long-term tenant. Conversely, a low cap means that landlords are more likely to sign that long-term lease and house an Angeleno that needs it.

✔️ OTHER CITIES ARE DOING IT. Let’s learn from their mistakes.

<table>
<thead>
<tr>
<th>City</th>
<th>Cap</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Francisco</td>
<td>90 days</td>
</tr>
<tr>
<td>New Orleans</td>
<td>90 days</td>
</tr>
<tr>
<td>Santa Monica</td>
<td>60 days</td>
</tr>
<tr>
<td>Palm Springs</td>
<td>32 stays</td>
</tr>
<tr>
<td>Amsterdam</td>
<td>60 days</td>
</tr>
<tr>
<td>London</td>
<td>90 days</td>
</tr>
</tbody>
</table>

Note: In London and Amsterdam, Airbnb will automatically block hosts from renting out their homes for more than the legal limit. James McGlure, Airbnb’s general manager in that region, stated that “These new measures are an example to the world.” We should require them to do the same in Los Angeles.

✔️ AIRBNB’S OWN REPORT ADMITS IT.

As indicated by Airbnb’s own study entitled “The Impact of Home Sharing in Los Angeles,” hosts in Los Angeles only share their home 60 nights a year on average. A 60-day cap will easily accommodate those that engage in true home-sharing and push commercial operators out of the market. Unnecessarily increasing the cap beyond this number will economically motivate landlords to turn more affordable apartments into short-term rentals.
## FACT VS. FICTION

### Revealing the Truth Behind Airbnb in Los Angeles

<table>
<thead>
<tr>
<th>FICTION</th>
<th>FACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airbnb’s negative impact on L.A.’s housing crisis has been exaggerated. It has actually helped people cope with the housing shortage by giving them a means to bring in extra income.</td>
<td>These statistics tell a different story:</td>
</tr>
<tr>
<td></td>
<td>✔ In popular neighborhoods where STRs are heavily concentrated, the number of commercial STRs has far outstripped the number of new units that have been added into the city’s housing stock. In Venice, there are 7x more STRs than new housing units that been built. <strong>No new construction + high number of STRs = housing shortage for long-term tenants.</strong></td>
</tr>
<tr>
<td></td>
<td>✔ There are approximately 21,374 total whole unit STR listings in the city, which is equivalent to 57% of all vacant units in L.A. (37,500 vacant units in L.A., based on a citywide vacancy rate of 2.3%).</td>
</tr>
<tr>
<td></td>
<td>✔ On average, L.A. added just 8,000 units of new housing per year between 2010 and 2015. As of January 2017, there were approximately 21,374 whole apartments available through STR sites in Los Angeles. These units represent 2.6 years’ worth of housing construction at the current pace. The city cannot hope to build its way out of the current housing crunch if short-term rentals continue to undercut any new additions made to the city’s housing stock.</td>
</tr>
</tbody>
</table>

Based on Airbnb’s own analysis, the average annual income of an L.A. Airbnb host is $7,100 and the break-even number of booking days is 177-200 depending on the neighborhood.

According to “InsideAirbnb” (an independent, non-commercial open source database of Airbnb listings), **it takes an average of just 83 days per year to earn more on Airbnb than can be earned in a whole year of renting to a long-term tenant in Los Angeles.** This means that a cap higher than this will incentivize landlords to place their units on Airbnb rather than rent to a long-term tenant.

(Continued on back)
WHAT CAP WORKS BEST?

Across all Los Angeles neighborhoods, it takes an average of just 83 nights per year to earn more on Airbnb than can be earned in a whole year of renting. This means that for the overwhelming majority of neighborhoods across Los Angeles, a 90-day cap would offer a very weak incentive for landlords to rent out their units on Airbnb. However, the currently-proposed 180-day limit offers a substantial financial incentive to rent out units on Airbnb instead of long-term tenancy. This powerful incentive applies to every neighborhood across the city. Included below are a selection of neighborhoods, by zip code, and the specific number of days it would take for a landlord to earn more on Airbnb than through the existing residential rental market.

