

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

Committee: Planning and Land Use Committee

Chairperson: Patricia Lyon

Meeting Date: Thursday, May 31, 2018 - 6:30pm

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

Attendance

PLUC Committee

- Attending: Patricia Lyon, Kimberly Fox, Paula Gerez, Don Hellwig, Alan Quon, Garrett Smith, Joan Trimble, David Voss
- Excused Absent: David Oliver

Visiting from NC Board: Michele Cooley-Strickland, Julie Ross, Scott Carney, Jack Topal, Tom Flintoff

Item 1: Welcome and Introduction

Item 2: Minutes Review and Approval

- 20 March 2018 regular PLUC meeting minutes.
- 26 March 2018 PLUC Special meeting minutes.

M/S: Smith/Hellwig

Vote: Passed - Unanimous Voice Vote

Item 3: Public Comment on Non-Agenda Items

Trevor Candler / Concern about special meeting notice. Requests the public be given more advance notice.

Item 4: Informational / Operational Updates

Background - Guidelines for effective meeting management; for discussion and adoption.

Presenter(s): Patricia Lyon re Neighborhood Empowerment guidelines for NC meetings to be referenced in future PLUC meetings

Related Documents: DONE_NCWP PLUC_Meeting Code of Conduct.pdf

Public Comment: None.

Committee Discussion

Voss / Concerned about issues that sometimes require more than 2 minutes of committee member comment time.

Lyon / Chair will deviate as required.

Committee Action: None required.

Item 5: Action / 138-142 E Culver Blvd and 6911-6917 Vista del Mar (Legado)

Tract Map: TT-70786

DIR-2012-3537-CDP-BD-SPR-MEL

ENV-2012-3536-MND-REC1

Background - Specifications listed here taken directly from the March 16, 2018 Planning Director's determination letter clearing the coastal development permit for this project:

- 4-story, 79493 sq. ft. mixed-use development.
- 7057 sq. ft. of ground floor commercial use (6007 sq. ft. retail use, 1500 sq. ft. restaurant)
- 72 dwelling units (8 reserved for Very Low Income)
- 123 parking spaces within the ground floor and one subterranean level

The development includes a reversion to acreage and vacation of an alley resulting in a net lot area of 41,223 sq. ft. and includes grading and excavation necessary for the project.

Two Density Bonus Incentives:

1. Floor Area Ratio (FAR): 3:1 in lieu of the maximum permitted 1.5.
2. Height: 25% increase in the height requirement, allowing 48 feet in height in lieu of the maximum permitted of 37 feet.

Presenter(s): Patricia Lyon, PLUC Committee Chair

- Better part of 10 years, this project "bouncing around"
- Several years ago, it came to PLUC for consideration for a development
- Moved from PLUC to NC - thwarted by developer not bringing to the Board; therefore, at NC Board level no vote or position taken.
- Today: NC never took a position, so revisiting to propose PLUC formulate a Community Impact Statement (CIS) allowing NC to take an official position on the project.
- Two critical issues proposed for CIS: request developer respect maximum building height of 37' as noted in the Del Rey Lagoon Specific Plan, and no vacation of public property alley

Related Documents: (posted with meeting agenda)

- Planning Director's Determination Letter (2018-03-16)
- Planning Letter re Tentative Tract No. 70786-REV

Public Comment

Edward Czuker (90212) / Support

Property owner. Project in process for many years. Listened to community input, have redesigned the project. Recounted key project metrics. Reduced retail sq footage to provide for more parking.

Ki Youl Reo (90017) / Support

Legado Companies employee and PDR project manager. Proud to be part of the project. Can't speak to history. Believes it provides needed housing; affordable and for those working in the neighborhood.

Austin Cyr (90230) / Support

Ground Up Strategies public affairs consultant for Legado Companies.

Developer is taking time to communicate with the community. 8am to 8pm staffing project information office plus community advocacy. Rare to have a project that checks all the boxes.

Lyon: This is discussion of utilization of the property at that address; not the developer or the development, or story boards. It is about Del Rey Lagoon Specific Plan and the vacation of public land.

