

DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

BOARD MEETING OF OCTOBER 1, 2007

Italicized remarks are post-meeting comments by the Recording Secretary.

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, Corresponding Secretary; Casey Anderson-Gross, Director/Membership Chair; Mary Anderson, Director and Newsletter Editor; Marlene Savage, Director; Steve Knight, Advisor.

Guests: Mickey Shockley, founding DRHNA board member; Nicole Velasquez, CD 11 field representative; Gail Sharp of the Venice Japanese Community Center; David Herbst and Cynthia Eppeldauer of Archstone; Erica Lai.

Approval of Minutes: Minutes of the September 10, 2007, board meeting were reviewed and approved. However, the minutes did not include the Recording Secretary's notes regarding post-meeting developments. The more complete minutes will be presented to the November 5, 2007, board meeting.

In addition, the Recording Secretary circulated minutes of the August 11, 2007, strategic planning meeting. As the meeting was a brainstorming session, no vote was taken on these minutes.

Treasurer's Report: Before the meeting, Treasurer Michelle Rudo circulated a Transaction Detail Report for August 1 – September 30, 2007, which was approved as submitted. Our balance dropped from \$10,790.66 to \$10,469.70. We spent \$192.96 for the strategic planning meeting and \$128 for the newsletter.

Archstone Playa del Mar Meeting: David Herbst and Cynthia Eppeldauer thanked DRHNA for helping to organize the September 27, 2007, meeting with 26 local residents. They would like DRHNA to provide them with a list of the most important concerns that were mentioned. (See the revised minutes of the September 10, 2007, board meeting.) They are willing to organize a tour so that residents can go see a similar Archstone project in Woodland Hills.

If the current R-3 zoning were retained, Archstone could build only 130 units. The Archstone engineer reportedly said that the Centinela/Jefferson intersection will not be an "impacted" intersection as a result of the proposed project.

The environmental impact report for the project is being prepared and will go out to the public in February 2008. The church set the price for the property (\$25 million), and although there is a contract, the sale has not yet closed. So that higher density will be authorized, Archstone is planning to have 10 per cent of the units be workforce housing.

DRHNA MINUTES

October 1, 2007

Page 2

Mickey Shockley lives in the county section of Del Rey. There are 100 households there, and traditionally, they have fought being annexed to the City of Los Angeles. She brought a map to show that cars from 436 new households will overwhelm the area. "The industrial section has been a pain for years." "We need a park for the neighborhood. We have needed one for years."

Steve Knight said the computer number of cars will be lower than what actually will be present. The alley should not be used to get into the parking garage. There are accidents every week at the Centinela/Juniette intersection. There are 500 people working at Chiatt/Day and 250 at Rhythm and Hues. Investor's Daily also has employees. Chiatt/Day is planning to build its own parking structure and is in the design phase.

The rent for a workforce housing unit will be about \$1500 per month, calculated using 120% of an annual income of \$62,000, as "workforce" income.

Archstone has said it will fund the traffic light that will be needed at the Jefferson/Grosvenor intersection. The church promised to build a wall along its entire boundary but did not do it.

David Herbst said Archstone will incur \$3 – 5 million in development expenses during the next year.

Although this property is in Los Angeles County, the planning departments of Los Angeles and Culver City should be consulted.

Guest Erica Lai lives on Lucile Street and said she is concerned about the traffic from the project, and rezoning from R3 to R4 should be blocked.

C.D. 11 Update: Nicole Velasquez reported:

1. On the Culver/Stoner condominium project, the property owner is in compliance with city regulations, so it would not be appropriate for the City Attorney to intervene. Nicole will ask if a representative from Building and Safety could attend our board meeting in November.
2. There is now a four way stop at the Berryman/Barman intersection.
3. Getting a DASH bus for Del Rey will be discussed at meeting on November 7, 2007, at 6 p.m. at Stoner Elementary School.
4. She has not heard anything about the sign to go on the alley by Starbucks. The Zoning Administration told Starbucks it needed to post signs about "respecting the neighborhood" and picking up trash. [*The Starbucks opened during October 2007.*]
5. There will be a Del Rey Neighborhood Services Fair on November 3, 2007, at Mar Vista Gardens. Does DRHNA want to have a table at the event?

DRHNA MINUTES

October 1, 2007

Page 3

6. She distributed an informational “green sheet” about Del Rey that summarizes where to call if one needs City of Los Angeles attention to a problem in Del Rey. (*The flyer mentions the DRNC, but not DRHNA.*)
7. On Councilman Rosendahl’s staff, Mark Grant is stepping down as Southern District Director (contact for Westchester, Playa del Rey, Playa Vista, Venice and Del Rey). He will be replaced by Arturo Pina on October 15, 2007.

