



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

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UNNC Governing Board Meeting

Thursday, March 1, 2012
Council District 10 Field Office
1819 S. Western Ave.
Los Angeles, CA 90006

MINUTES

(approved April 5, 2012)

CALL TO ORDER

President Stevie Stern opened the meeting at 6:45 p.m. A quorum was present.

Members present: John Arnold, Gus Harris, Jr., Roy Amemiya, William Hernandez, Ed Turner, Steve Wallis, Jeff Camp, Betty Phillips, Myrna Allen, Wesley Todd, Jess Bravo, Laura Meyers, Norman Gilmore, Stevie Stern, Ruth Jones-Sawyer, Chris Carlson. (16 total).

Members absent: Andrea Dunlop, Betty Walton, Sanjiv Bhattacharya, Billie Green, Fletcher Kauffman, Evangela Anderson. (6 total).

APPROVAL OF AGENDA

MOTION: Ed Turner moved to approve the agenda, noting that Donna Jones will be presenting Item 5B for the three summer classes.

William Hernandez seconded.

Vote: Approved unanimously.

PUBLIC COMMENT

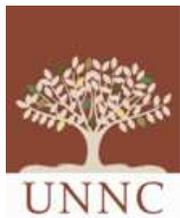
Julia Robinson-Shimizu, the Director of Marketing and Development for Holy Name of Jesus School, a private school on Gramercy and Jefferson Blvd, introduced herself, and announced their March 17, 2012 Fundraiser.

Donna Jones announced there will be an open house for the new Benny Potter Park Annex on April 7th. The Benny Potter Park Advisory Board meets every 2nd Tuesday at 6:15 pm.

Luis South announced that Loren Miller Park will have an open house on March 10th. He encourages the community to attend.

CD 10 UPDATE

Albert Lord passed out copies of the African American Heritage Month 2012 Calendar and Cultural Guide.



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LANI

Rebecca Draper with Los Angeles Neighborhood Initiative (www.lani.org, 213-627-1822) is a non-profit agency that works with the city, county, and state on projects ranging from street improvements to healthy food programs. Proposition 84 was a bond that provides money for new parks. LANI was awarded three Proposition 84 grants, two in the nearby area.

There is a small city owned lot at Normandie and Cordova and they have received a \$330,000 grant for construction funds. They have done a lot of community outreach. They have secured the agreement of the parks department to provide maintenance in perpetuity. LANI works with a community steering committee throughout the design development phase, the architecture phase, and then hiring of a general contractor to build the park. They have currently released a request for qualifications for designers, and are expecting applications in two weeks. There is a new park at Olympic and Wilton which is similar in size and scope to the new park. The second park is near West Blvd just North of Adams, across from a Senior Center is a new park. The third is near Western and Gage in Council District 8. That project is in partnership with CRA.

Gus Harris, Jr. noted that LANI made numerous improvements in Jefferson Park, from pedestrian lighting to both the east and west entrance monuments.

EXECUTIVE COMMITTEE

- A. Funding Request – additional cameras for Benny H. Potter/West Adams Avenues Park – J. Camp – ACTION

Jeff Camp presented a funding request for a new set of cameras to cover the main section of Benny Potter Park. UNNC previously funded cameras for the Benny Potter Park Annex. Those cameras were successfully installed and became operational around September 2011. These additional cameras will be much cheaper than the first project because there is no need for the trenching and labor that was required to install in the Annex. Because the new park has a new structure that has space for secure mounting of the cameras and servers, the install is much easier.

The DVR records for 30 days 24x7. If there is an incident that needs to be investigated, the Senior Lead Officer can request the footage from Parks and Rec. However, the plan is to add remote access ability so that LAPD can access the footage remotely without having to access the equipment closet.

The cameras will be arranged so that they do not point at residences.

There is discussion about whether signs should be posted stating that recording is in progress.

MOTION: Norman Gilmore moved to fund the above request for up to \$4,400; provided that the project make best efforts to use the existing cameras that had previously been used at the Washington Stop-In Center.

John Arnold seconded.

Vote: 15 in favor, none opposed, 1 abstention.



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B. Funding Request – three after-school/summer classes – Donna Jones - ACTION

Donna Jones presented funding requests for three separate six week classes.

6 week cooking class for fifteen 4-6 year olds - \$1200.

6 week art class for up to fifteen 4-8 year olds - \$820.

6 week yoga class for up to twelve 5 to 10 year olds - \$720.

The concern of many board members was that the program served too few kids for the amount of money. One suggestion was to have a have the classes be standalone, so that a new group of kids could attend each week.

Another suggestion was to focus UNNC money on outreach for programs that would be funded by local non-profits.

There was a concern about previous programs that have been held in the park that had to work hard to fill the class. There also was concern that the Parks department had a program at the park that the board members were not largely aware of, thus raising the question of whether we should put more effort into outreach for existing programs.

There was also a desire that parents would co-pay for some amount, to increase the incentive to attend and the sustainability of the classes.

MOTION: Norman Gilmore moved that the board table this item, with a recommendation to the presenters to revise the proposal to address the various board concerns noted above.

Steve Wallis seconded.

Vote: Approved unanimously.

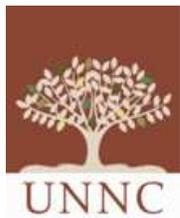
COMMITTEE BUSINESS

A. Planning & Zoning Committees – Laura Meyers

1. Mercy Housing (Fatburger site) project – Case No. ZA-2008-4818-CU-ZV-DB-SPR – 3001 S. Western Avenue – approval of landscaping plan and exterior colors: Previously approved project to building 100% affordable housing condominium project with the retention of the historic Fatburger structure incorporated into the new building. The original approval required that the developer bring the exterior colors and landscaping plan back to UNNC for approval - ACTION.