Benjamin Steele (90293) / Support

Playa del Rey resident. Historically PDR zoning included racial discrimination. Built on exclusion and by opposing this project, another act of exclusion. Would be more sympathetic of height complaints heights on houses on the bluff had also been restricted. Consider the context.

Ray Valentine (90293) / Support

Playa del Rey Resident. Resident since early 80s and family been there since 50-60s. Very unique place in LA, a true community. This is a project needed for PDR to continue to grow and improve.

Alley is dirt strip that 8-9 people use for parking. Will help vitality of the neighborhood.

Javier Mulero (Zip?) / Support

Ground Up Strategies Team Member. The lot won't be empty forever. Why not housing? Doesn't believe traffic will be impacted.

Joan Howard (91607) / Support

Valley Village Resident, Grew up in PDR / Volunteer in Hollywood - very involved in getting people to work and housing. Some are even working 2 jobs. Many people how want to work and can't afford housing.

Yasim Thadani (90293) / Support

Playa del Rey resident. For the record, speaking in support of the project.

Harlan Allen (zip?) / Support

Ground Up Strategies Team Member. Ringing note I hear in lower Playa and upper Playa: affordable housing. Just 8 units, but for 8 working people. Our teachers, people like me, people who work at Starbucks or Tanners. Can qualify with \$40-\$50K income.

Francois Bardol (90502) / Support

I am not an area resident. Sometimes developers don't ask, they just build. Nice to have this interaction. The area is extremely special. Needs to be welcoming to people who would otherwise not have that type of experience.

Benjamin Reznik (Zip?) / Support

Developer's legal firm Jeffer Mangels Butler & Mitchell LLP. Project has been before this committee a few years ago. Did go before the full NC Board which never took an action. A lot of comments, points made - at that point Legado decided to revise the project. Project is lower, took away a level of subterranean parking. Did extra test re water table. Del Rey Lagoon Specific Plan - was never adopted by the City. We accepted the compromises, have a lower building today.

Adam Niva (90293) / Support

Playa del Rey resident.

Ruth Meyers (Zip?) / Support

Ground Up Strategies Team Member. Have heard people who support the project but are feeling bullied by those against it. Issues have been addressed re traffic, aesthetics. We need the housing. Housing is a human right and matter of decency. Please support.

Nichole Swain (90293) / Support

Is pre-construction Lender on the project. Resident PDR, for the past 7 years. Full support. 27 yr old son makes \$38K, would love him to have affordable housing. Daughter a similar scenario.

I have to constantly drive to Venice, MDR, SM to patronize other (retail shops).

Developer has been more than accommodating. We've been the step child of the beach community. Still Inglewood when Manhattan Beach is the Hamptons.

Charles Cha (90046) / Support

Ground Up Strategies Team Member. Been working in PDR for the last 8 months (with Ground Up). Now seeing it see it's a wonderful place. In a housing crisis, have to imagine new urbanism. Build up and not out, increase density, lower our carbon foot print. See why you'd want to keep PDR the way it is -- cozy, charming.

Michelle Barnes (90293) / Against

Playa del Rey resident. Against the project. Re housing, several places for rent that are not renting because too expensive. Project has the 8 affordable units, not going to help homeless or teachers -- other than those 8 people. PDR very different - every house has its own character. A forgotten beach town and we like it that way. Been here for 17 years - very much against the project.

Christina Machado-Essex (90293) / Against

Playa del Rey resident.

Committee Discussion

Lyon / Are there any committee members who need to recuse themselves?

Voss / I'm going to decline participating due to allegations and smear campaign. In 2013, before participating discussion re Legado; contacted DONE and 2 people from City attorney's office. Have been cleared on claim of conflict of interest not once, not twice, but three times. Leaving room for discussion so there is no distraction.

Lyon / Issue tonight is discussion of Community Impact Statement re development up to 37 foot height restriction per the Del Rey Lagoon Specific Plan, and question of vacating the alley.

Smith / Acknowledge the owner has come a long way since first met. If you built at 37' I'd bring a shovel and we'd get going. My whole purpose is to preserve the community on density and height.

