

**Neighborhood Council of Westchester/Playa  
NCWP Planning and Land Use Committee Agenda**  
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**Meeting Minutes (Approved 9/17/19)**

Committee: Planning and Land Use Committee

Chairperson: Patricia Lyon

Meeting Date: Tuesday, May 21, 2019 - 6:30pm

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

**Attendance:**

- Present: Lyon, Fox, Hellwig, Trimble, Quon, Smith, Gerez + Board visitors Julie Ross, Naomi Waka
- Late: Voss
- Absent: NA

**Item 1: Welcome and Introduction**

**Item 2: Minutes Review and Approval**

19 March 2019 & 16 April 2019 PLUC meeting minutes.

M/S – Gerez/Smith

Vote: 8/0/0, minutes approved.

**Item 3: Public Comment on Non-Agenda Items**

None

**Item 4: LMU Off-Campus Student Housing**

Background – Discussion regarding LMU off-campus student housing, university managed (owned and/or operated).

**Presenter(s):** Committee discussion.

**Chair introduction to discussion:**

- 12/2018 LMU rep made a presentation to the NC Board. As a result of the demo of 2 student housing dorms, this summer, displacing students during the next year. Moving them to other dorms, expanding duo's to trios and quads. But they'll still be short on housing in the area of 40 people.
- Original indication: 2, 3, 4 houses.
- Over the last 6 months, community request to PLUC chair that they'd like to have LMU make a presentation to clarify # of students living off campus. Committee chair asked multiple departments at LMU to present on off-campus situation re homes owned and/or operated by the university.
- Also understood there are homes in family trusts on loan to the University until such time as trust passed to next generation that can opt to retake the house or not.

- Issue: absorption into the community, moving the excess students living in the residential area.
  1. Is LMU in compliance with neighbors?
  2. Are homes used as dorms, possible violation of Boarding House prohibition.
- Question: does the Committee want more info?

**Related Documents:** none.

**Public Comment:**

- Trevor Candler: requesting verification of NC bylaws provision re Board member reps from LAWA and LMU. Clarify if elected or appointed, with only requirement they be employee of said institution.

**Committee Discussion**

Gerez / Noted no one in the audience from LMU. Noted there's a board position for LMU. Asked why NC Board rep for LMU wasn't at PLUC meeting.

Lyon / Contact was invited to April and March meeting, this meeting date she's out of town.

Smith to Len Nguyen (CD11) / Has the university contacted you at all?

Nguyen / LMU master (specific) plan predates his as planning deputy for CD11. Per communications with Grace Yao, she wanted to know what was going to be asked by Committee.

Smith / Didn't read the master plan but do remember they would not have any additional student housing. Understood lot division on Fordham was for faculty housing. 80th and Georgetown now under full construction. Purpose?

Nguyen / LMU position via Yao: the master Plan doesn't apply to surrounding off-campus, LMU-owned properties.

Oliver / Don't see problem. Anyone can own a house and can rent it to anyone they want.

Smith / The issue under discussion is university owning a house and using for dormitory.

Lyon / Stakeholders asked PLUC to simply find out current situation with off-campus ownership and use. Expressed concern: confirm all properties owned outright by the university. Rumor that some are legacy gift houses operated by the University but title still held by donor of said property. And question about potential "boarding house" operating model. If there are separate student resident agreements and the door have locks, it's a boarding house, which is illegal. Versus relationship with property owner where all tenants are under one agreement.

Gerez / Hope to understand if LMU is not doing anything they're not supposed to, or if they'd made proper legal agreements with stakeholders.

Oliver / Have to treat the university just the same as anyone who rents to LMU students. Possible they don't feel they need to come here because they don't believe they're doing anything wrong.

Ross / Observation re long-term frustration for NC and many members of the community re LMU transparency re new plans. Why is it we have a member on the board from LMU if we can't come to some understanding?

Smith / Sole purpose institutional rep seat on the Board (LMU and LAWA) is for communications and to support information sharing and problem resolution. Also need to clarify: if it's a Loyola owned property, does LMU security respond to any issues?