<table>
<thead>
<tr>
<th>Zip Code</th>
<th>Neighborhood</th>
<th>Number of Nights Needed to Earn More on Airbnb than Renting Long Term</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td>90291</td>
<td>Venice</td>
<td>83</td>
<td>11</td>
</tr>
<tr>
<td>90028</td>
<td>Hollywood/Thai Town</td>
<td>86</td>
<td>13</td>
</tr>
<tr>
<td>90026</td>
<td>Silver Lake/Echo Park</td>
<td>79</td>
<td>13</td>
</tr>
<tr>
<td>90027</td>
<td>Griffith Park/Los Feliz</td>
<td>79</td>
<td>4 &amp; 13</td>
</tr>
<tr>
<td>90029</td>
<td>Downtown Los Angeles</td>
<td>88</td>
<td>14</td>
</tr>
<tr>
<td>90063</td>
<td>Boyle Heights/City Terrace</td>
<td>84</td>
<td>14</td>
</tr>
<tr>
<td>90004</td>
<td>Koreatown</td>
<td>78</td>
<td>10 &amp; 4</td>
</tr>
<tr>
<td>91602</td>
<td>North Hollywood/ Toluca Lake</td>
<td>68</td>
<td>2</td>
</tr>
<tr>
<td>90048</td>
<td>Beverly Grove</td>
<td>76</td>
<td>5</td>
</tr>
<tr>
<td>90731</td>
<td>San Pedro</td>
<td>91</td>
<td>15</td>
</tr>
<tr>
<td>91405</td>
<td>Van Nuys</td>
<td>80</td>
<td>6</td>
</tr>
<tr>
<td>90065</td>
<td>Cypress Park</td>
<td>86</td>
<td>1</td>
</tr>
<tr>
<td>91364</td>
<td>Woodland Hills</td>
<td>75</td>
<td>3</td>
</tr>
<tr>
<td>90008</td>
<td>Baldwin Hills/Crenshaw</td>
<td>84</td>
<td>10</td>
</tr>
<tr>
<td>90018</td>
<td>Jefferson Park</td>
<td>87</td>
<td>8</td>
</tr>
<tr>
<td>90011</td>
<td>South Los Angeles</td>
<td>79</td>
<td>9</td>
</tr>
</tbody>
</table>

1 Data provided by Insideairbnb.com
Neighborhood Council of Westchester/Playa - SPEAKER CARD

Date: 6/20/2017  
Agenda Item No.: 8

I wish to speak  
☐ for this agenda item  
☐ against this agenda item  
✓ provide general comments regarding this agenda item

I do NOT wish to speak, but want to be recorded as:  
☐ for this agenda item  
☐ against this agenda item

☐ I wish to speak during Public Comment time on issues not on the agenda but which are within the Board’s jurisdiction.

Name: Ashley Meyers

Business or Organization Affiliation: __________________________

Address: 7000 Earlham  
Playa Del Rey  
CA  90293

Street  
City  
State  
Zip

Business Phone: __________________________  Representing: __________________________

Email address: am319@cornell.edu

☐ CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: __________________________  Phone No.: __________________________

Client Address: __________________________  Street  
City  
State  
Zip

Please submit this entire card to the Secretary of the Neighborhood Council

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COMMENTS FOR THE RECORD

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Neighborhood Council of Westchester/Playa - SPEAKER CARD

Date: 08/20/17  Agenda Item No.: 8

I wish to speak □ for this agenda item
□ against this agenda item
☑ provide general comments regarding this agenda item

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□ against this agenda item

☐ I wish to speak during Public Comment time on issues not on the agenda but which are within the Board’s jurisdiction.

Name: Jhana Wachtel

Business or Organization Affiliation: Coalition to Preserve LA

Address: 6500 Sunset Blvd  CA  CA
            Street  City  State  Zip

Business Phone: 310-702-4240  Representing: Coalition to Preserve LA

Email address: Wachtelj@gmail.com

☐ CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: ___________________________________________  Phone No.: __________________________

Client Address: __________________________________________

      Street  City  State  Zip

Please submit this entire card to the Secretary of the Neighborhood Council

NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City’s municipal lobbying ordinance (L.A.M.C. Section 4801 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City’s lobbying law, contact the City Ethics Commission at (213) 978-1960, by fax at (213) 978-1986, or at 200 N. Spring Street, Rm. 2410, Los Angeles, CA 90012. Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission website on the City of Los Angeles “home page” at http://www.lacity.org.

COMMENTS FOR THE RECORD

__________________________________________

__________________________________________

__________________________________________

__________________________________________
Neighborhood Council of Westchester/Playa - SPEAKER CARD

Date: [Date]  
Agenda Item No.: [Number]

I wish to speak  
☐ for this agenda item  
☐ against this agenda item  
☐ provide general comments regarding this agenda item

I do NOT wish to speak, but want to be recorded as:  
☐ for this agenda item  
☐ against this agenda item

☐ I wish to speak during Public Comment time on issues not on the agenda but which are within the Board’s jurisdiction.

Name: [Name]

Business or Organization Affiliation: [Affiliation]

Address:  
Street: [Street]  
City: [City]  
State: [State]  
Zip: [Zip]

Business Phone: [Phone]  
Representing: [Representing]

Email address: [Email]

☐ CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: [Client Name]  
Phone No.: [Phone]

Client Address:  
Street: [Street]  
City: [City]  
State: [State]  
Zip: [Zip]

Please submit this entire card to the Secretary of the Neighborhood Council

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COMMENTS FOR THE RECORD

[Comments]
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