Quon / Re previous discussion, looking for ways the developer is giving to the community. Don't see that here.

Fox / Support the Del Rey Lagoon Specific Plan restrictions. Seems to be the code of record per Planning's own determinations. Also don't believe in giving away the public's land—at no cost—to a profit-seeking developer. Why should we?

NC Board Member Carney / Would personally like to hear a bit more about the bigger picture from Czucker and his representative about where we're at. Feels one effects the other.

NC Board Member Ross / Everyone's talking about housing and that's very real. However, the project is in the Coastal Zone and that's protected by the Coastal Act.

NC Board Member Cooley-Strickland / It's about the master plan for the area. There are lots of parcels that are available and are targeted for development for modification. Does it fit within the planning for the whole area? Do appreciate the understanding about the type of community we have: very interactive and people are intertwined regardless of socio-economic status—a connected community. My concern about the long-term plan.

Lyon / We can look at the overall community planning. In upcoming Community Plan update process, can talk about how and where we squeeze in more housing. A CIS it documents the NC supports the Del Rey Lagoon Specific Plan. Not challenging the density bonus items. Just want to see height held to 37' per the DRLSP. We hear the community, not against housing. In this case, we are supporting the DRLSP limits.

Committee Action re Proposed Community Impact Statement(CIS)

MOTION Smith / Respect the specific plan at 37' height restriction. Also, that we do not vacate the alley or any part of Culver Boulevard.

Second / Fox.

VOTE / 7 yes, 1 Recused.

Item 6: Action / 6601 Ocean Front Walk / ZA-2018-1205-ZAA

Background - Second presentation to PLUC. Property owners propose Removal of existing 2-story 2-unit residential structure with attached garage and construction of new 3-story plus basement and roof deck (no roof access structure). Property owners currently occupying the top unit as a second home and as future occupants.

Presenter(s): Austin Peters, architect and Ramesh & Seema Arora, property owners

- Presentation of current structure. Submitted for City of LA Coastal Permit. Since last PLUC presentation, attended Planning meeting and no objections.
- Requested Exceptions: reduction of side yard set-backs to meet existing structure set-backs. On one end on the building current line, on the other end 10" over existing.
- Rooftop deck in front portion - to clarify, highest point at top of the guard rail, all under 37' height limit

Related Documents: Color copy version of project boards presented.

Public Comment - None.

Committee Discussion - None.

Committee Action

MOTION Smith / To Support as presented.

Second / Gerez

Vote / Passed unanimously.

Item 7: Action / 5410 W. Century Blvd. (Daily Grill Restaurant) ZA-2018-1328 CUB

Background - First presentation to PLUC. Grill Concepts, Inc. ("Applicant") is requesting a new CUP, pursuant to Los Angeles Municipal Code ("LAMC") section 12.24 W (1), for the continued sales and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with an existing 7,200 square-foot restaurant with two outdoor patios totaling 716 square-feet, with seating for 256 patrons (210 indoors and 46 on patio) hours of operation from 6:00 AM to 2:00 AM, daily, with the patios closing at midnight, and to allow non-amplified live entertainment, limited to one band and/or one piano.

Applicant requests Conditions which help ensure that the premises remain consistent with its principal purpose and function as a quality restaurant dining experience, but do not hamper its ability to adapt to changing patron tastes. These Conditions could include no video games, ping pong, no amplified music, DJ music, two-for-one Happy Hour drink specials or public dancing. However, Applicant respectfully requests the ability to offer Happy Hour and karaoke, should patron interest in doing so later arise.

Presenter(s): Kate Bartolo, Kate Bartolo and Associates, representing Grill Concepts, Inc.

The original CUP was approved in 1986 as part of the existing hotel. There was a plan approval (short of a new CUP) in 1996, simply a request to expand the area and include 2 patio areas. This was approved. Today: application for new CUP, separate from the hotel. Continuation of using the Patio.

Request for non-amplified music, acoustic only; most likely Piano Bar. Bar is 8% of the area, primarily serving the business traveler. Researched any previous violations or citation - found nothing. LAPD not returning calls. The Council office knows of no problem. Not a request for video games, dancing.

