



# UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS AND JEFFERSON PARK COMMUNITIES NEIGHBORHOOD COUNCIL

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## UNNC Governing Board Meeting

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Thursday, May 7, 2009  
6:30 pm  
Council District 10 Field Office  
1819 S. Western Ave.  
Los Angeles, CA 90006

### MINUTES

(Approved July 2, 2009)

President Stevie Stern opened the meeting at 7 p.m. A quorum was present.

Members present: Laura Meyers, Moon Chung, Billie Green, Stephen Wallis, Marva Maxey, Evangela Anderson, Andrea Dunlop, Wesley Todd, Norman Gilmore, Ed Turner, John Arnold, Marco Giordano, Brenda Bankhead, Tae Kim, Gus Harris Jr., Brian Song, Stevie Stern, Roy Amemiya, Mason Bendewald, Betty Phillips.

Members absent: Margaret Lee, Jess Bravo

#### 1. Agenda

Stevie moved to add an item to the agenda for discussion of the 2009/2010 budget. Laura Meyers seconded.

Wesley Todd moved to approve the amended agenda. Moon Chung seconded. Approved unanimously.

Moon Chung departs at 7:10.

#### 2. Public comment

Albert Lord: Thanks to board for Bennie Potter Park opening ceremony help.

Christina Ortega from DONE:

Budget allocation recommendation to cut budget to \$11,200.

Monday May 18th the neighborhood council budget will be on the city council agenda.

All NCs must submit election procedure form to City Clerk by June 1<sup>st</sup>.

Board members: You can email your picture to the DONE website.

Regional Congress held in Valley Saturday May 30th. All NCs welcome, agenda has regional (Valley) input.



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Starting June 1<sup>st</sup>, DWP customers can use landscape sprinklers only on Monday and Thursday, 15 minutes per watering station.

Cannot water landscaping between 9am and 4pm.

Can wash car only if hose has shutoff nozzle.

Cannot wash hard surfaces with water or allow excessive runoff.

**VIOLATIONS SUBJECT TO FINES!**

Tier 1 allotment is cut 15%. (Tier 1 determined by heat zone, people in house, other factors)

Tier 2 usage rates are going up 44%.

Tori Hill is a community liaison for Expo Light Rail. Contact her with questions, issues.

[torri.hill@parsons.com](mailto:torri.hill@parsons.com)

323-637-7740

323-290-1530

Billie Green: Movies in the Park will be starting in June again. Sponsored by Herb Wesson.

Marva Maxey: Minutes for July 10, 2008 submitted.

Amend minutes to show that Steve Wallis recused himself on the vote regarding condo conversions.

Billie Green moved to approve. Laura Meyers seconded.

Minutes approved by those present at the July 10, 2008 meeting.

## **Laura Meyers: Planning & Zoning Committee.**

Item 1. CPC-2008-3464-DB and ENV-2008-MND-DB, 2401-2425 W. Jefferson Blvd.

Summary of project:

Armen Ross presenting for Owner/Developer Kaifa Tulay.

40 units of affordable housing in 3 floors on top of 20,877 sq. ft. of commercial space.

Total height of 49 feet, reduced from 59 feet.

84 commercial parking spaces

84 parking spaces in lower basement for residents.

34 more spaces than required by code.

Has about 4000 square feet of open space on deck.

Includes benches, tables, trees, kid play area.

Community room.

Will be solar on roof for commercial space and common areas.

Includes bicycle racks in front of building.



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Alley deliveries only during regular business hours.

Laura presents written motion regarding UNNC approval of this project with conditions, which have been agreed to by owner/developer.

A hearing date has not been set yet.

Laura moves that the UNNC Board recommend to the Planning and Zoning Department that this project has community support and should receive the variances requested (Detailed motion attached). Marva Maxey seconded the motion.

Unanimous vote in favor.

Laura Meyers (continued):

Cambridge St. neighbors and Harvard Heights association have researched that Pacific States University does not have valid permits for about half of parcels for their correct use. Pacific States has a non-profit exemption with the county for all parcels and has reduced property taxes.

Essentially, Pacific States is expanding into the residential area without permits or a Master Plan.

CD 1 is upset and is spearheading meetings with Bill King at Building and Safety.

Laura moved that UNNC support Cambridge Street Neighbors and Harvard Heights Association in their efforts by writing a letter to the appropriate city officials to request enforcement of city land use, regulations, laws and policies, in particular with respect to Pacific States University.

Billie Green seconded.

Marva Maxey departs at 8:30.

Vote: All approved except 1 opposed.

Laura Meyers (continued):

A Main Street designation by the National Trust is a form of economic revitalization program for underutilized historic business districts.

Laura moves that the UNNC Board support that a section of Jefferson Blvd between Arlington and 7th Avenue be evaluated for the designation as a Main Street according to the National Trust program.