Oliver / One action option for committee: have the zoning office, put them on LMU to get that info.

Gerez / Recently learned insurance policies won't be covering property owner if you're renting to students or for homes in certain radius of universities. Does the LMU plan to self-insure?

**Committee Action: Motion**

For the purposes of positive community relations, NC Board request ask LMU present on R1 properties owned or operated and the nature of the uses thereof.

M/S Gerez/Trimble

Vote: 8/0/0, motion passes.

**Item 5: Westchester Golf Partners / Westchester Golf Course Clubhouse Refurbishment Project**

Background – First presentation to PLUC. Proposal for some expansion and upgrading to improve ADA accessibility and voluntarily comply with current code requirements. (Location: 6900 W Manchester, 90045)

**Presenter(s):**

- Paul Major – Managing Director of Westchester Golf Partners. Will manage the clubhouse refurbishment project.
- Craig Kniffen – SVP of Maintenance & Construction of American Golf Corporation. Will oversee the design and construction of clubhouse refurbishment project.
- D. Michael Hamner – Architect and Principal of FAIA, the architect for the clubhouse refurbishment.

**Presentation Highlights**

- Westchester Golf Partners is the tenant of Golf Course since 2009.
- Refurbishment project, mostly just making the bathrooms in the club house ADA compliant.
- Also involves compliance with health and safety codes, plus becoming more energy efficient and cleaned up a bit.
- West Golf Partners operating history: Executives all time golf industry people; involved in the industry for over 20 years, experience owning and operating many golf courses.
- Involved in Westchester Course after being selected via RFP in 2009. Have invested several Million in the facilities. Added a few holes, took it from 15 to 18 holes. "Significantly

upgraded” driving range. Added, improved practice area. Upgraded the entrances to facilities – gazebo, patio, etc.

- Nothing proposed in remodel project to change operations: no change in hours, traffic, noise, etc.
- Scope: improve bathrooms (ADA compliant), extra area for kitchen prep, increase dining area for better egress. Additional area: hoping to keep it light, airy.

#### **Related Documents (provided during meeting)**

1. Project booklet

**Public Comment:** None

#### **Committee Discussion**

- General appreciation expressed for golf course and quality of operations.
- Presentation materials noted to be “far superior” than what is provided to the Committee by “much larger projects.”
- Estimated timeframe: through Planning approvals and begin construction October 2019.
- Project budget: preliminary study indicates \$700-\$800k.
- Concern expressed regarding cat walk on east side of property. For public safety, would like to see remodel include addition of lighting in this area. Noted with lack of proper lighting, has become an area of misused and crime.
- Applicant agreed to return and present on this issue.

#### **Committee Action:**

Motion to support project with one condition: adding public-safety oriented lighting in adjacent cat walk area.

M/S - Trimble/Hellwig

Vote: 8/0/0, motion passes.

#### **Item 6: Transit-Oriented Community Project Impact and Community Input [CPC-2017-1914-MS / Los Angeles Municipal Code 12.22 A.31]**

Background – LA’s new ordinance defining developer density bonuses and other variance incentives for building multi-unit housing near “major transit stops” (see definition and other TOC ordinance information in agenda Addendum). The ordinance states that the “affordable housing incentive area” is defined as being one-half mile radius (2640 ft) around a major transit stop.

Given these parameters, the 150 parcels which make up the Reading/Ramsgate neighborhood area all qualify for TOC density bonus projects. Discussion of concerns regarding this TOC “hot spot”:

- Removal of the current housing from the rental market (legally viable due to the Ellis Act), followed by mass tenant evictions, then demolition of what is now current low-density rent-stabilized multi-family housing area.
- The loss of a crucial, strategic opportunity to develop more affordable housing units in the Reading/Ramsgate area, beyond the bare minimum the TOC ordinance and the Housing and Community Investment Department (HCID) require.
- Planning Department approval of multiple projects without any community input on the non-by-right aspects of new TOC developments in the area.