Related Documents:
CUB Application
Floor Plan
Dining Room Photo

Public Comment - None.
Committee Discussion

Fox / Why the 2am change?
Bartholomew / Getting feedback, requests from international travelers; this is considered to be an amenity the patrons want.

Committee Action

MOTION Quon / To Support as presented.
Second / Trimble
Vote / Passed unanimously.

Item 8: Action / 8415 S. Pershing (Hacienda Playa) Liquor License

Background - First presentation to PLUC. Applicant is requesting the sale and dispensing of a full line of alcoholic beverages for on-site consumption, with proposed hours of operation from 7:00 a.m. to 12:00 a.m., Sunday to Thursday and 7:00 a.m. to 1:00 a.m., Friday and Saturday in the C2-1VL Zone.

Location Description: An existing 2,691.25 square-foot restaurant with 93 interior seats featuring live entertainment such as live music/mariachi (indoor and on patios), karaoke and 1 video game machine, a 679.24 square-foot covered patio with 47 seats, and a 301 square-foot patio in the public right-of-way with 30 seats providing amplified music in the background.

Presenter(s): Maria Impala Rodriguez, Kam Fung Lau - Land Use Consultants for property owner.

New CUB for full line for an existing restaurant. Will replace the expired permit for previous pizza place. Due to restrictions in prior CUB, have operated for 6 years without mariachi music. New request: mariachi will stroll, karaoke in corner of the dining room - no stage. The owner has an older style PacMan video game they'd like to operate. Correcting mistake re asking for live music on the patio - rather, wants to add 2 speakers to the outside patio on Pershing. Not loud music, more background. No ABC violations. Looking to enhance the dining experience.

Related Documents:
CUP Application to Planning
Application Findings Report
Floor Plan
Site Plan
Photos

Public Comment

Joe Guglielmo (90293)
Concern for houses was amplified. Why amplified music after 10pm Sunday-Thursday? Would like signs posted "you are in the neighborhood please respect." Employees closing up, out in their cars with stereos playing up to an hour after closing; would appreciate if they moved to Pershing. No sub-woofers after 10pm.

Committee Discussion

MOTION Fox / Approve project with conditions per public speakers.
Second / Trimble

Smith / Clarify parking. Leasing the parking in adjacent office building?

Rodriguez / Yes. Adjacent office building > lease agreement for 17 parking spaces; in the underground parking. After 5pm.

Smith / Notification to all the neighbors?

Rodriguez / No.

Smith / 17 spots right up next to the duplex and have heard complaints re when patrons and staff are leaving.

Rodriguez / Yes to signage and training for the employees. Operator mentioned one of the houses had a Van Halen cover band. So not only the restaurant.

Lyon / Confirming outreach has not accorded

Rodriguez / Correct.

Hellwig / confirmed # of seats, total parking spaces.

Rodriguez / Prior CUP required 31 (parking) spaces.

NC Board Member Topal / Concerned it's next door to a marijuana retail location.

Rodriguez / dispensary closes at 8pm; people are in and out quickly.

NC Board Member Carney / I've known Christina Hernandez since I was about 12. Two concerns: how long does this license last?

Rodriguez / Keep the renewal fee, it will continue.

Carney / Why renewing now?

Rodriguez / CUP had a certain lifetime; concern that this license will carry over and we don't know what will happen, and have seen issues with that. PLUC could add condition to motion: a revisit period to give neighbors 4 months to try it out and give feedback if the music element is working or not.

NC Board Member Ross / Frequent patron, and walks there so don't need a parking space. You've got your own parking on alley and Pershing. And you have access to tandem West parking on one side of the alley and the other parking for the Westgate office after 5pm?

Rodriguez / Yes.

Ross / current hours; 10pm M-thurs. Fri-Sat. Sun 10pm Why do you want to start at 7am?

Rodriguez / Not unusual for a restaurant to open at that hour.

Ross / Used to have breakfast 7 days a week and now just the weekend.

