

# KENTWOOD HOME GUARDIANS

Monthly Open Board Meeting  
Wednesday, October 18 @ 7:00 pm  
Via Zoom

## CALL TO ORDER

The meeting was called to order at 7:00 PM

## ROLL CALL

### Directors:

	Present	Absent
Carolyn Epstein (CE)	[ X ]	[ ]
Tracy Thrower Conyers (TTC)	[ X ]	[ ]
Yana Komsitsky (YK)	[ ]	[ X ] <sup>1</sup>
Gregg McNelly (GM)	[ X ]	[ ]
Julie Zaller (JZ)	[ ]	[ X ]

### Operations Manager:

	Present	Absent
Tracy Thrower Conyers (TTC)	[ X ]	[ ]

### Special Guests:

*Diego Janacua Cortez*, City Planner, Westside Community Plan Updates  
*Ben Sullivan*, Project Manager for Westchester Playa Del Rey Community Plan Update  
*Reuben Caldwell*, City Planner, Active Principal Planner for West, South and Harbor Geographies

## GUEST SPEAKER PRESENTATION – Westchester-Playa Del Rey Community Plan Update

Our Special Guests from City Planning presented on the Westchester-Playa Del Rey CPU. It was reported that community comment is being evaluated and incorporated into the planning. Suggestions for alternatives were requested. Discussion covering which communities are currently being updated and process.

Reviewed the following draft GPLU maps:

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<sup>1</sup> Minutes based on Zoom recording.

1. Residential WPDR Subarea 3 which is within KHG. Draft new regulations will continue to specify residential use, 3 story height, but 4 units (plus ADU and junior ADU) per lot vs current 1.
2. Draft Commercial GPLU map subarea 12 and 13 fall within KHG and 17 and 18 abutt it.
3. WPDR subareas 12 and 13 (along Manchester and Sepulveda) proposed for residential/commercial use, 3-5 stories in height (facing main street). Proposing density of 1 unit per 800 SF of area (7-10 units per lot).
4. WPDR 31 subarea – height and density changes.

Presenters then took questions from the Board and community.

## **ADJOURNMENT**

The meeting was adjourned at 8:44 PM.

**THESE MINUTES WERE ADOPTED BY THE KENTWOOD HOME GUARDIANS BOARD OF DIRECTORS ON 17 JANUARY 2024.**

YANA KOMSITSKY

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Yana Komsitsky, Secretary