



Neighborhood Council of Westchester/Playa

Special Board Meeting Agenda

Paula Gerez, President

Meeting Date: November 21, 2024 6:30 pm

Meeting Location: 7166 Manchester Avenue, Westchester

www.ncwpdr.org

Meeting Location: 7166 Manchester Avenue, Westchester, CA 90045

THE AMERICAN WITH DISABILITIES ACT – As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.ncwpdr.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the committee chairperson at (213) 473-7023 or email through website at www.ncwpdr.org

Notice to Paid Representatives – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Westchester Municipal Building 7166 Manchester Avenue, Westchester, CA 90045
- www.ncwpdr.org
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/government/subscribe-agendasnotifications/neighborhood-councils>

Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1

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1. **Call to Order**
 2. **Salute the Flag**
 3. **Introductions**
 4. **Consent Calendar:** *(The following items will be treated as one item and enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)*
 1. Approval of Minutes of October 3, 2024 Board meeting
 2. Receive and file the Treasurer's Report and MER for months of August, September and October 2024.
 3. Motion to oppose and file a CIS regarding opposition to [Council File 23-0243](#) making Los Angeles a sanctuary by the creation an official City Ordinance.
 4. Motion to approve the Sponsorship request from LAX Coastal Education for the "What Do You Love About Los Angeles" Children's Art show taking place on December 5, 2024 at the Westchester Triangle, for an amount not to exceed \$500.00.
 5. Motion to approve appointment of Ladera resident, AJ Paz, Community Member to the Ad Hoc Community Plan Update Committee.
 6. [Motion](#) to approve The Neighborhood Council of Westchester / Playa, a member of the Westside Regional Alliance of Councils (WRAC), urges (1) the federal government to intervene and conduct a federal investigation into the use by the city of Los Angeles, the county of Los Angeles, the state of California and all city, county and state agencies of federal funds received to address homelessness; (2) the state government to investigate the use of state funds for such purpose; (3) the county government to investigate the use of county funds for such purpose; and (4) the city government to investigate the use of city funds for such purpose, due to the mismanagement and non-accountability of taxpayer dollars being squandered while leaving a humanitarian crisis on our streets. The Neighborhood Council of Westchester / Playa further calls upon our city Councilmembers to communicate this request to the relevant respective federal, state, county and city authorities, including our U.S. Senators, Congressmembers, the U.S. Attorney General and Dept. of Justice; our Governor, state Senators, Assemblymembers and state Attorney General; our county Supervisors and District Attorney; and our Mayor and City Attorney.
 7. [Motion](#) to approve (Refers to City Council file 24-1128) The Neighborhood Council of Westchester / Playa, a member of the Westside Regional Alliance of Councils, believes that there is a clear need for oversight and accountability for negligent property owners and developers who allow construction sites to remain incomplete and/or abandoned for extended time periods. The Neighborhood Council of Westchester / Playa therefore supports CF 24-1128 (Hernandez), which calls for a report back by LADBS on consequences and solutions to the problem of abandoned / incomplete construction sites, which pose a risk of fire and other hazards and are a threat to public safety and welfare.
 8. Motion to support the Neighborhood Councils request for an extension to the December 16, 2024 feedback deadline for Form Districts allowing the Committee, Community and Neighborhood Council more time to submit their feedback to WCPAG.
 5. **Announcements from Governmental Representative** (limit to 3 minutes please)
 6. **Presentations**
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1. **Presentation: 6136 Manchester/ 8651 La Tijera Blvd (“Pep Boys”)**
Development Presenter(s): Owner – Cityview and/or Applicant
Representative three6ixty (See the NCWP PLUC AGENDA 10.15.24 –
<https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)
 1. 96 ft, 8-story mixed use building containing 489 dwelling units and approximately 16,120 SF of commercial space for a total of 416,890 SF Project requesting a density bonus, master conditional use permit for alcohol sales, site plan review, and CDO compliance with SCEA Lot area 105,276 SF/2.42 acres The Project is requesting a total density increase of 85% pursuant to AB 1287 by providing 15% of base density units for VLI households and an additional 9% of base density units for VLI households, for a total of 24% of by-right units reserved for VLI households, or 64 VLI units The Site is currently identified as qualifying for Tier 3 development incentives under the City’s Transit Oriented Communities (TOC) Affordable Housing Incentive Program.
 2. Board discussion with Vote to approve/modify/deny
 2. **Presentation: 8704 & 8711 Sepulveda Blvd/Eastway (“Staples”)**
Development Presenter: SRM &/or Urbal Architecture (See the NCWP PLUC AGENDA 10.15.24 –
<https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)
 1. 7 & 8-story buildings; 120 licensed Assisted Living and Independent Living units in the West Building and 146 units in East building State Density Bonus for Senior Housing No Code Deviations Requested
 2. Board discussion with Vote to approve/modify/deny
 3. **Presentation: 7027 Vista del Mar Lane**
Presenter: Isaac Lemus/Crest Real Estate: (See the NCWP PLUC AGENDA 10.15.24 –
<https://ncwpdr.org/agendas/ncwp-pluc-agenda-10-15-24/>)
 1. New (2) Single-Family Residences with dual vehicular access on Vista del Mar and Vista del Mar Lane
 2. Board discussion with Vote to approve/modify/deny
 7. **Discussion Calendar and related Public comment**
 8. **Public Comment** – non-agenda items *(limited to 1 minute per speaker unless otherwise declared by the President or presiding director. Public comment on agendized items will be called as each agenda item is brought forward.)*
 9. **Committee Reports and Announcements from Board Members**
 10. **Adjourn**