Rodriguez / Business can be seasonal; can do later hours and this application will allow flexibility. Most CUPs don't have expiration dates any more for restaurants. If there's any change of ownership or change in operation, when CUP is approved they submit all conditions and how they'll comply and they're subject to inspection by City of LA within 12 months to check compliance. Handled by the Condition Monitoring Unit. The operator has to prove they're complying with conditions -- show sign designs and placement.

NC Board Member Cooley-Strickland / Appreciate Hacienda has provided stability in that location. Parking is an impact because people come and park in the streets so that's issue for residents. Consider how the music impacts neighbors and take control re amplification. Also, when you're busy you're packed, keep the music inside.

Rodriguez / Re mariachi, it's a small group. Otherwise amplified is music outside on Pershing street, the front patio.

Lyon / Outreach to the neighbors not done. This is a great concern. Rather than assume we know how neighbors feel about it, need to get actual input, feedback. In regard to what you're asking for re hours, entertainment. Homes right behind and in front, across the street. When you're there and people are parking in the alleys, and staying open to 1am, employees leaving at 2am. Would like to see outreach and let us know: we love it or don't love it?

Voss / Technically CUB application doesn't require notice to residents in 500'.

Rodriguez / they're notified prior to the hearing.

Carney / They're directed to hearing and not to the NC.
Voss / those notices should direct people to come to NC in addition to a hearing.

Lyon / Future action item: work on making this change on the notification process with Voss

Committee Action

MOTION Quon / Table the final decision, allowing the applicant to reach out the community and report back.
Second / Trimble
Vote / Passed unanimously.

SIDEBAR / OTHER BUSINESS

Voss / New business for the board: there is an issue of the height limits of PDR. Some who believe that there are already limits. Some believe City Council rejected them. If we wanted it to be clarified that it's the 37' height - formally approve it so there's no question about it. Agenda discussion of request for Councilman to clarify that it is or isn't 37'. Previously set 41' as Q condition. Whatever SB1818 allows, we lower the limits by the amount in SB1818 so SB+ requirement = the lower number.

Lyon / agrees and requests help from Voss on this issue.

Item 9: Action / 5208 W. Centinela, Chick-Fil-A / DIR-2018-241-SPR

Background - Second presentation to PLUC. Chick-Fil-A proposes to construct at 4642 sq. ft. building with a drive-thru on the NW corner of La Cienega and Centinela. The project requires site plan review approval from the city. Returning to PLUC to review traffic study, community benefits, pedestrian and bike friendliness.

Presenter(s): Jonathon Lonner and Tina Choi representing the applicant.
Joined by Traffic Consultant Jerry Overland; Jennifer Daw - Chick Fil A; Joel Miller - colleague as land use consultant.

Presenting traffic improvement measures, improved bike parking.

The queuing - 16 car lengths in the direct lane; in peak hours can take space 3rd row; 34 cars on site max to avoid any spill over.

Commitment to Philanthropy - seniors, schools, etc.

Responding to request for better transition between autos and pedestrian access and mobility. Shifting bike stalls and adding more stalls on Centinela - easier access for bike parking. Brought seating outdoors - 3 additional umbrellas - line of site to people inside and outside & interior playground. Family oriented site = adding play ground.

Concerns that came up in Planning Dept. What is the street presence? What are you doing with bike access and parking. Also make sure landscaping does the best to mitigate and buffer these high traffic streets. La Cienega - LADOT has traded sidewalks for extra lands - very narrow sidewalk, ADA compliant; they're trying to discourage pedestrian use on that side.

Using that side of the lot: landscaping buffer.

Only entitlement triggered = site plan review because of traffic impact > more than 500 generated trips.

Re Traffic issues

Started the process in 2017 with LADOT going through a scoping exercise. Memo of understanding January 2018. May 2018 LADOT approval. Study of 16 neighboring intersections, West to Culver City, East to Inglewood. Contacted Culver City and Inglewood = 26 projects being proposed in the area. One change applicant is doing: double left turn going Westbound at intersection of Centinela and La Cienega. Converting existing right turn going North = becomes a thru lane, and one interior thru lane becomes a double left turn. Eliminates the jog on Centinela.

