

Neighborhood Council of Westchester/Playa NCWP Planning and Land Use Committee Agenda

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Approved Meeting Minutes

Committee: Planning and Land Use Committee

Chairperson: Patricia Lyon

Meeting Date: Tuesday, February 20, 2018 - 6:30pm

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

ATTENDANCE

Present: Patricia Lyon, Joan Trimble, Alan Quon, Garrett Smith, Paula Gerez, David Oliver, Don Hellwig, David Voss, Kimberly Fox

Absent: None.

Item 1: Welcome and Introduction

Chair notes Item 6 of agenda will not heard this evening; removed from the agenda by request of applicant's counsel.

Item 2: Minutes Review and Approval - 12 December 2017 meeting cancelled, no minutes.

Garrett Smith: Moved

Don Hellwig: Second

Passed unanimously by voice vote.

Item 3: Public Comment on Non-Agenda Items

None

Item 4: Informational / Update re Draft Home Sharing Ordinance [Council File # 14-1635-S2]

Presenter(s) - Overview summary report given by Kimberly Fox, Committee member.

Related Documents - see the Council File for more information.

Public Comment - None.

Committee Discussion

- Quon / questions about liability re tenant violating a "landlord opt out" lease restriction.

Item 5: Action / Tocaya Organica @ 12150 Millenium Drive, Unit 101 [ZA-2018-354-CUB]

Presenter(s): Margaret Taylor, Apex LA - Planning Consultant for the restaurant applicant

Public Comment - None

Committee Discussion - None

Committee Action

Motion to Approve: David Voss

Second: Joan Trimble

Passed unanimously by voice vote.

Chair instructed Secretary to draft letter of support and check with the applicant re language and agencies to be addressed. PLUC motion to NC Board for consideration 1st Tuesday of March.

Item 6: Action / 5711 W 74th Street / Local Daycare Conditional Use Permit Request

Chair announcement: Item deferred to next meeting by request of applicant counsel.

Item 7: Action / 8521 S Sepulveda Boulevard (aka Grinder property)

[Planning Department Case # ENV-2017-1736-EAF]

Presenter(s): Tanner Blackman - Kindel Gagen (Public Affairs Advocacy Firm) on behalf of Caladan Investments
Related Documents - PowerPoint Presentation

Public Comment

- Tommy Roys / Oppose
- Don Duckworth, Executive Director, Westchester Town Center Business Improvement District (BID) / Support with developer agreement to remove and replace 5 overgrown Ficus trees and repair unsafe sidewalks. Also requested developer make a contribution to the Westchester Farmers Market.
- John Ruhlen, Westchester Streetscape Improvement Association / Support
- Kelli Trombley, LAX Coastal Chamber of Commerce / Support

Committee Discussion

- Voss / Support approval as proposed.
- Hellwig / Raised parking concerns.
- Trimble / Expressed appreciation for developer consideration re parking, traffic issues, addition of important affordable housing units to community.
- Fox / Raised concern re load-in, load-out, deliveries not inside foot print of the project. Inconvenience for the community for life of the building.
- Oliver / Commented project has been improved by return presentations to Committee. Expressed continuing concern about traffic generation and requested developer install "serious deterrent" to illegal left turns out of property's garage. Also called out issue of closing cat walk gate.
- Quon / Raised concern about traffic ("F" grade for existing intersections before build out) and loading restrictions due to lack of overhead clearance and space allowance inside building footprint. Confirmed with developer building is 85% 1 bedroom, remaining are studios.
- Smith / Concerns about traffic back-up on Manchester due to tenant in-and-out. Thanked developer for tree replacement commitment.
- Gerez / Confirmed traffic study took into account new buildings along La Tijera at full occupancy. Expressed concern that DOT parameters are not realistic.
- Smith / Confirmed Fire Department has signed off to servicing the building.
- Smith / Questioned Post Office address assignment. Per developer, TBD. Concern re ride sharing pick-ups creating street traffic back-up as they double park on Manchester or Sepulveda, depending on address assignment.
- Lyon / Update on small retail space tenants? Per Developer, TBD.

Chair's recap of Committee discussion points.

- Thank you: trees and sidewalk commitment.
- Concern: Move-in and move-out restricted to non-peak traffic hours, institutionalized in lease.
- Concern: Strong discouragement of illegal left turn out of property garage re maximum-size-allowable signage and heavy duty delineators installation on Manchester.
- Concern: Commitment to deal with the gate and catwalk through to R1 neighborhood behind project.
- Concern: Restricted preferential parking support - 6 blocks square re City requirements. Neighbors opt in (or not). If yes, Caladan pays for a number of years, to be defined in motion.
- Concern: Guest parking. Per code not a requirement, but request developer add as consideration.
- Concern: Moving and delivery in public right-of-way concerns
- Concern: Most applicants do a give-back. That hasn't resonated with this applicant.

Committee Action

Motion to Support with Conditions: David Voss.

Second: Joan Trimble.

Passed unanimously on roll call vote.

Item 8: Informational / HHLA (aka The Promenade at Howard Hughes) Redevelopment

Presenter(s): Belinda Jacobs, General Manager of HHLA and Jerry Goostree, Laurus Corp (property owner)

Related Documents - Presentation boards with remodel plan renderings.

Public Comment - None

Committee Discussion

- Smith / Soup Plantation ? (No, corporation has filed for bankruptcy.)
- Lyon / Major urgency: construction and employees parking. Make sure people working on HHLA are not parking in the neighborhoods. (Construction company mandated by contract re employee parking in garage.)
- Oliver / Expressed concern re construction employees parking in neighborhood (specifically 74th @ Sepulveda). Expressed concern re safety/risk for patrons of the complex. Requested operator do more to reach out to neighborhood.
- Lyon / Noted why plan for remodel looks inviting, more “walkable,” during construction neighbors are getting used to going other places. (Developer noted tenant leasing plus new housing will “help moderate the negative elements.”)
- Gerez / Question re whether LAPD office allocation included in plan. (Property management: had this in the place, but rarely used by LAPD.)

Item 9: Informational / 7403-7407 La Tijera (aka 74th and La Tijera)

[Note: In meeting, Chair moved this item up for discussion immediately after Item 5.]

Presenter(s): Burns & Bouchard (Community affairs rep for developer) and Steel Wave (developer)

Presenter Abbreviated Recap:

- Retail: Just signing a broker so no update.
- Exterior completed Aug-2018.
- Interior work continues thru Nov-2018.
- Pre-leasing in Jun-2018.

Public Comment - None.

Committee Discussion

- Oliver / Status of units below sidewalk level. (Confirmed 14 units, 10 foot lightwell patios.)
- Oliver / Developer confirmation re exit as “no left turn.”
- Oliver / Developer confirmation re 74th street widening to allow for dedicated left turn lane (74th onto La Tijera, heading East)
- Fox / Confirmed affordable units are still designated for seniors. (Developer to do a targeted marketing/outreach campaign to recruit seniors.)
- Fox / Which exact units for seniors? (Developer doesn’t choose; designated by Housing agency)
- Lyon / Question re actual market rate rental figures. (Developer hasn’t calculated yet.)
- Dave Oliver / Concern re employees parking on 74th. (Developer: Parking garage to open for construction employee parking wk of February 26.)

Item 10: Announcements - Omitted due to length of meeting.

Item 11: Meeting Adjourned @ 9pm