Development Projects in Del Rey: Steve Knight reported that Grumpy Old Men LLC will be converting the auto repair shop at 4131 Glencoe into a five story building with 64 apartments built to condominium standards (more parking required). A three story, 25 unit building will be built at 12449 and 12477 Louise Ave.

Steve is the contact between the Department of Neighborhood Empowerment (“DONE”) and the Del Rey Neighborhood Council. DONE reported nine streets that were scheduled to be resurfaced. This information will be provided for posting on the DRHNA website.

Police/Crime Report: Tabled.

Traffic Committee: Tabled.

Newsletter: Moving along. [*Most members got their copies in the mail on Saturday, October 20, before the General Meeting.*]

General Meeting: Planning meeting on October 8 at 7 p.m. at Chris Nevil’s house.

We discussed a name for the program and decided on: “Making the Grade: A forum on Del Rey’s Public Schools.”

After extensive debate, the board voted not to invite Ocean Charter School to participate. As of October 16, 2007, the votes not to invite were: Chris Nevil, Aaron Bernardin, Mary Anderson, Marlene Savage, Wendy Averill, Tobyann Mandel. Elizabeth Pollock voted in favor of inviting the school, on the grounds that it is publicly funded and listed on the Los Angeles Unified School District’s website as a “public” school.

Membership: Casey will prepare renewal letters using the same form as last year. She can sort her Excel address list to group members by the streets on which they live. Tobyann Mandel suggested that mailers should be sent to the local Neighborhood Watch block captains.

Website: George Gross reported that he did get responses to his email blast. He suggested sending out a calendar of events each month.

Del Rey Neighborhood Council: Meeting on Thursday, October 4, 2007, at 7 p.m. at the Courtyard by Marriott Hotel, 13480 Maxella Ave., Marina Del Rey, CA 90292, tel. (310) 822-8555. *The minutes of the September 20, 2007 board of directors meeting stated that the DRNC is*

facing the possibility of having four board vacancies when all resignations have been accepted and proper procedures have been completed.

Del Rey Day: DRHNA will have a booth and will distribute newsletters, magnets, notepads. George Gross and Casey Anderson-Gross will be at the table from noon to 2 p.m., and Tobyann Mandel and Janice Santos will be at the table from 2 p.m. to 4 p.m..

Culver City Action re 12402 Washington Place project (corner of Centinela Ave.):

On September 24, 2007, the City Council of Culver City held a meeting to discuss this project. The DRHNA had not yet taken a position, so Tobyann Mandel and Chris Nevil attended as individuals and spoke as concerned nearby residents. There were approximately 16 speakers, of which only one was clearly in favor of the project. Chris Nevil said the project contemplates that building tenants will access a driveway on Centinela, and this will tend to clog Centinela while the tenants wait to turn into the driveway. This issue is to be revisited after the building has been in operation for six months. What will happen if there is a traffic clog?

City Council members (Scott Malsin in particular) said they thought Culver City did more to inform Los Angeles residents of their projects than Los Angeles does to inform Culver City. They welcome working with Del Rey and Mar Vista, but Culver City wants more reciprocity. Marina Martos, C.D. 11 planning deputy, said her office will try to improve its communication with Culver City.

Ken Alpern from Mar Vista urged the establishment of a task force comprised of representatives from Del Rey, Mar Vista and Culver City to review projects and create a vision for Washington Blvd.. Jonathan Neumann of the DRNC has been networking with Ken Alpern.

Community Garden: Charlotte DeMeo is still looking into different ways to get liability insurance for the project.

The board had agreed to meet at 6:30 p.m. on October 1, 2007, to continue its strategic planning discussion. The discussion began late, but Steve Knight, who did not attend the August 11, 2007, meeting, had the following comments:

- 1. A developer is only required to obtain the DRNC's consent if the developer is requesting an exemption to an entitlement. Steve Knight would like to have developers be required to notify the DRNC about all projects, even those where no variances are needed.*
- 2. If DRHNA disbands, its money must be disbursed to a charitable organization.*
- 3. Without a hot button issue, the organization will lack energy.*
- 4. He would hate to see DRHNA dissolve because DRHNA can move more quickly than DRNC on certain matters.*

5. *DRHNA should decide if it is going to continue working on traffic and planning issues. It may want to move those issues to the DRNC, which has monthly committee meetings to address those issues.*
6. *Steve Knight is trying to get a moratorium on development in the Glencoe/Maxella area because the industrial/residential balance is not being maintained as it should be.*
7. *Publication of the DRNC newsletter has been delayed because of "bureaucratic sludge." The newsletter did get distributed before DRHNA's October 24, 2007 General Meeting, and the DRNC newsletter did mention that meeting.*

George Gross pointed out that planning and development are the key issues for Del Rey residents.