Next Meeting Date: 12/03/2024 12:00 am

Next Meeting Highlights:

Relevant Files:

- <https://ncwpdr.org/wp-content/uploads/2024/11/NCWP-Meeting-Minutes-09-24.pages>
- <https://ncwpdr.org/wp-content/uploads/2024/11/August-2024-MER-1.pdf>
- <https://ncwpdr.org/wp-content/uploads/2024/11/September-2024-MER-1.pdf>
- <https://ncwpdr.org/wp-content/uploads/2024/11/October-2024-MER-1.pdf>
- <https://ncwpdr.org/wp-content/uploads/2024/11/Draft-Letter-to-the-Mayor-re-sanctuary-city.2024.pages>
- https://ncwpdr.org/wp-content/uploads/2024/11/6136-Manchester_CDG_Updated_vF.pdf
- https://ncwpdr.org/wp-content/uploads/2024/11/6136-Manchester_EAF_Updated_vF.pdf
- https://ncwpdr.org/wp-content/uploads/2024/11/6136-Manchester_MCUB-Form_Updated_vF.pdf

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 - https://ncwpdr.org/wp-content/uploads/2024/11/AHRF_6136_Manchester_signed.pdf
 - <https://ncwpdr.org/wp-content/uploads/2024/11/24-0826-Manchester-ENTITLEMENT-sml.pdf>
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 - <https://ncwpdr.org/wp-content/uploads/2024/11/Transmittal-00032.pdf>
 - https://ncwpdr.org/wp-content/uploads/2024/11/23-045-NCLU-Presentation-2_R1.pdf
 - https://ncwpdr.org/wp-content/uploads/2024/11/MotionWCPAG_Feedback_Extension.pdf
 - <https://ncwpdr.org/wp-content/uploads/2024/11/Motion-NCWP-Pep-Boys-Development-Site-Agenda-Item.pdf>
 - <https://ncwpdr.org/wp-content/uploads/2024/11/Motion-NCWP-Agenda-Item-Staples-Development-Site.pdf>
 - <https://ncwpdr.org/wp-content/uploads/2024/11/Motion-NCWP-Agenda-Item-7027-Vista-Del-Mar-Lane.pdf>