Related Documents

Site Plan
Traffic Study Assessment Letter (Signed)
Exterior Elevations
Large Elevations
Preliminary Landscape Plan

Public Comment

Benjamin Steele (90293)

Was the sole comment before expressed bike and pedestrian. Not asking Committee to support or deny. Recording in comment that this plan is an improvement.

Sean Hannan (90045)

Questions about the traffic management planning; know the area well. 25 cars at KFC. Want to see how the stacking works in your lot, how does it work for people who park.

Choi / Have iPad ordering and CC swipe - always have people on site to help manage traffic Peak time is not going to see 36 cars.

Hanna / peak time?

Choi / Lunch time.

Hanna / at 4pm counted KFC with 25 cars; Burger King, KFC and Taco Bell—worried about impact. Understand there's 15 days to appeal that, and have appealed it to DOT.

John Rulen (90045)

President Westchester Streetscape Improvement. Wishes application to now, his org working with people on La Tijera, had student project plan and it didn't go very far re funding. We don't have a budget but in about 2 weeks hope to have that budget - would like to talk to you about supporting that effort.

Choi / Happy to engage.

Committee Discussion

MOTION Smith / to Approve as presented.

Second / Gerez

Smith / This is a lot different than the last time. Received differently. Thank you for making the changes in the car queue. I find this project to be an asset to the corner.

Voss / Traffic study - you included a pass-by adjustment that reduced impacts by half. Explain what that is?

Overland / Industry has studied different traffic; some traffic is passing, you decide you want a sandwich. Not new traffic on the street, but new in driveway. They're not counted twice in the study. LADOT doesn't require the impact re pass-by. Pass-by adjustment - why it's 50% - fast food restaurants with drive through.

Hellwig / Live in the area. Going Southbound on La Ciegena drivers doing 50-60 mph, 3 lanes to 2 lanes - dangerous thing trying to pull out on La Cienega. Centinela too.

Lyon / How can we look at the ingress and egress, jump off and jump on?

Overland / No left turns from or to La Cienega or to or from the alley. Most of the traffic will go down the alley; to go N or W go to Milton - La Tijera to Slauson or W to Culver City. We didn't drop off traffic off adjacent neighborhoods - conservative study. Feel pretty comfortable that we've covered all impacts.

Lonnor / 3 lanes to 2 lanes on La Cienega - we're a fully improved street - some of those issues will be relieved because next lot will have to be widened to meet requirements.

Quon / Store on Jefferson, how many can you stack?

Choi / Not sure, but customers will not be there for long. Transaction time very fast.

NC Board Member Cooley-Strickland / Decades long love for Chick-Fil-A. Pleased to see you coming back to Playa area. What are your projects for the volume comparable to the other CFA's in the area?

Daws / Expecting less than Jefferson for this location.

Cooley-Strickland / seems they're always doing more than expected. With other development going on I can see more volume. Having the designated traffic director during peak times?

Daws / Doing that more and more -- staff directing traffic.

Voss / Helpful to pop things up on Google maps - overall site, not just their site. In context, this is an appropriate location to have another drive thru like this. Re comments of KFC, look at the size and KFC is woefully inadequate. KFC + Burger King is still smaller than this site. Unusually large amount of space to handle the queuing .

Lyon / KFC and BK owned by the original property owner will be remodeling; bringing both of those restaurants up to corporate standards.

Lyon / One more parcel to the SW of you? One more restaurant potential parcel on the Red Mountain site. Going S towards apartments and duplexes. Checking this.

Hellwig / When public parks to go inside, where's the entrance?

Lonner / (Pointed out on plan)

Choi / Part of our target focus in philanthropy - education, kids, seniors, homeless

Once the operator is selected, corporate plays a guiding role in connecting in the community.

All operators are in the community, chosen from the community. Once the operator is selected, committed to work with local schools, Senior Citizen Center. Happy to pro bono cater events throughout the year.

Sean Hannan (90045). Research re community, \$5M against LGBT. Response?

