

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

www.ncwpdr.org

Meeting Minutes (Approved)

Committee: Planning and Land Use Committee

Chairperson: Patricia Lyon

Meeting Date: Tuesday, April 16, 2018 - 6:30pm

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

Attendance

- Present / Lyon, Fox, Trimble, Smith, Gerez, Hellwig + Board member John Lockston and Len Nguyen, Senior Planning Director for CD11
- Absent Excused: Oliver, Quon, Voss

Item 1: Welcome and Introduction – 6:34

Item 2: Minutes Review and Approval – Secretary did not complete minutes for 19 March 2019 meeting; item tabled for next meeting.

Item 3: Public Comment on Non-Agenda Items

No public speaker cards

Item 4: Discussion / 12181 Bluff Creek Dr., Playa Vista Suite A (ZA-2018-4858-CUB-SSP)

Background – First presentation to PLUC. Pursuant to LAMC section 12.24 w1, a conditional use permit for the on-site sales of alcohol (beer and wine) for an (e) 5,129 sf restaurant with 77 indoor seats and a 2,997 sf patio with 206 outdoor seats. Hours of operation from 8 am to 12 am Monday through Saturday and 8 am to 11 pm on Sunday. Pursuant to LAMC section 11.5.7 c, a project permit compliance for the Playa Vista Specific Plan Area to allow a storefront sign, 'Conference Room.' Scope of work to also include tenant improvements to (e) restaurant.

Presenter: Food Fanatics LLC – Cathrine Georges (owner/operator)

Related Documents:

Floor plan, sample menu

Presentation Highlights:

- Fourth restaurant opened by these applicants.
- Notice of application mailed out to 487 community members, property members; no one contesting per ABC.
- Location: Bluff Creek Drive, inside a Fox Building, across from Google and YouTube.
- Same operators already have two restaurants open in the immediate area: Hash and Rodini (restaurant sharing kitchen and lease space with proposed new lounge.)

- Have operated with beer and wine permits for restaurants in two Westfield Mall locations: Culver City (4 years) and Westfield Century City (6 years).
- Invited to open in Bluff Creeks by companies previously served with catering.
- Hash opening 1 year ago near proposed location. Finding 75% of the customers are from the community (versus office workers).
- Recruited by landlord, opened Rodini (Greek). Patrons predominately from the business community.
- Total space lease of 6000 sq ft, too large for one restaurant. Therefore Rodini is half and the proposed "Conference Room" Lounge is the other half, with both sharing one kitchen which is large enough to support catering to office buildings in the area.
- The Lounge's format: "fine dining without the linen." Coffee lounge during day, evening add steaks and seafood (bar-restaurant).
- Operator also asked for limited live entertainment on the CUB.
- Parking plan: 1800 spots with the building. Free parking 9-5, unlimited for evenings and weekends.

Public Comment: None.

Committee Discussion

Q: Review hours again?

A: 8am – 10pm Mon-Thurs; 8am - 12am Fri-Sat; 8am - 11pm Sunday.

Q: Entertainment: amplified?

A: Landlord has allowed 1 speaker outside the awning for Hash. Plan on adding 1 speaker outside for the Conference Room. Would like to have on weekends in the morning as well. In addition: n lease operator is allowed to do large BBQ events in the building courtyard; would like to have music then. Have demonstrated to the landlord: even when you play loud music, music stays inside the courtyard.

Q: Past violations (ABC, Liquor Sales license?)

A: Zero.

Q: Training of employees?

A: Hiring certified bar tenders (similar to food handlers certification). Managers required to be certified 2X a year. ABC provides classes, notice given to employees and completed training in their employment file.

Q: Security? Coordinated with Senior Lead Officer with LAPD for the area?

A: Building has its own security for the premise; talking to the security people about what to look for. Have not contacted LAPD yet. Police patrons at Hash have volunteered to come train employees about public safety.

Q: Total employee count?

Hash has 20, Rodini Park has 20. Expect Lounge to also have 20. No issue with employee parking.

Q: Possible challenge: LMU opening space in Playa Vista, potential for under-age drinkers. Strongly recommend Lounge staff have highest of radar re LMU and OTIS students. Also caution the security for the developer for weekends, might require security that's specific to your door, your facility.

