

DRHNA MINUTES

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Srinath Raju said his traffic study assumed 83 trips at the peak time in the morning, 110 trips at the peak time in the evening. *This differs greatly from the 155 trips mentioned in the Notice of Preparation. Should we submit another letter to Anthony Curzi about this discrepancy? Is it based on the design Archstone really wants approved, which may be R3 (30 units per acre), rather than R4 (50 units per acre)? It was unclear if the traffic counts assumed that Playa Vista II (the Village) would not be built or that it would be built at the approved density, which was about one-fourth of the original proposed density.*

The study considered 14 intersections and determined the project would only have a significant impact on the Grosvenor/Jefferson intersection. Archstone is planning to contribute to a traffic signal at that intersection; the cost is estimated at \$250,000. The Centinela/Jefferson intersection will change when Centinela Ave. is connected to the Bluff Creek Road in the Playa Vista development.

The neighbors urged a stop sign at Grosvenor and Beatrice, but Mr. Raju said a stop sign might have the effect of giving residents a sense of security, but not providing security because people do not stop. Mickey Shockley reported that the county has denied previous requests for a stop sign because Grosvenor/Beatrice is a "T" intersection, but other "T" intersections have stop signs.

R.J. Comer is taking the permits through the entitlement process. The schedule is:

- Draft EIR publication with 45 day review period (Summer 2008);
- Preparation of final EIR with responses to comments on the draft EIR (Fall 2008);
- County Planning Commission Public Hearing (late Fall 2008);
- Board of Supervisors Public Hearing (early 2009).

The decision on whether the zoning change will be approved or not will not occur until after the entire Environmental Impact Report process has been completed, i.e. at the Board of Supervisors hearing. *We will be electing a new supervisor this November. That person may or may not have taken office by the time the hearing occurs.*

RJ Comer said their studies show that the traffic situation if nothing were done (use property as a parking lot) would be worse than if the project were built.

When asked if Archstone is willing to consider reducing the density of this project, Peter Brown first pointed out that Archstone, as the applicant, had requested the extension of time (to April 11) to comment on the NOP. When pressed, he said that in designing the project, "the numbers have to come out." R.J. Comer then volunteered that two alternative designs are going to be discussed in the draft environmental impact report. One of these designs includes a park on part of the property. *(As planned, the project will generate about \$370,000 Quimby Funds, but we had asked that land be set aside instead.)*

Wendy Averill noted that the project will generate traffic, noise, pollution and will affect the quality of life in the area. She asked, "What are you doing within your project to make the project of benefit to the community?" Archstone said one option is reduced density with a public park.

After the meeting, director Elizabeth Zamora provided the board members with copies of the documents she and Mickey Schockley prepared and collected concerning the Archstone project, to wit:

- *April 25, 2008, letter sent by Archstone (Cynthia Eppeldauer) to the households with whom they had met personally, advising of the DRHNA meeting on May 5, 2008;*
- *Flyer from Archstone(Cynthia Eppeldauer) to neighbors regarding Archstone's visits to the area April 15, 16 and 17 to talk to the neighbors;*

- *March 6, 2008, letter of opposition by Councilman Bill Rosendahl sent to Anthony Curzi re the Notice of Preparation – urges denial of the zoning change;*
- *Letter of March 21, 2008 from DRNC Planning Committee (Jonathon Neumann) to Anthony Curzi, opposing the zoning change from 30 (sic) to 50(sic) units per acre. (The proposed change is from six to 44 units per acre.)*
- *Flyer circulated by Mickey Shockley and Elizabeth Zamora to neighbors of the project. (Not sure if this went to the apartment dwellers on Jefferson Blvd., but Elizabeth Zamora said she is going to be contacting them during the next month.)*
- *Email of April 10, 2008, from Elizabeth Zamora to Anthony Curzi listing grounds for opposition to the project, including, “The project will exceed the Transportation Impact Analysis thresholds of 50 peak hour vehicles added to a CMP highway intersection – threefold.”*
- *Petition to Oppose zoning variances and increased residential density at 5550 Grosvenor Avenue with 122 signatures from Lucile St., Aneta Street, Hammack Street, Beatrice Street.*
- *Letter of February 21, 2008, from Elizabeth Zamora to the DRNC asking that the Archstone project be put onto the February 28 agenda for the joint meeting of the Planning and Land Use Committee and the Transportation Committee.*
- *Flyer prepared and sent by Elizabeth Zamora to neighbors regarding the DRNC committee meeting on February 28, 2008.*
- *Form letter for residents to send to Anthony Curzi regarding the Notice of Preparation. States: “I urge you to not approve a request for a tract map to combine two parcels into one; a zone change from R-3DP to R-4DP; a general plan amendment to change the land use designation from Low Density 1 to High Density Residential; and a Conditional Use Permit to allow 218 apartments in one building with a maximum height of four stories (60 feet) along with a 448 space parking structure with maximum height of five and one half stories (56 feet). I also request that I be included in your notification list of individuals.*
- *Flyer advising residents that if they want to comment, they must do so by March 24, 2008 and then providing the address.*