Second by Gus Harris, Jr.

Vote: All approved 1 opposed, 1 abstention.

Evangela Anderson, Recs & Parks: Report on the successful opening ceremony of the Bennie H Potter park.



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Evangela departs at 9:10 pm.

## **Executive Committee items:**

Amy Morie presents LaSalle Block Club and West Adams Heights Neighborhood Association project proposal for neighborhood gateway monument at LaSalle and Washington. Detailed budgets, bids, and photo renderings included in submittal.

Funding not solely through UNNC, also contributions by neighborhood association and council office.

Marco Giordano moved to fund \$14,962 out of \$47,382 total projected cost.  
Second by Gus Harris, Jr.

Discussion regarding whether sufficient funds remain unallocated.

Budget Detail document reflects cash spent, but does not show allocations which have not been submitted for payments yet. \$28,000 has been allocated but not spent.

Marco: Need to notify existing project allocations to use it or lose it.

Marco agrees to table motion until next board meeting. John Arnold seconded. 15 in favor. None opposed. No abstentions.

Gus Harris, Jr.: funding request for \$895 for outreach at Fire Station 34 for Annual Fire Service day.

Brenda Bankhead moved to support this request. Laura Meyers seconded.

15 in favor. None opposed. No abstentions.

Laura Meyers will bring a report on the Survey LA permit pulling project to the next exec committee meeting.

## **Financial report from Wesley Todd.**

Projects that have come in under budget have not been revised down to final actuals.

## **Stevie Stern President's update:**

Only 6 members responded to board member retreat.

Third Tuesday in June, Exec Committee inviting committee chairs.

Board Training available – check DONE web site.

Ethics training available online at [lacityneighborhoods.org](http://lacityneighborhoods.org).

Current city budget committee discussions involve 80% cut to 2009-2010 NC council budgets, and possible loss of previously saved funds.



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Do not want to see previously allocated funds go away. 80% cut is extreme.

Please, each board member write a letter, email to Stevie, who will coordinate sending to Herb Wesson of CD10 and Ed Reyes of CD1.

We are funding police, fire, public safety, beautification.

State if you are elected or appointed board member.

More people who show up at City Council meeting on May 12th, budget and finance committee meeting.

We have 3 UNNC parking passes for City Hall. Let Stevie or Laura know if you need one.

Thanks to Gus for food arrangements at tonight's meeting.

## **Announcements**

Billie Green: There will be a gun buy back program at local church (Amos CME, 2441 West Washington)

Brenda Bankhead: Former board member, Melody Jackson has passed away.

Meeting adjourned at 10:25 pm

Respectfully submitted,

Norman Gilmore  
UNNC Secretary

Attachment:

Planning and Zoning motion regarding Kaifa Tulay building proposal, CPC-2008-3464-DB and ENV-2008-MND-DB, 2401-2425 W. Jefferson Blvd.

RE: Case Nos. CPC-2008-3464-DB and ENV-2008-MND-DB,  
2401-2425 W. Jefferson Blvd.

*Proposed construction of a mixed-use project, consisting of 40 affordable apartments units and 20,877 square feet of commercial space with 168 parking spaces on a 31,389 square foot site in the C2-1-0 zone. Pursuant to the Density Bonus Ordinance No. 179,681, the applicant is requesting one On Menu Incentive to allow a 3:1 Floor Area Ratio (FAR) in lieu of the required 1.5:1 FAR. The project will also provide 4,032 square feet of open space.*

The UNNC Planning & Zoning Committee recommends that the UNNC Governing Board SUPPORT the project as currently presented (incorporating many changes suggested by the community), with the following additional agreed-upon conditions:

1. Traffic Mitigation and Safety

- \* Applicant will work with DOT, other appropriate agencies, and the community in investigating the potential creation of a cul de sac on 4th Avenue in order to mitigate increased traffic
- \* We've agreed to a (i) right turn only restriction and (ii) advocacy for a physical bump out that will discourage/stop vehicles exiting the alley from turning north on 4th Avenue thus mitigating increased traffic in the residential neighborhoods north of Jefferson
- \* Paying for the bump-out, if necessary
- \* Working with the Council 10 member and staff and the community in persuading the appropriate agency to create a left turn lane on east bound Jefferson Blvd and 4th Avenue, including but not to limited formal written support

2. Building

- \* Ensuring that the building signage is consistent with the architecture of the community and CRA operating regulations/policies/guidelines
- \* Once approved the plans must be signed, scanned, and posted on-line
- \* Including in writing on the project plans a statement that the project must be substantially compliant (the same) as the plans and drawings presented to the P&Z committee on 4/15/09 and the elevation plans presented during the meeting of 5/6/09.