Lyon / previous meeting we've spent a long time on that subject.

Choi / Franchise operators are very devoted to their community. Example: Hollywood operator is very collaborative with LGBT community there, can share that info with you.

Committee Action

MOTION Voss / Accept as presented.

Second / Hellwig

Vote / Passed unanimously.

Item 10: Action / 6711 S. Sepulveda - Hanover Group / DIR-2017-4077-DB-WDI-SPR

Background: New 160,830 sq. Ft. residential apartment building with 180 units and 210 parking spaces. On-menu density bonus for a 33% increase in density, and two on-menu incentives for a 20% reduction of required open space and 3:1 FAR in lieu of required 1.5:1 FAR. Also requesting a waiver of dedication and improvements from the requirements on Arizona street.

Presenter(s): Patricia Lyon, PLUC chair [Applicant representative available to answer questions]

Motion to rescind determination of March 20, 2018, based on further efforts of the applicant. Reminder re motion at last meeting: motion to approve was denied. Difficult meeting for the Committee. Tonight presenting a motion to rescind the motion. Applicant has gone back and revisited access and egress the property; City denied Arizona improvement.

They've also met with the Westchester Street org - enhancement of trees, sidewalks.

They also committed, for the expansion of the BID which currently ends at the Caladan project. They'd support extending the BID down to their area and will participate financially in improving the looks of Sepulveda. Bringing back discussion reconsidering this project; believe they've done all they could to improve.

MOTION Lyon / Rescind previous motion and vote and re-open project discussion.

Second / Gerez

VOTE / 7 yes; 1 Oppose (Quon).

Quon / oppose the vote because of concerns from community members in our district (7)

Smith / one thing I do notice on improvement of access for deliveries; a big plus. Onsite parking.

Sayles / rideshare etc all on site.

Sales / The BID, Chamber have high regard for the project itself. We've done every single thing asked to do by multiple groups. Positive: Hanover owns and operates, so they become involved in the community. The project we presented is the one that will get built. Hope the committee sees we've done as much as we can do.

Public Comment

Benjamin Steele (90293) / Support

Heard a lot about urgency for need of housing in this neighborhood. As the developer has tried to do everything to accommodate what the Council has requested. Remind the Committee your mission is to promote quality of life - not always massing or traffic. Believes this project brings positive aspects.

Naomi Waka (90045) / Oppose

I'm sure the developer has done everything possible. Last meeting focused on concerns re traffic in the area. Significant total # of units between Sandstone and this project. Discussion comments about LADOT and insufficient traffic planning, about how affordable housing isn't solved by 8 units (Legado project). There are developers out there that do 100% affordable apartments. In light of the Community Plan, in light of the building across from the Coffee Company (Sepulveda Eastway), do not support this project.

Trevor Candle (zip?)

Own a number of properties. Speaking to affordable housings, supply and demand; 180 units coming on the market then what I can charge goes down. I encourage development, market rate is lowered by having enough houses.

Committee Action

MOTION Trimble / Move to support with conditions as discussed.

Second / Fox

Lyon / Add landscaping condition.

Voss / Address the general concern - we hear comments on moratoriums re development. I'm not here to tell you that there will be no growth but our responsibility is to manage growth. There's traffic impact, but its adding to street (Sepulveda) that has 24-26K each morning and evening. The impact of this one individual projects really is "grains of sand on the beach" - and it falls below height threshold of the Sandstone.

VOTE roll call: 5 Yes (Voss, Gerez, Lyon, Fox, Trimble). 2 No (Smith, Quon). 1 Abstain (Hellwig).

Item 11: Announcements

- Committee Training Recap (Ethics & Code of Conduct, 1x every 2 years) - Several due to expire on July 20. Lyon working with DONE to put a bunch of people through the training. Good for community to sit through it too for learning experience too. Invite Neighborhood Council.
- Work on clarity re Code of Conduct renewal.
- Stop using reply all; in violation - not a meeting, it's a notification.
- Next PLUC meeting: June 19, 2018

Item 12: Meeting Adjourned - 9:30pm