



Neighborhood Council of Westchester/Playa

Board Meeting Agenda (FINAL)

Paula Gerez, President

Steve Donell, Vice President

Meeting Date: January 6, 2026 6:30 pm

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

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- 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 November 2025 Board meeting
2. Approve, Receive and file the Treasurer's Report and MER for October 2025 and November 2025.
3. Motion to approve the sponsorship request for LAX Educational Foundation's annual Rock n Roll Run for Education, to take place at Loyola Marymount University on Saturday, March 7, 2026 from 7:30am – 11am. The NCWP would have a booth at the event for the FAN CLUB sponsorship level, for a sponsorship amount of \$500.00.
4. Motion to approve Beautify LA NPG request in the amount of \$2,000.00 from Beautify LA for a garden and art community event they would like to host at Westchester Park on March 28th 2026 from 10am – 3pm. The event will teach community members about agriculture and gardening and they will provide art easels and other paint supplies for community members to create paintings they can take home.
5. Motion to approve adding Board Members are required to participate in at least two (2) hours of Community Events per Fiscal Year to the Standing Rules.
6. Motion to approve the letter from the NCWP to Councilwoman Traci Park to explore solutions with respect to the proliferation of coyotes in our residential neighborhoods.
7. Motion to approve and sign proposed ADOPT-A-PARK PARTNERSHIP AGREEMENT Recreation Center: Westchester Recreation Center and Senior Center Neighborhood Council, Westchester/Playa Neighborhood Council January 1, 2026 – Effective Dates: December 31, 2026 1. Purpose This agreement establishes a collaborative partnership between Westchester Recreation Center and Westchester/Playa Neighborhood Council to support the Adopt-a-Park Initiative. The goal is to enhance RAP programming and community engagement, strengthen neighborhood connections, and empower local stakeholders to take part in park stewardship. 2. Term and Renewal This agreement is valid for one year (2026) and may be renewed annually upon mutual agreement. This is a good-faith agreement only and neither party will be held responsible for non-compliance. 3. Communication Both parties agree to maintain open communication throughout the year through program liaisons: • Recreation Center Lead Contact: Dan Mohler, PAB President, danmohler@yahoo.com, 310-487-4568 Neighborhood Council Lead Contact: [Paula Gerez, President, paula.ncwpdr@gmail.com 310-922-9175] Monthly check-in meetings are encouraged to review progress and to plan upcoming activities.

5. Announcements from Governmental Representative (limit to 3 minutes please)

6. Announcements from Board Members

7. Presentations

1. 12751 Millennium #5-185 – Seabutter (ZA-2025-5682-MPA)

1. Presentation: FE Design & Consulting, Seabutter Sushi located at 12751

West Millennium Drive in Runway Playa Vista “A Main Plan Approval to allow the on-site sale, dispensing, and consumption of beer & wine only in conjunction with a 1,902 SF bona-fide restaurant featuring 47 interior seats and 16 outdoor seats on a 524 SF patio with hours of operation from 7:00am-11:00pm daily.”

1. <https://ncwpdr.org/wp-content/uploads/2025/11/Playa-SITE.pdf>
2. <https://ncwpdr.org/wp-content/uploads/2025/11/Playa-FLOOR.pdf>
3. <https://ncwpdr.org/wp-content/uploads/2025/11/Findings-MILLEN-MPA.pdf>

2. Board discussion and possible motion to approve the request of the applicant to allow the on-site sale, dispensing, and consumption of beer & wine only in conjunction with a 1,902 SF bona-fide restaurant featuring 47 interior seats and 16 outdoor seats on a 524 SF patio with hours of operation from 7:00am-11:00pm daily.”

2. 245 E Waterview St (DIR-2025-3181-CDP-MEL-HCA)

1. Presentation: Joseph Spierer Architects, 245 East Waterview Street, Playa del Rey new single-family home. The project has completed Zoning review and received preliminary approval. It has also been reviewed by the Planning Department under Case No. DIR-2025-3181-CDP-MEL-HCA.
2. https://ncwpdr.org/wp-content/uploads/2025/11/251029_245-E-WATERVIEW-ST_FULL-SET.pdf
3. Board discussion and possible motion to approve the application for the construction of a single-family residence located at 245 Waterview Street, Playa del Rey as identified in the plans presented to the NCWP.

8. **Discussion Calendar and related Public comment**

9. **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.*)

10. **Committee Reports**

11. **Adjourn**

Next Meeting Date: 02/03/2026 6:30 pm

Next Meeting Highlights:

Relevant Files:

- <https://ncwpdr.org/wp-content/uploads/2025/11/Motion-Westchester- -Playa-Coyote-Issue.docx>
- <https://ncwpdr.org/wp-content/uploads/2025/11/Adopt-a-Park-App-12-17-25.pdf>
- <https://ncwpdr.org/wp-content/uploads/2025/11/11.04.2025-NCWP-Draft-Minutes.pdf>
- <https://ncwpdr.org/wp-content/uploads/2025/11/MER-Oct-2025.pdf>
- <https://ncwpdr.org/wp-content/uploads/2025/11/MER-Nov-2025.pdf>
- <https://ncwpdr.org/wp-content/uploads/2025/11/Public-Safety-Coyote.pdf>
- <https://ncwpdr.org/wp-content/uploads/2026/01/Playa-SITE.pdf>
- <https://ncwpdr.org/wp-content/uploads/2026/01/Seabutter-Playa-DCP-App.pdf>
- <https://ncwpdr.org/wp-content/uploads/2026/01/Playa-FLOOR.pdf>
- <https://ncwpdr.org/wp-content/uploads/2026/01/Findings-MILLEN-MPA.pdf>
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