

DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

BOARD MEETING OF WEDNESDAY, SEPTEMBER 10, 2008

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

Roll Call and Introduction of Guests: Chris Nevil, President; George Gross, First Vice President and Webmaster; Wendy Averill, Second Vice President; Elizabeth Pollock, Recording Secretary; Tobyann Mandel, Corresponding Secretary; Casey Anderson-Gross, Director and Membership Chair; Elizabeth Zamora, Director; Stephen Knight Advisor.

Guests: Kevin Read, Oceanhold.

Approval of Minutes: The board voted unanimously to approve the minutes of the August 4, 2008 board meeting.

Treasurer's Report: Before the meeting, Treasurer Michelle Rudo circulated a Transaction Detail Report for August 1 through August 31 2008. The only expense was the annual renewal for the post office box. The board voted unanimously to approve the report.

C.D. 11 Update: Tabled. Cindy Mejia was not present and did not submit a report.

Police and Crime Report: Wendy Averill attended the August meeting for Basic Car 14A49. Five rapes (a 500% increase) were reported in the Venice Beach area. According to Senior Lead Officer Drake Madison, these crimes did not involve a serial rapist; rather, these were individual reports by homeless people who had been sleeping on the beach. There has been an increase in thefts and assaults within Mar Vista Gardens.

On August 25 and 26 there were four burglaries in the area east of Inglewood Blvd., south of Culver Blvd.. At least two of the burglaries were related. SLO Drake Madison stepped up patrol.

We did not have a representative at the September 9, 2008 meeting. The next meeting will be on Wednesday October 8, 2008.

Pacific Division holds regular meetings of Neighborhood Watch Block Captains. The August 21 meeting had to be rescheduled to September 18 2008, and its theme was identity theft. Tobyann Mandel and Chris Nevil attended for DRHNA. The next Block Captains meeting is scheduled for November 20, 2008. Senior Lead Officer Drake Madison chooses the topics for the meetings. (Tel. (310) 622-3972).

Pacific Division Open House will be on Saturday, September 20, 2008.

Del Rey Senior Apartments Proposal: Thomas Safran & Associates is going to purchase the property at 11952 Culver Blvd. for \$10,050,000 (formerly owned by Ilya Kleinman, who had planned to build condominiums on the property). The proposed project contemplates low income senior apartments -- 168 one-bedroom units and 10 two-bedroom units. The project would have no subterranean parking, would be five stories high and have no setbacks. Councilman Bill Rosendahl has endorsed this project. Steve Knight distributed a five page information packet about the project. Tobyann Mandel said the Thomas Safran & Associates projects that she has seen have been well-built, but she also expressed her concern that Del Rey is being viewed by developers as a place where they can easily get the zoning changed to suit their needs without regard for the existing residents. The board discussed its concern about having a five story building with balconies overlooking the single family homes on the street behind the project.

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The Del Rey Neighborhood Council endorsed the project without reservation at its September 11, 2008, board meeting. Tobyann Mandel spoke at that meeting and conveyed DRHNA's concerns about the height of the proposed building. Jonathon Neumann of the DRNC explained that the Safran building would be about the same size as the building proposed by the current owner but as senior housing, it would generate less traffic and fewer parking problems. Councilman Bill Rosendahl had asked Thomas Safran to come into our Council district and find a place for a low cost housing project. It may be that the seniors could use the same City Ride service that is being considered to alleviate Mar Vista Gardens residents' transportation problems.

Thomas Safran & Associates will send a representative to DRHNA's October 6 board meeting. We will try to notify the residents of the streets near the project so they can attend and express their views. The "character and scale" of the project will be the key concerns.

Project at Washington Blvd. and Marcase Ave. (Culver City): Kevin Read of Oceanhold Properties brought drawings and renderings of the project, which will be a medical office building with two floors of subterranean parking and three stories (42 feet) above ground. (48,000 square feet, including 9500 square feet of retail). The original design had been for a 65,000 square foot building with four stories above ground, but the design was changed in light of the Mar Vista neighbors' traffic and other concerns. Mr. Read estimated that it costs \$80/square foot to build subterranean parking, i.e. \$4 million for this building. On Inglewood Blvd, north of Washington Blvd., Culver City owns a 20 foot wide strip on the east side; Oceanhold will contribute \$300,000 so that the traffic lanes can be reconfigured to incorporate that strip. Traffic will not be able to enter Marcase Ave. from Washington Blvd., but there will be a left turn pocket for eastbound drivers that want to turn left into the parking garage of the building. Primary ingress/egress will be on Washington Blvd..

