

## DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

### BOARD MEETING OF AUGUST 3, 2009

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

**Call to Order and Roll Call:** Janice Santos, Parliamentarian; Elizabeth Zamora, President; George Gross, First Vice President; Wendy Averill, Second Vice President; Elizabeth Pollock, Recording Secretary; Tobyann Mandel, Corresponding Secretary; Mary Anderson, Director; Aaron Bernardin, Director; Chris Nevil, Director; Casey Anderson-Gross (Director and Membership Chair).

Excused absences: Michelle Rudo, Treasurer;  
Unexcused absences: Marlene Savage, Director.

**Introduction of Guests:** Don Dombrowski, local resident; Cindy Mejia and Nancy Franco, Council District 11. Cindy Mejia's last day as Del Rey's deputy with Councilman Rosendahl will be Friday, August 17. Nancy Franco will be the new Del Rey deputy. Email: [Nancy.Franco@lacity.org](mailto:Nancy.Franco@lacity.org), tel.:(310) 568-8772 (Westchester);(310) 575-8461(West Los Angeles). She will be at the Westchester office on Mondays, Tuesdays and Thursdays and at the West Los Angeles office on Wednesdays and Fridays.

**Los Angeles Conservation Corps:** Don Dombrowski said he was very impressed by this organization for "at risk" young people. A team of teenagers from the North East L.A. "Clean and Green" Program did a wonderful cleanup job in and around the alley between Juniette St. and Jefferson Blvd.. The Corps members are looking for work, so they might be available for other projects. Tel.: (323) 224-2550. (Karen was the supervisor.)

**Minutes of July 6, 2009 Board Meeting: ACTION:** The board reviewed and approved the minutes as they were circulated by email during July. The minutes can now be posted on the website.

**Cell Tower on Centinela Ave. just north of Jefferson Blvd.:** Casey Anderson-Gross and George Gross received a notice of public hearing regarding an application for a conditional use permit to erect a cell tower "on a vacant lot with no address located at the southwest corner of Centinela Ave. and Juniette Street in the unincorporated community of West Fox Hills, in the Playa del Rey Zoned District," i.e. in the county section of Del Rey. The county's Department of Regional Planning will hold a public hearing on **September 1, 2009**, at 9 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The property is owned by Southern California Edison. There is another tower at the three-way intersection of Centinela Ave./Jefferson Blvd./Inglewood Blvd..

**ACTION:** The board voted that DRHNA shall send a letter opposing the conditional use permit on the grounds that (1) an additional cell tower is not necessary because existing coverage is adequate; and (2) the aesthetics of the cell tower are objectionable. Corresponding Secretary Tobyann Mandel will prepare the letter.

*After the meeting, Recording Secretary Elizabeth Pollock circulated a June 2009 article from The Palisadian Post which reported that in June, the county's Board of Supervisors was asked to seek and support federal legislation to repeal limitations on state and local authority imposed by the Telecommunications Act of 1996. Both the county and city are being asked to endorse repeal or modification of Section 704 of the Telecommunications Act of 1996 in order to give local government authority over cell tower regulations. The Federal Communications Commission is currently reviewing public comments on the National Broadband Plan that will be implemented in 2010.*

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*In April 2006, DRHNA was asked to oppose installation of a cell tower atop an apartment building at Centinela Ave. and Inglewood Blvd. Director Mary Anderson said the tower was not built because the city's Fire Department determined that there was insufficient access in the event of a fire.*

**5550 Grosvenor Blvd. – City of Angels Church: ACTION:** After discussion, the board voted to authorize Recording Secretary Elizabeth Pollock to continue pursuing the idea of a park on the Grosvenor Blvd. property without entering into any legally binding agreements.

We have been told that the church would be willing to sell the property to us (or a nonprofit working with us) for \$15 million, but the church needs to close the sale quickly because they are planning to buy another property and have made scholarship commitments as well. Elizabeth Pollock has left a message with Dr. Robbie Smith to learn the church's real deadline. Elizabeth Zamora said most foundations would take a minimum of three months to decide how to proceed if they were to work with us.

