



Neighborhood Council of Westchester/Playa

Board Meeting Agenda

Paula Gerez, President

Steve Donell, Vice President

Meeting Date: February 3, 2026 6:30 pm

www.ncwpdr.org

Meeting Location: 7166 Manchester Avenue, Westchester, CA 90045

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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

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- Westchester Municipal Building 7166 Manchester Avenue, Westchester, CA 90045
- www.ncwpdr.org
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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 January 2026 Board meeting
 2. Receive, approve and file the Treasurer's Report and MER for October 2025 November 2025 and December 2025
 3. Motion to approve the transmittal of the Community survey results to CD11 and the City Planning Department.
 4. Motion to approve Community Impact Statement to [Council File CF 25-0002-S19](#) and Council District 11 to include the following:
 1. Immediate removal of all SB 79 placeholder references from the WPDR Community Plan Update.
 2. Replacement of all affected parcels with the specific zoning classifications promised to the community, including maintaining Single-Family (R1) parcels as R1 and preserving R2 zoning where previously committed, ensuring that the City's New Zoning Code (Chapter 1A) is applied transparently to every parcel.
 3. Affirmation that SB 79 will not be codified, referenced, or embedded within the WPDR CPU, consistent with how other state legislation is treated in the Community Plan.
 5. Motion to approve [WRAC Motion](#) Refers to [City Council file 25-1484](#)
 1. NCWP, a member of the Westside Regional Alliance of Councils (WRAC), supports CF 25-1484 which seeks to regulate sober living density in Los Angeles. Currently homeowners and residents in the Del Rey neighborhood of CD 11 and beyond are experiencing the effects of a documented pattern of owners/developers over-developing properties intended as "senior living" and then filing a change of use and converting them to un-regulated sober living homes with between 22 and 48 residents. Repeated requests by the community to abide by "good neighbor norms" have gone unaddressed. Prior communities in CD 11, CD 5 and other areas citywide have also experienced issues with sober living over-concentration in residential neighborhoods and have supported previous efforts to regulate sober living density in Los Angeles. Research and findings from prior communities who have experienced these conditions demonstrate that the best way to resolve many of the problems now stemming from these largely unregulated sober living facilities is by establishing minimum spacing requirements between facilities and to create thresholds based on facility size, modeled on the Costa Mesa ordinance upheld by the courts. The motion in CF 25-1484 seeks to allow the City to preserve the benefits of recovery housing while avoiding the drawbacks of excessive clustering.
 - 6.
 5. **Announcements from Governmental Representative** (limit to 3 minutes please)
 6. **Announcements from Board Members**
 7. **Presentations**

1. LAWA would like to present on a Sign District Amendment for the LAX Gateway.

1. Board discussion and possible motion and vote on recommendation for approval on this Amendment.3

8. Discussion Calendar and related Public comment

1. Board discussion with Joshua Francis, LAWA Director of Community Relations regarding the lack of traffic enforcement during the holidays this last year and to identify why it occurred, to provide an update as to what plans will be instituted to ensure that it does not happen in the future as well as general updates regarding traffic, mitigation, and better community awareness issues.

1. Board discussion and possible motion

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: 03/03/2026 6:30 pm

Next Meeting Highlights:

Relevant Files:

- https://ncwpdr.org/wp-content/uploads/2026/01/Survey_results.pdf
- <https://ncwpdr.org/wp-content/uploads/2026/01/CPU.-Survey.pdf>
- https://ncwpdr.org/wp-content/uploads/2026/01/Undefined_Zoning_Map-1.pdf
- https://ncwpdr.org/wp-content/uploads/2026/01/Undefined_Zoning_CIS.pdf
- <https://ncwpdr.org/wp-content/uploads/2026/01/MER-Oct-2025.pdf>
- <https://ncwpdr.org/wp-content/uploads/2026/01/MER-Nov-2025.pdf>