A: Everyone will be carded. See the operation as a restaurant first and foremost. Only 6 seats at the bar itself. Not a club, a sit-down restaurant. No standing and having a drink.

Note of caution: noise management needs to make sure it doesn't travel up to homes on the bluffs (above operating location).

Possible Committee Action: Motion to support with conditions:

1. Applicant coordinates with LAPD Senior Lead Officer for strong enforcement of lawful patron behavior.
2. Similarly, the Applicant coordinates with building security on the same.
3. Applicant confirms special arrangements with building security to ensure lawful patron behavior during occasional "courtyard" events.
4. Amplified music not to exceed decibel levels as determined by third party testing to guarantee noise mitigation for both the area immediately around the Applicant's location and residents on the bluffs above Playa Vista. Sound study decibel limit recommendation to be documented in CUB file.
5. No amplified music after 10pm.

M / S – Smith / Fox

Vote: 5-0-0, motion passes.

Community Impact Statement consideration: None required.

Item 5: Discussion / Westside Regional Alliance of Councils Resolution re Housing and Community Investment Department (HCID) administration re affordable housing units associated with density-bonus development projects.

Background: First presentation at PLUC. Based on continuing concern regarding HCID's administration of affordable housing units (registration, recording of covenants upon occupancy, public listings, and occupant compliance auditing) review approved motion (2019 April 7) by WRAC and consider supporting with NCWP motion.

Presenter: Committee Discussion

- Example of situational concern: Del Rey NC approved project, but developer was allowed (by Planning) to change the # of affordable units without notice back to the NC. (A change of use without advisory notice to the community.) Asking for regulation and tracking of the units.
- The real issue re the designation and bonuses developers get by dedicating to low income: are there sufficient city services in place to track these new affordable units?
- Noted potential for abused of affordable units: someone rents at the lower rate, then takes on a roommate who is charged market rate by the original "income tested" tenant.
- Neighbors are looking into the database of affordable units and not seeing the approved units in local buildings showing up.
- Potentially significant point of confirmation could be tied to Certificate of Occupancy.

- Today: once Certificate of Occupancy is issued by Building & Safety, it's up to the developer to proactively register the affordable units. Is this actually happening?
- Noted Planning issues the entitlement (density bonuses, affordable units) via approval of the application. Then Planning Code is enforced by LADBS.
- New possible mechanism to force registration of affordable units with HCID: when temporary Certificate of Occupancy is issued, notification that developer must register with HCID re affordable units before issuance of final Certificate of Occupancy.

Committee Action: Regarding CF 14-0692-S2, motion to update Density Bonus project Certificate of Occupancy procedure, with the goal of guaranteeing developers are registering new affordable units with the Housing and Community Investment Department (HCID). Specific process amendment:

Step 1: LADBS issues a *temporary* Certificate of Occupancy on a Density Bonus project.

Step 2: LADBS informs HCID of this action.

Step 3: Developer registers newly available affordable units with HCID.

Step 4: LADBS issues the permanent Certificate of Occupancy only after HCID confirms affordable units are properly registered with the City.

M / S – Gerez / Smith

Vote: 5-0-0, motion passes.

Community Impact Statement consideration: Committee discussion resulting in formulation of CIS statement during meeting:

NCWP stakeholders take the question of creating affordable housing in our community very seriously. To that end, the NCWP Board has carefully considered, conditioned and supported Density Bonus development projects requesting variances. We do not wish to see this stakeholder commitment undermined by lack of accountability to regarding HCID's registration of these newly created affordable units.

Therefore, in support of Mike Bonin's Council Motion of January 24, 2017 (CF 14-0692-S2), we request a specific procedural change be made to better ensure our community's new affordable rental units are, in fact, occupied by income-qualified tenants.

Step 1: LADBS issues a temporary Certificate of Occupancy on a Density Bonus project.

Step 2: LADBS informs HCID of this action.

Step 3: Developer registers newly available affordable units with HCID.

Step 4: LADBS issues the permanent Certificate of Occupancy only after HCID confirms affordable units are properly registered with the City.

M / S – Gerez/ Trimble

Vote: 5-0-0, motion passes.

