

**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: Tuesday, October 16, 2018 - 6:30pm

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

Item 1: Welcome and Introduction

Item 2: Minutes Review and Approval - 17 July 2018 PLUC meeting minutes.

M/S: Smith/Gerez

Vote: Passed – Unanimous Voice Vote

Item 3: Informational / Possible Action - 9800 S Sepulveda (Conversion from Offices to Hotel)

Background - First presentation to PLUC. Applicant is requesting the adaptive reuse of an existing commercial office building into a 178-room hotel with a hotel basement bar, ground floor hotel lobby lounge and bar, and a ground floor restaurant.

Presenter(s): Nick Leathers – Senior Planner, Elizabeth Peterson Group (Representative of the applicant developer)

Presentation Highlights:

- Confirmed same property owner as previously presented to PLUC. (Michael Raheny)
- Confirmed office-to-hotel conversion metrics same as previously presented to PLUC.
- Most recent filing “pretty close” to previous request re liquor license type 47 for 4 bar/restaurant locations + type 66 mini-bar service.
- CUP application > includes request for light live entertainment; basement and ground floor (bar/restaurant areas)
- Traffic = net increase of 1000 or more trips generated.
- Parking: 15 on-site spaces and 180 covenant spaces in parking garage next door.
- Floors 2 thru 8, ~25 rooms per floor
- Same type of ownership as before; same branding as O Hotel downtown.

Related Documents provided during meeting: 19-page presentation. (See additional files)

Public Comment – None.

Committee Discussion

Noted this project was presented previously to PLUC (~4 years ago) and developer has not addressed original issues raised by the Committee including:

- Insufficient verifiable parking availability (15 onsite with presumption of additional spaces in adjacent parking garage, but no documentation that proves the covenant or litigation resolution confirming this agreement.)
- Service entry space allowing (currently ~25 feet) for deliveries, trash pick-up, etc.

- Modifications to actual building renderings updated to show actual build plan (note: presentation at this meeting included old rendering showing roof-top structure; presenter claims it is “no longer included” and the Committee should “ignore that on the rendering.”)

Additional points discussed:

- No meeting space planned.
- Traffic study has been completed and is in review by DOT.
- Request for clarification on parking plan for employees.

Message back to developer/applicant > Please address

- Parking issue/concerns with documentation re agreement for additional spaces in adjacent parking garage.
- More specifically, employee parking considering the property can expect 50-85 employees onsite at various times, and current documentation indicates only 15 parking space associated with the building.
- Access and ingress of deliveries.

Committee Action: motion deferred; request for updated presentation.

Item 4: Informational / Possible Action - 8900 & 8904 Ramsgate Avenue
[As of 8 Nov 2018 application: DIR-2018-6560-TOC, ENV-2018-6561-EAF]

Background - First Presentation at PLUC. Proposed 33-unit apartment building at 8900 & 8904 Ramsgate Avenue under the Transit Oriented Community Guidelines.

Presenter(s): Siddhartha Majumdar, Wyota Workshop – Project Architect
 Owner – Dan Cowdrey, LDC Capital.

Presentation Highlights:

- Occupies 2 parcels. Adjacent buildings = older four-plexes (8 units); 8 units replaced by 33, net gain of 25 units, of which 6 are affordable.
- Zoning R3.1 Medium Density.
- Podium building with open courtyard; street level parking + 5 stories + roof deck.
- Mostly 1 bedroom units; 8 per floor. 4th level / 5th floor = 2 bedroom units.
- TOC Tier 3 project basic metrics:
 - Density/Affordable: 33 units as allowed by TOC T3, of which 6 are “affordable” with 4 classified as “extremely low income.”
 - Parking: allowed reduction to 0.5 parking spaces per unit; 33 units = TOC T3 17 parking space minimum, but developer providing 31 spaces (almost 1:1 parking) plus 37 bike parking spaces.
 - FAR: increase by 50% gets allowance for building up to 38K sq ft.
 - Open space: minimum under incentives = 2925 sq ft and plan allows for 8000 sq ft, split between private open space and common open space.
 - Height bonus: additional 22’ or 2 stories; can go up to 67’.
- Discussion of Design Points:
 - Aiming for “more richness” with light conditions, color accents, landscaping including planter with every unit.
 - Design opts not to fill total volume of building size (building massing envelope) per by-right formula.

- Structure split into 2 blocks with open air courtyard between to “further mitigate” impact of building on location / site.

Related Documents: Wyota Workshop Draft Plan

Public Comment – None.

Committee Discussion

Reaction to design:

- Appropriate for West LA where size / density of this type already exists. But size and scale perceived as “massive” in context of neighborhood as it is now (one-story 4-plexes)
- Appreciate effort at design nuance (colors, etc) but doesn’t “sit well” within the existing neighborhood.
- Committee “conceptual” discussion re implications of proposed design, cross-referencing with existing context (smaller scale buildings) and realities of by-right density allowances due to TOC Tier 3 classification for the area. Noted this developer proposal is the first of a “new breed” of housing for the area, and it’s a difficult (“shocking”) built-environment shift for stakeholders.
- Confirmed with elevator roof-top shed total height is 67’ + 10’ = 77’ at the absolute highest point.
- Confirmed roof deck is open, no additional shading, accessible to all tenants.

Concerns / design change recommendations for next presentation:

1. 5’ x 5’ elevator too small to accommodate move-in / move-out; revisit.
2. As this is an older neighborhood, recommend very strong community relations outreach. Go beyond the 500’ outreach requirement, walk the neighborhood, communicate status.
3. Look carefully at safety/police data (higher crime area); meet with LAPD to look at stats.
4. Revisit most vulnerable elements of design re access and safety (balconies, points of entry, etc.)
5. Review graffiti issues in area, prepare plan re managing this element.
6. Review balconies to create optimal privacy for adjacent neighbors.
7. Landscaping: requesting more green-scaping; more specifics re what’s to be installed.
8. Pull services provided by moving trucks, delivery trucks, ride sharing pick-up off of the street and into the foot-print of the parcel to lower traffic impact, neighbor nuisance. Especially important as the area is poised to be developed for higher density throughout.

Committee Action: deferred action and requested return presentation.

Item 5: Discussion / Possible Action - Notification Zone Radius Modification

Background – At PLUC meeting on 2018-05-31, there was discussion of working to change CUB application requires to include notification to residents within 500’.

Presenter(s): Patricia Lyon

Related Documents: None

Public Comment: None.

Committee Discussion: Accept current requirement of 500’ notification per LA code for CUB applications.

Possible Committee Action: None required.

Item 6: Announcements

- Next PLUC meeting: November 20, 2018; discussion of rescheduling to achieve quorum given normal
- December PLUC meeting: December 18, 2018; discussion of possibly rescheduling or cancellation due to quorum vs personal holiday/vacation plans.

Item 8: Meeting Adjourned