General Meeting: Elizabeth Zamora spoke with Mark Ridley-Thomas and Bernard Parks, the two candidates for the Los Angeles County Supervisor's post being vacated by Yvonne Burke. Both are willing to participate in an issues only forum, but they do not want to debate each other. The board agreed to offer Tuesday, October 7; Wednesday, October 15; Tuesday, October 21; or Wednesday, October 22, as possible meeting dates. DRHNA will do the outreach for the meeting.

The meeting will be on Wednesday, October 22, 2008. Councilman Bernard Parks will appear from 7:00 to 8:00 p.m.; State Senator Mark Ridley-Thomas will follow from 8:00 to 9:00 p.m..

Newsletter: Mary Anderson will not be able to edit this issue. All authors should finish their articles by Friday September 29, 2008. Our printer, Ornan Valle of Westside Graphics, does the layout. Goal will be to distribute the newsletter in advance of the general meeting. Elizabeth Zamora will prepare articles about the General Meeting and the Archstone project. Tobyann Mandel will prepare an article about the Beatrice/Mesmer Community Garden.

Although the Spring 2009 newsletter will place greater emphasis on DRHNA's efforts to promote community safety and disaster preparedness, the Fall 2008 issue should state that Community Emergency Response Team (CERT) training is being offered in English at Marina del Rey Middle School. A Spanish language CERT course will be offered in October.

Membership: Within one week of the September 10 meeting, Chris Nevil will provide Casey Anderson Gross with language describing DRHNA's decision to emphasize neighborhood emergency preparedness.

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The widening was to have been completed by April 2008. According to Mr. Jackson, there have been delays because of controversies about the location and condition of various utility conduits. Also, there were difficulties obtaining materials and supplies. Caltrans is hoping get the intersection paved by the end of September 2008 and to finish the soundwalls by the end of October 2008.

Other issues were: Caltrans not responding to complaint regarding graffiti on the soundwalls; assigning responsibility for damages caused by the contractors' heavy supply trucks; disrepair of the houses owned by Caltrans (problems with squatters, drug traffickers, vandalism); use of vacant land for dumping by contractors; tremendous noise from the construction.

Otis Jackson said he would "dedicate" Joe Brazil and Judy Gish of Caltrans to the residents' concerns, would gather the contracts to determine responsibility for the construction damage, and get the forms and procedures needed for the claims process (one for damages of less than \$5000, one for larger claims). He will follow up with Caltrans maintenance about the graffiti problem and will contact the Right of Way Division to see what Caltrans is planning to do with its properties (use them as storage yards or for some other purpose).

There was discussion of the need for traffic mitigation on the residential streets affected by the diversion of traffic from Slauson Avenue. Our C.D. 11 representative, Cindy Mejia, said DRHNA should still send a letter supporting traffic mitigation measures for the Berryman Avenue area.

The freeway overpass bridge on Palms is slated to be completed by late October 2008.

Milton Street Park: *The planning group met again on August 26 2008. The Mountains Recreation & Conservation Authority has a preliminary plan that will use mostly native plants. There will be a decorative fence along Milton Street with a main entry off of Milton Street about halfway between Mascagni and Centinela. The bike path will curve into the park slightly. There will be room for pedestrians and areas suitable for gatherings. Security is a major concern for the neighbors of the park, and several police officers attended to answer security questions. However, details have not yet been resolved.*

Rail Project: *On September 3 and 4, the Los Angeles County Metropolitan Transit Authority held community meetings to discuss the Westside Rail Extension Project. Coordinator of the meetings was Jody Litvak at (213) 922-1240, or litvakj@metro.net*

Neighborhood Preparedness: *The City of Los Angeles Emergency Management Department and the Department of Neighborhood Empowerment are offering a free Neighborhood Preparedness Ambassador Program that will teach participants how to prepare and respond to a large-scale disaster. The three sessions will be on September 27, October 4 and October 11, from 9:00 a.m. to 1 p.m. at Fire Station #5, Community Room, 8900 Emerson Ave., Westchester, CA 90045. Contact Owen Lin at Owen.Lin@lacity.org or call (213) 978-2241 to sign up for the program.*

Del Rey Neighborhood Council: *Will be holding its elections on November 15, 2008, at Marina del Rey Middle School, 12500 Braddock Drive, for seven at-large offices and eight area representatives. Any Community Stakeholder may vote, i.e. any individual who lives, works or owns property in the neighborhood and any individual who declares a stake in the neighborhood and affirms the factual basis for it. The voting age is 16 years or a junior or senior in high school.*

NEXT MEETING: Monday October 6, 2008

