

DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

BOARD MEETING OF FEBRUARY 4, 2008

Italicized remarks concern developments that occurred before or after the board meeting.

Roll Call and Introduction of Guests: Janice Santos, Parliamentarian; Chris Nevil, President; George Gross, First Vice President and Webmaster; Elizabeth Pollock, Recording Secretary; Tobyann Mandel, Acting Corresponding Secretary; Casey Anderson Gross, Director and Membership Chair; Aaron Bernardin, Director.

Guests: Nicole Velasquez, Del Rey field deputy for Council District 11; Gail Sharp of the Venice Japanese Community Center; Marie Antoinette and spouse, owners of the 90 West Lounge; local residents Jesse Gonzales, Eileen Gonzales, Rick Pine, Nancee Inouye.

Approval of Minutes: Minutes of the January 7, 2008, board meeting were reviewed, approved and can be posted on the DRHNA website.

Treasurer's Report: Before the meeting, Treasurer Michelle Rudo circulated a Transaction Detail Report for January 1 through January 31, 2007, which was approved as submitted. (Tobyann Mandel's check for the Holiday Toy Drive did get cashed, so she cashed the reimbursement check from DRHNA.)

Council District 11: Nicole Velasquez reported as follows:

1. Entrada Tower at 6161 Centinela. Councilman Bill Rosendahl has called all members of the Culver City City Council regarding his opposition to the project. Comments on the Environmental Impact Report were due by 5:30 p.m. on Monday, February 4, 2008, and on February 1, 2008, DRHNA sent a letter of opposition by email and regular mail.

The Culver City Planning Division will hold a Public Hearing about the project on Wednesday, February 27, 2008, at 6 p.m. in the Mike Balkman Council Chambers at Culver City's City Hall, 9770 Culver Blvd., Culver City, CA 90232. The Commission will be asked: (1) to certify the final Environmental Impact Report; (2) to approve a tentative parcel map to subdivide the project site into two lots; (3) to approve a Site Plan Review to construct a 13 story, approximately 342, 409 gross square feet office tower and related parking structure; (4) to approve a Height Exception to permit the office tower to be 190 feet to the flat roof with a sloping parapet rising up to 220 feet, exceeding the city's 56 foot height limit.

2. Working Group. Steve Cunningham, Culver City's Transportation Director, has established a working group to discuss a regional traffic plan for the area between the 10 and 105 freeways. The group will have its second meeting in two weeks. Cunningham is retiring in three months and wants to leave a legacy of cooperation.

3. Listserve. To get onto Councilman Rosendahl's email distribution list, go to www.councilmanrosendahl.org and sign up.

4. Alley between Mesmer and Margaret, just north of Jefferson Blvd. There is no record of an approval for the gate on the alley, so the city is going through the process of getting the gate legitimated. The City Attorney's office (Claudia Martin, Neighborhood Prosecutor) is considering bringing charges against some of the property owners along the alley for illegal dumping, operating an illegal auto repair shop.

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5. Street Furniture. On February 21, 2008, the Del Rey Neighborhood Council (“DRNC”) will be asked to select 10 sites in Del Rey for the furniture. The City has a contract with JC Decaux. Each piece of furniture will say “Del Rey” on it, but will also have advertising. Some of the items are three sided columns, of which one side will be available for community announcements.

5. Archstone, 5550 Grosvenor N. Velasquez has sent an email to Mike Boehlke, Supervisor Yvonne Burke’s district director to ask the status of the Archstone project. Local resident Elizabeth Zamora (attended DRHNA’s board meeting in June 2007) has been discussing the Archstone project with Nicole Velasquez.

6 Mar Vista Gardens Shuttle Meeting. A task force will meet in mid-February to look for a funding source to pay for a shuttle from Mar Vista Gardens to places that offer more mass transit. The task force will have representatives from the mayor’s office, Congressmembers Maxine Waters, Diane Watson and Jane Harman, State Assemblymembers Ted Lieu and Karen Bass.