Chris Nevil has contacted Lucia Diaz, executive director of the Mar Vista Family Center, to find out if she would be willing to work with us and use her 501(c)(3) organization as a "fiscal agent" until we can establish one of our own. (It takes about two years to set up a 501(c)(3).) The MVFC has just completed its \$10 million capital campaign for its building, and if they were to assist us, they probably would get a fee of three per cent of any donations.

The church property has about 500 parking spaces and generates about \$24,000 a month from renting those spaces. The TBWA\Chiat\Day advertising agency, which rents about half of the spaces, has just completed its parking structure with 600 spaces, but Elizabeth Zamora says they have more than 1000 employees, so they probably will need to continue leasing parking from the church.

We need to confirm that we would not have to pay property taxes if the property were held by a nonprofit.

We are investigating possible funding sources. Joe Edmiston, executive director of the Mountains Recreation and Conservation Authority has said he does not think there will be public funds available. We have contacted the California Community Foundation, the Annenberg Foundation (Lauren Bon). Other suggestions were the Milken Family Foundation, South Bay Sports (arranges soccer leagues), Chevron, Shell, Semptra, Home Depot. Costco, Target, Best Buy.

Cindy Mejia reported that the Quimby money from developments in Del Rey has already been allocated - \$2 million for Culver-Slauson Park; \$2 million for Glen Alla Park; \$176,000 to Mar Vista Gardens Recreation Center. Culver-Slauson Park will still be underfunded for the building they have planned, so they have applied for a grant to help fund construction of a building. At Glen Alla Park, \$700,000 of the money would be for construction of a community room, but when the Del Rey Neighborhood Council ("DRNC") met in July to discuss the plans for Glen Alla Park, there was strong opposition to putting a building in the park.

We still need to find out if there would be a way to recharacterize the church property so that we could get Quimby funds from further away than two miles, e.g. by designating it as a "regional park" or as a "recreation center." (The Villa Marina Marketplace development is just under three miles from the church property.) Also, can Quimby funds from the city be used on a property located in the county? Can we get any Proposition A money from the county?

**13480 Maxella Way:** Director Marlene Savage attended the meeting where the DRNC voted to support this multiuse project, which is in Del Rey, but outside of the DRHNA's current boundaries. Villa Marina

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MHRP is proposing to build 244 apartment units, with ten per cent designated for very-low-income tenants, and 9000 square feet of retail space. The development would rise to a maximum height of 70 feet and is in the part of the Villa Marina Marketplace that is adjacent to Lincoln Blvd. and the entrance to the Marina Freeway (Route 90). Whitney Blumenfeld would be the contact in Councilmember Rosendahl's office. No action taken.

**11976 Culver Blvd. – Thomas Safran & Associates project:** The **new hearing dates** are September 8, 2009, for the City Council's planning, land use and management ("PLUM") committee, and September 22, 2009, for hearing by the full City Council. Tyler Monroe, Project Manager, Thomas Safran & Associates, 11812 San Vicente Blvd. Suite 600, Los Angeles, CA 90049-5063, tel. (310) 823-4888, told Elizabeth Zamora they wanted extra time to address the issues raised in the appeal filed by Tom KIELTY and Clare Sassoon.

**Playa Vista Noise – Security and Los Angeles Police Department:** A band has been practicing at night on one of the unused streets in Playa Vista. Repeated complaints to the musicians, to Sibyl Buchanan at Playa Vista and to the Los Angeles Police Department (Senior Lead Officer is Heidi Llanes) have not resolved the problem. Reportedly, the residents on the Westchester bluffs have also complained about the noise. Elizabeth Pollock suggested contacting the Neighborhood Prosecutor Claudia Martin, (310) 202-3861 or 202-3824, [Claudia.Martin@lacity.org](mailto:Claudia.Martin@lacity.org).

