

DEL REY HOMEOWNERS & NEIGHBORS ASSOCIATION

BOARD MEETING OF OCTOBER 6, 2008

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

Roll Call and Introduction of Guests: Janice Santos, Parliamentarian; Chris Nevil, President; Wendy Averill, First Vice President; Elizabeth Pollock, Recording Secretary; Tobyann Mandel, Corresponding Secretary; Elizabeth Zamora, Director; Mary Anderson, Director; Marlene Savage, Director; Steve Knight, Advisor.

Guests: Cindy Mejia, CD 11 field representative; Gail Sharp of the Venice Japanese Community Center; Peter Brown of MWW Group and Cynthia Eppeldauer of Archstone; Hart Comess-Daniels, Rick Siebert and Andrew Gross of Thomas Safran & Associates; Del Rey residents: Marilee France, Donald Dombrowski, Troy Jackson, Stephanie White, Aaron Gallagher, H. Yosko, Clare Sasson, Karen Gutline, Jim Drummond, Anna Schwarz, Joyce O'Toole, Dolores Castaneda, Frances Cardoza, Bill Becker, Teresa Luo.

Police/Crime Report/Pacific Division Update: Senior Lead Officer Heidi Llanes attended because SLO Drake Madison was attending a meeting regarding the recent homicide in Mar Vista Gardens and the homicide at Westminster/Abbot Kinney in Venice. This is an improvement from 1994, when Pacific Division had homicides every other day.

SLO Llanes said there have been some 15 burglaries from cars within the past week. Please do not leave things in the car and tell the neighbors about the problem.

Start a Neighborhood Watch so that you can get to know your neighbors.

For traffic control problems call SLO Joe Pollack at (213) 473-0215. A complaint will lead to a study, and if it is warranted, a motor officer will be sent to patrol the problem area.

Archstone Playa del Mar: Peter Brown of MWW and Cynthia Eppeldauer of Archstone came to report that the draft Environmental Impact Report probably will be issued around October 20. Copies of the report will be sent to DRHNA's board, and the public will have 45 days to review and comment on the draft. A homeowner pointed out that we are currently facing a water shortage and yet Archstone is planning to bring another 218 households to Del Rey.

Thomas Safran & Associates (TSA): In November 2008, TSA will purchase the land at 11904-11978 Culver Blvd. (east of Inglewood Blvd.) and build and manage "Del Rey Square," an affordable senior housing project with 168 one-bedroom units and 10 two-bedroom units. The current design will include 20,360 square feet of open space on the approximately 58,000 square feet of land. The current owner has permits to build a four story building (max. height 45 ft.). (It is unclear if the permitted building is 78 condominium units or an apartment building.) TSA's project would be 50 feet high, with a clock and elevator tower above that height.

DRHNA MINUTES

October 6, 2008

Page 2

Parking will be in an at-grade garage below the first residential floor of the building with 91 standard and nine tandem parking spaces. (Senior housing is required to have 0.5 spaces per unit). A senior community is expected to generate only 10.68 vehicle trips during morning peak hours and 17.8 vehicle trips during evening peak hours. Applicants for residency can be screened to eliminate people who drive vehicles. (TSA had 2300 applications for 76 units downtown.)

Market rent at their new project downtown is \$2500 per month. The rents for these one-bedroom units would range from \$376 to \$802; \$448 to \$960 for two-bedroom units, depending on income qualifications.

Area residents at the meeting wanted to know how the new construction would affect their access to light, airflow and general quality of life. Some residents may consider taking legal action to protect their quality of life.

TSA is willing to think about other designs, but according to Andrew Gross, "The number of units is the only way we can make it work." (TSA purports to be a limited profit organization, and it obtains financing by qualifying for certain affordable housing incentive programs.)

Del Rey Neighborhood Council approved the TSA project because the "by right" plan included two floors of subterranean parking (154 spaces), which would generate excavation equipment and dump truck traffic. In addition, the current owner could apply for density bonuses of up to 35 per cent. TSA claims the permitted project had a lower land base price than what TSA paid.

Next steps: After the closing in November, it will take about nine months for TSA to get its entitlements. TSA will start applying for tax credits in July 2009 and will start construction in late 2010.

Caltrans 405 Widening: Residents near Berryman and Barman Avenues have several complaints about how the widening project has been handled, but their complaints have fallen on deaf ears – problems with nighttime construction noise, vibrations trash, street damage, vagrants, crime. The widening project was to have been completed in December 2006; the new completion date is March 2010

On behalf of DRHNA, Corresponding Secretary Tobyann Mandel will prepare a letter to Caltrans outlining the residents' concerns. (This letter will supplement the letter sent after Ram Williams visited our board meeting in August 2008 regarding the traffic problems on Berryman Avenue.) The letter can be delivered to Councilman Rosendahl (and others) when he meets with Caltrans and other state transportation officials on October 16.