7. Mayor’s Day of Service. Postponed to Saturday, March 15, 2008, because of rain threat. All participants will meet at Mar Vista Park (McLaughlin & Sawtelle Avenues) and will then deploy to the work sites.

8. Rapid Bus. A Metro Rapid line is planned to run down Sepulveda Blvd. from the Green Line in El Segundo to U.C.L.A..

Crime Report: Tabled. Mary Anderson not present.

Newsletter: Deadline for all articles is Monday, March 3, 2008.

General Meeting: For the Spring meeting, we will continue with our usual format. All directors are asked to confirm to Chris Nevil whether they will be continuing for another term in office. Chris Nevil and George Gross will serve as an elections committee to fill open directorships. The specific program is still being developed, but the topic will be: “Del Rey Emergency Care: What Are the Options?” We will have representatives from the two local emergency rooms and the Los Angeles Fire Department. Nicole Velasquez will ask Mark Grant to suggest a local government representative.

Fire Station 67: Grand Opening on February 16, 2008, at 10 a.m., 5451 Playa Vista Drive.

Membership Report: Dues revenues have been \$3593 for 2007-2008, versus \$3818 for 2006-2007. We have 224 renewals and three new members this year; had 226 renewals and seven new members last year. We were doing outreach to DRNC’s Area A which became DRHNA territory in Spring 2006. This year, 138 people paid their dues only; 86 people made a contribution in addition to the dues.

Website: George Gross is still waiting to get the electronic version of our Autumn 2007 newsletter. He will update the website with the January minutes, now that they have been approved.

Del Rey Neighborhood Council: This month’s meeting will be on Thursday, February 21, 2008, at 7 p.m. at the Courtyard by Marriott Hotel, 13480 Maxella Ave., Marina Del Rey, CA 90292, tel. (310) 822-8555. Agenda items must be announced 72 hours before the meeting, so items should be submitted by the Friday before the meeting.

Starbuck's at Centinela and Jefferson: On December 3, 2007, the board voted to send a letter to the City Zoning Administrator stating that if Starbucks does not comply with the conditions of the temporary occupancy permit we want the occupancy permit revoked. The letter did not get sent because Nicole Velasquez was working on getting enforcement through the Department of Building and Safety. Nicole Velasquez said Casey Anderson-Gross should go ahead and send the letter. She will continue to work with Building and Safety. Casey Anderson-Gross will send Nicole Velasquez a copy of the agreement that the owner and the neighbors signed.

Mansionization: Before the meeting, Chris Nevil circulated a summary of the Baseline Mansionization Ordinance as of October 18, 2007, prepared by the City of Los Angeles, Department of City Planning, Community Planning Bureau. The ordinance amends the definitions of Buildable Area and Floor Area and adds new definitions for Residential Floor Area and Base Floor. It will revise the height limit rules and grant bonuses where designs are "articulated," rather than boxy. This affects properties zoned single family residential (R1, RS, RE9, RE11, RE15, RA, RE20 and RE40) and allows single story areas to petition to become Single Story Height Districts (height max. 18 feet).

The city is currently accepting comments on the proposed ordinance. The board did not discuss the proposed ordinance at this meeting.

90 West Lounge, 12740 Culver Blvd. Suite H: Owner Marie Antoinette is seeking support for her request to be allowed to stay open until 2 a.m.. In December 2006, Nancee Inouye arranged for Allan Rabina, a police officer in the Pacific Division's Vice Unit, to attend our board meeting. He advised that the Los Angeles Zoning Administrator and the California Department of Alcoholic Beverage Control had imposed the following restrictions on the license: (1) full exterior illumination; (2) security guards; (3) an i.d. scanner; (4) hours from 11 a.m. to midnight; (5) no live bands, dancing or karaoke; (6) neighbors within 500 feet of the bar will have a direct number to call the owner if there is a problem. The conditions were to run with the license. The bar has now been open for a year, and there have been no "call outs." Marie Antoinette has tried to get a full liquor license, but she has not yet been successful. She has non-uniformed, unarmed security. They do not yet serve food, but they allow one to bring food from the neighboring restaurants.