- Unexamined questions of future public safety and quality of life in this potentially hyper-densified multi-family housing area.
- The potential for a missed opportunity to do proactive, community-serving “big picture” planning to overlay the parcel-by-parcel conversion of RSO-to-TOC housing.

**Presenter:** Committee discussion.

**Related Documents (provided during meeting)**

2. TOC Presentation PDF

**Public Comment:**

- Dana Cope: applauds Committee attention to situation, feel it’s been snuck in under the rug, encouraging outreach to other NC’s because it won’t be just us. The streets in that area are very narrow, not set up for the kind of traffic. Introduces many many more cars than the area can handle. Have to do everything we can to help protect the people who have the RSO now.

**Committee discussion.**

Gerez / Issues to keep in mind:

- By strengthening the Ellis Act, to curb developer pressure, are we hurting mom and pop owners?
- Where’s the support from Bonin or Garcetti – this is not just an LA issue. It’s California, TOC push is top down.
- Services and infrastructure – are we getting any increases in man power for fire, safety? We’re getting nothing so no one’s pushing back.

Nguyen (CD11) / Normal Ellis Act protocol: Developer must retain someone to do outreach, to send out notice > then they’ll call and determine the pay-out amount for each displaced tenant. HCID determines how much via formula. Escrow account is set up and tenant should be paid from that account. If you’re a landlord you’re responsible to list your property with HCID and report what rents you’re getting, so there should be a paper trail from HCID. Issue of concern: new owner buys, doesn’t yet have real plan on what they’re going to do with the property, and before they even file plans they start working on getting as many tenants out via “normal” evictions before invoking Ellis Act. That’s a situation where CD11 might bring in PowerPeople, to educate and advocate for renter’s rights.

Gerez / If new owner/developers are not coming to NC for input, and Planning is pushing it through without input, by default Bonin and Mayor are ok with what’s happening.

Lyon / Major concern with developers like Scott Walker. Bought 8922 Reading (4 units) for \$1.4M and flipped it for \$5M. Even if developer does things the right way, punitive buy out is not a lot of money when you’re doing =the whole project to flip. Buying, building, flipping.

Ross / Seems the issue raised by TOC and Reading Ramsgate situation is a little more than accountability re the Ellis Act. With the history of Scott Walker’s company, can see this is what he’s done in Santa Monica. To address TOC concerns, slow things down, it may require an interim control ordinance or some kind of overlay zone.

## **Committee Action> Motion**

Rapid development and high-density incentive options for development (e.g., SB1818, Transit-Oriented Communities, Accessory Dwelling Units) pose serious challenges in public safety, quality of life, and housing affordability for our community. Given the complexity and quantity of certain land use challenges, motion to request

1. The Planning Department temporarily suspend further TOC plan approvals related to the 150-parcel area of Reading/Ramsgate (90045).

Further, that Councilman Bonin support the WPNC Planning and Land Use Committee's efforts by:

- 2.a. Creating a working committee of CD11 staff, unconflicted volunteer land-use experts, community stakeholders, and NC elected members.
- 2.b. Charging this committee—as a multi-faceted sounding board—to identify and study *specific* development projects of concern, with the goal of proposing solutions and/or modifications that become strategic “template” planning options for similar cases as they arise in the NC geography. And, as deemed appropriate by the community, translate these strategic “template” planning options into official guidelines in our in-progress Community Plan Update process.
- 2.c. Initiating the committee's work by making the TOC “hot spot” of the Reading/Ramsgate neighborhood its first matter of business.

M/S – Fox/Gerez

Vote: 8/0/0, motion passes.

## **Item 7: Announcements**

- NC Elections Update  
When: June 2nd, 10am to 4pm  
Where: Westchester Municipal Building / Community Room / 7166 Manchester Ave, 90045  
Proof of Stakeholder Status required.
- Next PLUC meeting: June 18, 2019 @ 6:30pm
- Public acknowledgement of Patricia Lyon's service to NC Board and particularly PLUC as its chair for 16 years. This evening's meeting will be her last prior to election.

## **Item 8: Meeting Adjourned – 8:29pm**