Casey Anderson-Gross suggested that members put signs in their yards announcing upcoming meetings. On South Robertson, this has helped to increase community participation.

POST-MEETING DEVELOPMENTS:

Del Rey Day went forward at Glen Alla Park on Sunday, October 21, 2007, from noon to 4 p.m..

Street Services Informational Meeting: *Scheduled for Tuesday, October 23, 2007, from 6 p.m. – 8 p.m. at the Stoner Recreation center, 1835 Stoner Avenue, Los Angeles, CA 90025. Cosponsored by the Mayor's Office (Steven Cheung), Los Angeles Department of Public Works, Bureau of Street Services and Councilman Bill Rosendahl. The name was later changed to emphasize the Mar Vista location of the meeting.*

General Meeting *was held on October 24, 2007.*

Del Rey Neighborhood Services Fair *was held at Mar Vista Gardens on Saturday, November 3, 2007, from 10 a.m. to 2 p.m.; Mary Anderson and Elizabeth Pollock staffed a DRHNA booth.*

Promotional Postcards: *A week before the General Meeting, DRHNA President Chris Nevil decided to order 2500 additional "promotional postcards" so they could be distributed to the families at the four elementary schools in our area (approx. 1,767 families), at Del Rey Day and through our own mailing. West Side Graphics quoted the cost at approximately \$165.*

Tobyann Mandel moved and voted for approval of the expenditure. Wendy Averill seconded the motion and voted aye. Michelle Rudo also seconded the motion, but had not yet voted as of October 17. George Gross, Aaron Bernardin, Chris Nevil and Elizabeth Pollock voted aye, so the motion passed with the necessary six votes.

Care 5K Run/Walk: *On October 9, 2007, Ha Roda contacted DRHNA to ask if we wanted to have a booth again. Last year we did not pay, but in late October, George Gross saw that the website (www.care5K.org) called for groups to contribute \$300 to have a booth. After email*

debate, the board voted six to one to authorize a \$300 contribution. (For: Chris Nevil, George Gross, Casey Anderson-Gross, Elizabeth Pollock, Tobyann Mandel, Marlene Savage. Against: Wendy Averill) George Gross and Casey Anderson-Gross staffed the booth on race day. The race was to begin at 8 a.m., but the city did not shut off the streets, so the race started about an hour late.

Pacific Division Winter Wonderland Toy Giveaway: Senior Lead Officer Heidi Llanes provided us with a flyer explaining how people can participate in the December 15, 2007 program. This information will be posted on the DRHNA website.

Upward Bound House at 12841 Washington Blvd. (cross street Beethoven Street): The Culver City Planning Commission held a public hearing on October 24, 2007, at 7 p.m. at the City Council Chambers, 9770 Culver Blvd., Culver City, CA 90232. The proposal is to convert an existing two story motel into an emergency family shelter. The Culver City Planning Department was recommending approval of the project.

Del Rey Signs: On Saturday, October 27, 2007, the City of Los Angeles installed six new “Del Rey” signs to help increase the community’s profile as a neighborhood. There had been two signs previously, although one of them was stolen.

Proposed 13 story office tower and nine story parking structure at 6161 Centinela Avenue in Culver City (Radisson parking lot).

On October 2, 2007, the City of Los Angeles Department of Transportation issued a six page report stating that it had reviewed the traffic impact study that had been prepared by Crain and Associates about the project and determined that “the traffic study adequately describes the project-related impacts of the proposed development for all of the studied intersections with the exception of the Centinela Avenue and Sepulveda Blvd. intersection.”

The project is scheduled to be completed and occupied by the year 2010.

The city’s report recommended a series of project requirements and also recommended that project alternatives that could remove the traffic impacts be considered.

Proposed development at 11365 Washington Blvd. (Culver City), formerly Mrs. Garcia’s restaurant.

On October 10, 2007, the Culver City Planning Commission met to consider this proposed Mixed Use Project (19 residential condominiums and 4,183 square feet of retail space) in the Commercial General Zone. The Culver City Planning Commission issued an eight page Agenda Item Report that has 12 attachments.

Quimby Funds: On October 20, 2007, the Los Angeles Times ran an article, “The city has \$77 millio in unspent developer fees for grassy venues. Report angers builders.

DRHNA MINUTES

October 1, 2007

Page 7

Casey Anderson-Gross saw an article in the Downtown News (October 22, 2007) entitled, "Parks Department Has Collected \$120 Million in Quimby Fees, But Lacks Capability to Manage Program."

NEXT MEETING: MONDAY, NOVEMBER 5, 2007, AT 7:00 P.M.

ADJOURNMENT: 9:00 P.M.