No specific action was requested of the board, and no specific action was taken.

MDR Tower, Oxford Triangle, 4363 Lincoln Blvd. at the 90 Freeway: This proposed project would consist of 158 residential units (including 16 low income affordable units), 3178 square feet of retail space, 408 parking spaces. The project would replace an existing commercial use, would be 30 stories tall, and all ingress/egress would be from/to Lincoln Blvd.. Comments on the draft Environmental Impact Report were due by January 10, 2008 (later extended to February 1, 2008). This property is located on the north side of Lincoln, i.e. in Del Rey, but is described as being in the Venice Community Plan area. The Coastal Commission must approve the project, and it commented negatively on the draft EIR. According to Nancee Inouye, there has been almost no vocal opposition to this project. Councilman Bill Rosendahl has opposed it, but it may be "by right" under S.B. 1818. There will be another meeting with the public to discuss this project in three or four months.

Density Bonus Ordinance: On Wednesday, February 6, 2008, the Los Angeles City Council will vote on the proposed ordinance implementing Senate Bill 1818 at the local level. Councilman Bill Rosendahl will vote against adopting the ordinance. May be a lone voice. The board voted to fax a letter to all

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members of the City Council, urging them to vote against the ordinance. *The letter was sent on Tuesday, February 5, 2008, to the City Council, Mayor Antonio Villaraigosa and Los Angeles County Supervisor Zev Yaroslavsky.*

Discussion of 12449 Louise Avenue project: Rick Pine, who lives two lots away from this project, urged the board to express opposition to the project as planned. This project and the MDR Tower were mentioned specifically in the letter opposing the SB1818 implementing ordinance. According to Rick Pine, Jane Usher, president of the City of Los Angeles Planning Commission, does not think the project is a “by rights” project. The project is currently stuck in plan check. .

After the meeting, Rick Pine was advised to look into AB283 ,the Subdivision Map Act, a state statute enacted in 1986 that provided for all R-3 lots next to R-1 neighborhoods to be rezoned to R1.5. It may be that this lot was missed when the city reviewed the zoning in 1986. Rick Pine was already aware of the statute, which also called for the City to draw up a zoning plan and stick to it.

Urban Land Institute Meeting: George Gross and Casey Anderson-Gross attended this event in the Howard Hughes hangar. The speakers were the architect and developers of the Playa Vista office buildings (two buildings, 40,000 square feet each, not in Phase II). They were promoting the new office space.

Groundbreaking at Mar Vista Family Center: On February 2, 2008, the MVFC broke ground on a 22,000 square foot Everychild Foundation Youth Center. The Everychild Foundation contributed \$1 million; Gloria Kaufman contributed \$300,000; the Skirball Foundation contributed \$500,000. Proposition K funds were \$500,000. Because Proposition K funds were involved, the center will be required to have quarterly meetings with the community about the use of the center.

Strategic Planning Meeting: Must be continued to another date. C. Nevil will circulate an email to ask board members about their availability.

Before the board had a quorum, guests Jesse and Eileen Gonzales introduced themselves. They were attending because they received the DRNC's second newsletter (which did not have a page about DRHNA). Jesse Gonzales had three concerns: (1) the food vendors near B & B Hardware; (2) the day laborers on the median at Culver Blvd. and Centinela Ave.; and (3) people hanging out and drinking alcohol in Culver West Park. Nicole Velasquez responded: (1) At least one of the vendors has been cited by the City's Department of Health and Safety. (2) The laborers are allowed to be there, provided they do not block the sidewalk. The median is owned by the Metropolitan Transit Authority, i.e. the City of Los Angeles is not responsible for trash pickup. Nicole Velasquez will work with the MTA on the trash issue. The Los Angeles Police Division is monitoring the three or four known troublemakers among the laborers; (3) Upgrades are underway at Culver-West Park.

NEXT MEETING: MONDAY, MARCH 3, 2008, AT 7:00 P.M.

ADJOURNMENT: 9:00 P.M.