Approval of Minutes: Minutes of the board meeting held on Wednesday, September 10, 2008, were reviewed, revised and approved as revised.

DRHNA MINUTES

October 6, 2008

Page 3

Treasurer's Report: Before the meeting, Treasurer Michelle Rudo circulated a Transaction Detail Report for August 1 – September 30, 2008, which was approved as submitted. There were no new inflows or outflows in September.

C.D. 11 Report: Cindy Mejia said there is a push to have local Quimby Funds used to make Glen Alla Park universally accessible. Shane's Inspirations would do the design.

The City of Los Angeles Department of Transportation has been given \$50,000 to study how to implement a City Ride route that could service Mar Vista Gardens.

Newsletter: The newsletter will be finalized in the week of October 13 – 17 so that it can be distributed at Del Rey Day (October 19) and at our general meeting (October 22).

General Meeting: Director Elizabeth Zamora has gotten the two leading candidates for Los Angeles County Supervisor to speak at our meeting on Wednesday, October 22, at 7 p.m. at Playa del Rey Elementary School. Los Angeles City Councilman Bernard Parks will appear from 7:00 p.m. to 8:00 p.m.. State Senator Mark Ridley-Thomas will follow from 8:00 p.m. to 9:00 p.m.. The candidates did not wish to appear concurrently.

Membership: Tabled.

Website: Tabled.

Del Rey Neighborhood Council: Meeting on Thursday, October 16, 2007, at 7 p.m. at the Courtyard by Marriott Hotel, 13480 Maxella Ave., Marina Del Rey, CA 90292, tel. (310) 822-8555. Candidate Orientation and Information section was set for October 6, 2008, at 7 p.m. at Marina del Rey Middle School, so at the conclusion of that meeting, several DRNC members came over to this DRHNA board meeting. DRNC's election day will be Saturday, November 15, 2008.

Del Rey Day: DRHNA will have a booth and will distribute newsletters, magnets, notepads. *DRHNA will also have a booth for the CARE 5K Run, which is also going to be on Sunday, October 19, 2008, at Glen Alla Park. We are coordinating staffing of the booth for both events. DRHNA did contribute \$250 to the CARE 5K Run so that twelve children (three from each participating school) could have scholarships for their race entry fees.*

CERT: The Los Angeles City Fire Department will be offering Community Emergency Response Training in Del Rey beginning October 14, 2008. The English language courses (seven sessions each) will be offered on Tuesdays from 1:00 to 3:30 p.m. at Westside Children's Center, 12120 Wagner St, Culver City CA 90230 (Carlos Cumatz, (310) 390-0551 x 440) and from 7:00 to 9:30 p.m. at Marina del Rey Middle School, Room 56, 12500 Braddock Drive Los Angeles CA 90066 (lafdbatt4cert@gmail.com). The Spanish language course (six sessions) will begin on Wednesday, October 15, 2008 and be offered from 7:00 to 9:30 p.m. at Mar Vista Family Center 5075 S. Slauson Ave. Culver City, CA 90230 (Lucia Dias, (310) 390-9607).

DRHNA MINUTES

October 6, 2008

Page 4

New Business: DRHNA was asked if DRNC candidates could reserve time to speak to DRHNA's board. DRNC will be having a candidates' forum on November 15 2008 from noon to 1: 00 p.m.. Due to lateness of the hour, the discussion was tabled, but presumably a candidate could ask to address the board at its meeting on Monday, November 3, 2008.

Beautification Grant Support: *Julia Chien, teacher at Playa del Rey Elementary School advises that the school is applying for a Community Beautification Grant, and the school would like DRHNA to write a letter of support. The school is planning to create a garden called "The Little Garden That Could," named after the children's book, The Little Engine That Could. This request could not be addressed at this board meeting and should be on the November agenda.*

Tabled Agenda Items:

- Starbucks Compliance Status/DOT Request for One-Way Alley
- Entrada Project Status, United Neighbors of the Westside Litigation
- Consideration of Establishing Minimum Standard for Voting Board Member Attendance at Association Meetings or Other Methods of Maintaining Sufficient Attendance and Quorum
- Consideration of Playa Vista Parking Condition 125 Mitigation Trust Fund

NEXT MEETING: MONDAY, NOVEMBER 3, 2008

ADJOURNMENT: 9:00 P.M.