Entrada Tower, 6161 Centinela Ave.:

Gina Korshak, United Neighbors of the Westside (formerly United Neighbors of Westchester), brought a Styrofoam model and photographs to show the scale of the Entrada project relative to the surrounding buildings. The Radisson hotel is 120 – 130 feet tall whereas Entrada was approved at 180 feet tall. The height limit in Arizona Circle (City of L.A.) is 40 feet. Playa Vista has said it will not build higher than the bluffs, which are about 100 feet. The project is designed with only one way in/out.

She urged DRHNA to remain involved, noting that Culver City residents were not aware of the project until late in the approval process, and they only became aware because residents of the Westchester bluffs organized and got involved. Their group has consulted a lawyer and is considering a California Environmental Quality Act (CEQA) suit. Santa Monica is considering an ordinance to regulate the approval of projects over 75,000 square feet. Archstone would be 216,000 square feet.

On May 5, 2008, the new City Council of Culver City was meeting in a closed-door session with the City Attorney of Culver City to discuss how the height limit ordinance in Culver City, and its “height exception” provision for redevelopment projects, should be construed. The redevelopment project was required to go through a review process to get a height exception.

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Councilman Silbiger has always urged the “Environmentally Superior Alternative” that was discussed in the draft EIR.

Approval of Minutes: Minutes of the April 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 April 1 through April 30, 2008, which was approved as submitted. This includes the cost of preparing the DRHNA Map which can now be brought to all board meetings.

C.D. 11 Update: Tabled. Nicole Velasquez not present and no written report submitted.

Police/Crime Report/Pacific Division Update: Tabled. Mary Anderson not present.

Newsletter: Tabled. Mary Anderson not present.

General Meeting: Tabled. Not discussed during April.

Membership: Casey Anderson-Gross not present.

Website: Tabled. George Gross not present.

Del Rey Neighborhood Council: This month’s meeting will be on Thursday, May 8, 2008, at 7 p.m. at the Courtyard by Marriott Hotel, 13480 Maxella Ave., Marina Del Rey, CA 90292, tel. (310) 822-8555. DRNC may be asked to contribute some of its funds to make up for shortfalls in the City’s budget for local services, e.g. Pacific Graffiti Solutions, the library. Chris Nevil asked Marlene Savage to find out if the DRNC is allowed to contribute to legal action against the Entrada project.

OLD/CONINUING BUSINESS

DRHNA Strategic Planning Meeting: Saturday, June 7, 2008, from 9 a.m.to 1 p.m., location to be confirmed.

Starbucks Compliance Status: Chris Nevil spoke with Mo Blorfashan in the Department of Transportation. Although they cannot post a “No Entry” sign on the alley, it may be possible to post “No Right Turn” and “No Left Turn” signs that would make it illegal to turn into the alley.

Mickey Shockley reported that the “SHARE” building near Starbucks has been sold, and the new owner may want to flatten it and build something larger.

NEW BUSINESS

Attendance Standard: Should DRHNA establish a minimum standard for voting board member attendance at DRHNA board meetings. We need six voting members to have a quorum, and we want board members’ input as well. Tabled. After 9 p.m.

NEXT MEETING: MONDAY, JUNE 2, 2008 AT 7:00 P.M.

ADJOURNMENT: 9:00 P.M.