**Playa Vista Phase II:** Cindy Mejia reported that Councilmember Rosendahl has not yet taken a position on Phase II because a new revised Environmental Impact Report is due out in September. The Mar Vista Community Council and DRHNA voted to object to the previous R-EIR; the DRNC, Westchester-Playa del Rey and Venice Neighborhood Councils voted for approval of the previous R-EIR.

There will be no Quimby funds generated by the Playa Vista Phase II development because Playa Vista is setting aside acreage for parks within the development.

**Emergency Preparedness:** Chris Nevil has been working to get permission to keep a cache of emergency supplies at Playa del Rey Elementary School. **ACTION:** George Gross is willing to contact the new principal to ask if a cache can be stored at the school.

The next quarterly CERT battalion meeting will be on Sunday, August 16, 2009, at Fire Station 80. See [www.cert-la.com](http://www.cert-la.com) for details.

**National Night Out:** Pacific Division does not seem to have planned anything special for this year's NNO on August 4, 2009. Usually there is a short march through a neighborhood near the police station.

**Council District 11:** Councilmember Bill Rosendahl is out on medical leave until September 1. The City Council's summer recess begins August 17, 2009.

Applications for community beautification grants are due October 20, 2009.

The city's Department of Transportation has signed a contract with a consultant to study the best way to have a DASH route to serve Mar Vista Gardens. There will be a meeting on Monday, August 10, 2009, at 1 p.m. at the Westchester municipal office to discuss what the consultant should do first. The Westside Health Coalition and POWER have identified 10 stops they would like to see along the route (Venice Family Clinic, schools, hospitals).

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Completion of the 405 widening project has been pushed back from June 2009 to the end of 2009. Assembly Speaker Karen Bass' office is taking the lead in working with Caltrans, but the residents along the freeway (Youngworth St., Purdue Ave.) are still having problems.

At the Starbuck's property, there are no signs prohibiting a left turn from Centinela Ave. or prohibiting parking in the alley because those are always prohibited activities. Casey Anderson-Gross reported that the remediation equipment has been removed, so there are a few more parking spaces. (The property used to be a gas station, so soil contamination had to be remediated.)

Cindy Mejia is leaving to attend graduate school at George Washington University. DRHNA wished her well and will make a donation of \$25 to a charity of her choice as a thank you for her excellent service as our Del Rey deputy.

**Fall Newsletter:** Editor Mary Anderson needs articles, preferably this month. She will plan to finish the newsletter at least a week before our Fall General Meeting. She will include an article about our new Del Rey deputy, Nancy Franco, and Sam Jones promised an article about Mar Vista Gardens.

**Fall General Meeting:** Preferred dates will be Tuesday, October 27 or Wednesday, October 28. Elizabeth Zamora and Chris Nevil will develop the topic. We may focus on how to get city services in tough times. Other ideas: What do the residents of Del Rey want when the Palms/Mar Vista/Del Rey Community Plan is reviewed? How can we promote the businesses in Del Rey? Water management in Del Rey during times of drought and flood.

**Website Report:** Webmaster George Gross updated the website on August 2, 2009, but that means our August 3 board meeting was not announced well in advance. Don Dombrowski said that if we had flyers about our monthly meetings, he would be willing to distribute them.

**Marketing and Outreach Report:** Director Casey Anderson-Gross and Treasurer Michelle Rudo met in February to discuss ways to improve our outreach. Casey will follow up with Michelle regarding the report Michelle was going to write about their discussion.

**DRNC Report:** The DRNC is planning a big meeting on Tuesday, October 6, 2009, to discuss public education in Del Rey. Del Rey Day is tentatively scheduled for Sunday, October 18, 2009, but it is unclear who will be organizing the event.

**July 2009 Treasurer's Report:** Treasurer Michelle Rudo sent some explanatory notes with the report that she distributed by email before the meeting. The board reviewed and approved the report. We also have received two more membership renewals.

**NEXT MEETING: MONDAY, AUGUST 31, 2009, AT 7:00 P.M.**

**ADJOURNMENT: 9:00 P.M.**