Item 6: Discussion / Support for CF 19-0002-S38 (related to CF 18-1226) regarding Opposition to SB 50

Background: Second discussion by PLUC. The City Council, Planning Department, and Intergovernmental Relations Committee have studied proposed SB50 and determined City of LA opposition to the bill. For PLUC discussion: in addition to opposition motion from NC Board (voted 2019 March 5), review possible additional action reinforcing support for Oppose SB50 Resolution pending in Committee (Rules, Elections and Intergovernmental Relations Committee).

Noted that this month, the North Westwood Neighborhood Council has voted support for SB50, which would extend TOC density into R1 areas in its NC geography proximate to UCLA (beyond current Los Angeles TOC ordinance definition, which focuses TOC density within commercial districts.)

Presenter: Committee Discussion

Related Documents:

- CF 19-0002-S38 [Resolution](#) & [Analyst Report](#) Docs
- Draft Motion
- Draft Community Impact Statement

Public Comment: None.

Committee Discussion: council file closed with unanimous vote to support resolution by the City Council. No further PLUC or NCWP action required.

Item 7: Discussion / Support for CF 19-0046 Regarding Developer Campaign Contribution Restrictions

Background: As a response to recent FBI investigation of Council member Huizar regarding campaign funding and unethical actions on behalf of developer interests, City Council has moved to request City Attorney, Chief Legislative Analyst and Ethics Committee study the issue and propose an ordinance update. To date, Community Impact Statements regarding this issue have been filed by 4 NCs: Hollywood Hills West, Hollywood United, Van Nuys and Central Hollywood.

Presenter: Committee Discussion

Related Documents:

- [Original Motion](#) from City Council
- Draft Motion
- Draft Community Impact Statement

Public Comment: None.

Committee Action: Motion to Support
M / S – Gerez / Smith
Vote: 5-0-0, motion passes.

Community Impact Statement consideration: Confirmed through Committee discussion to be un-necessary for this item.

Item 8: Discussion / Proposal: Request to Planning Dept for improved SEARCH in Planning Case Files database

Background: First discussion at PLUC. Currently search interface predicates that someone looking for a pending Planning file already knows the file #. The system offers no other more user-intuitive way to do research, restricting public access by functionality short fall. Proposal: add search tab option to review files by Council District #.

Presenter: Committee Member Kimberly Fox

Related Documents: Sample of current User Interface and proposed change.

Public Comment: None.

Committee Discussion:

- Frustration in searching Planning case files is one must know the case file # prior to search.
- Therefore, publicly available database becomes (by lack of more accessible search criteria) only useful to more “insider” types of stakeholders.

Committee Action: Motion to support adding council district tab to Planning Case Information Database to simplify stakeholder searches for planning applications.

M / S – Trimble / Gerez

Vote: 5-0-0, motion passes.

Community Impact Statement consideration: Given lack of an active Council or Planning File #, not possible to link, so none written.

Item 9: Discussion / Developer Project Screening Check List – Draft Review

Background: Third discussion by PLUC. Committee agreed to proposal that a master list of project screening issues and questions be developed, for the purpose of forwarding to developers preparing to present to PLUC. At 2019 February 19 and 2019 March 19 PLUC meetings, Secretary received input. Goal of this meeting: review revised draft and possible approval.

Presenter: Committee Discussion

Related Documents: PLUC Project Screening Check List v4.0

Public Comment: none.

Discussion Highlights:

- Taking this approach so developers are made aware of all issues Committee wishes them to address.
- Hoping this cuts down on multiple developer presentations to cover all crucial issues.

- Question re project triggering CEQA? Coastal Commission? Agreement these 2 questions should be added to proposed form.
- Discussion re the 0.5 radius for TOC project distance from transit stop: per Len Nguyen, Planning adopted this rather than by-street distance because 0.5 radius easier to define.
- General discussion of concern about TOC activities in NC geography and significant displacement of current tenants, plus question of no-net-loss of affordable units.

Committee Action: Motion to Support

M / S – Smith / Trimble

Vote: 5-0-0, motion passes.

Community Impact Statement consideration: lack of Council or Planning File # so no CIS.

Item 10: Announcements

- Next PLUC meetings
 - May 21, 2019 – Transit Oriented Communities Overview, Tutorial.
 - June 25, 2019
 - July 15, 2019

Item 11: Meeting Adjourned – 8:23pm

#