Mee Heh Risdon and Ron Nestor, architect, presented for Mercy Housing. They are returning to address color and any questions about elevation changes.

David Kaplan, a design consultant, presented the changes that were made to better evoke the design and styling of art deco Streamline Moderne. They looked at various buildings such as 5550 on Wilshire, as well as various Los Angeles and Southern California References. They passed around boards that showed images of references such as the Shangri-La Hotel in Santa Monica (1940), the Palmer House (1939) the Collins Park Hotel (1939), the Breakwater Hotel (1939), Chatham Apartments (1941), Galaxy Co-Ops (1936), the Merle Norman Building (1936), and Taylor House (1935). They presented new renderings with a new palette with a



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predominant green shade (whereas the previous predominant color had been white). Various vertical stucco lines and horizontal reveals were enhanced in this design. The building has been recolored. A light gray-green is now the predominant color on the Western elevation and side streets. The rear elevation uses more white with the green accent.

Steve Peckman noted that in 2009 that Mercy Housing had promised to engage a consultant that was an expert in Streamline Moderne, but has presented a consultant with less specific credentials.

Steve Peckman stated that Ben Phillips and Kim Duran had promised to do additional mailings to the community to notify of major milestones, but only one mailing has been sent out since that promise had been made. Steve Peckman stated that Mercy Housing has breached the trust of the community members that he has spoken with regarding their follow through on various promises.

Mitzi Mogul is an art deco expert who had been suggested by UNNC. She was not hired by Mercy Housing. She stated that the design and color presented on the boards this evening did not represent the style authentically. She objected to the granite terrazzo. She stated there were too many colors. She suggested also the NBC Building in Hollywood, the BBC building in London, the May Company, and the Firestone Buildings (such as on La Brea) would be better references. She stated that there had been some improvements made since the last presentation, but not enough.

Luis South stated that he felt the project was important, but he was disappointed that the community's business like (as opposed to emotional) approach had not gotten better results.

Ed Holder, a Vice President of Mercy Housing, acknowledged that the concerns expressed above were valid to his regrets, and he wanted to acknowledge that Mercy Housing had to work to regain community trust.

The architect noted since this building is a new building to be inspired by the 1930s buildings, and is not a restoration; there was no hard and fast guidance that could be used to definitively exclude a color palette.

Carol Chacon expressed concern about the massing of the building relative to the single story single family neighborhood behind it.

Ed Holder represented that Mercy Housing would continue to provide feedback opportunities to UNNC.

MOTION: Laura Meyers moved that UNNC write a letter to the zoning administrator stating that UNNC is satisfied that the design has been sufficiently improved to make it better and more evocative of streamline moderne, such that the permit can be released. UNNC will continue to provide input on the final façade accents and hues, placement of eyebrows, balcony railtops, aluminum reveals, and the placement and color of horizontal and vertical accents.

John Arnold seconded.

Vote: 14 in favor, 1 opposed, 1 abstention.



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The architect presented the latest iteration of the landscaping plan. The placement of several new trees were noted, such as the Marina Strawberry trees. The plan incorporates drought tolerant plants. There are thorny plants adjacent to the first floor residential windows.

Luis South stated that this was the only thing about the project that made sense.

Steve Peckman stated that in 2008 Mercy Housing had agreed to work with the immediately adjacent neighbors regarding landscaping that could mitigate some impacts, but that they have not done so.

Mee Heh Risdon and Ed Holder stated that the Mercy Housing was still willing to approach the two neighbors and would do so in the next week.

MOTION: Laura Meyers moved that UNNC approve the landscaping plan as presented at this meeting.

Gus Harris, Jr. seconded.

Vote: 13 in favor, 1 opposed, 2 abstentions.

Ms. Risdon passed out a document titled “Jefferson Park Terrace: Parking Mitigation Measures”. This document listed nine separate mitigations that Mercy Housing is agreeing to provide or work with the neighborhood in implementing.

Chris Carlson stated that she was concerned about applying the zero to one car requirement.

Ruth Jones-Sawyer had a question about handicap parking provisions. Betty Phillips had a question about the parking mitigations.

MOTION: Laura Meyers moved that UNNC accept the propose parking and quality of life measures including the above Parking Mitigations list, as well as accepting Mercy Housing’s commitment to (i) provide walls and landscaping for adjacent neighbors to mitigate light and noise if desired by the neighbors, (ii) provide sound mitigation including quiet garage gate motors and mechanisms, specifying a broom finish on the parking garage floor to reduce tire screeching, and contracting for trash pickup that shall not occur prior to 8 a.m. (iii) offering a buffer(???) to adjacent property (iv) and make a nuisance complaint telephone number available to neighbors.

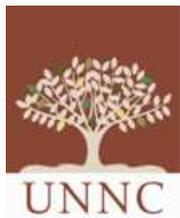
John Arnold seconded.

Vote: 14 in favor, 1 opposed, 1 abstention.

B. Committee Updates

Discussion and possible action by UNNC to write a letter or Community Impact Statement to the City Council regarding the impacts of the possible defunding and suspension of pending community plans in South Los Angeles, per information in a letter from Michael LoGrande to City Council dated 2/16/12. - DISCUSSION AND ACTION.

Laura Meyers explained that the end of CRA has jeopardized the completion of the two community plans that intersect UNNC. These plans haven’t been updated for 10 years and are almost completed.



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MOTION: John Arnold moved that UNNC write a Community Impact Statement to support Michael Logrande's request to the city council to provide the necessary funds to complete these two Community Plans.

Steve Wallis seconded.

Vote: 15 in favor, none opposed, 1 abstention.

Laura Meyers explained that currently the Jefferson Park HPOZ Board has not been formed. Normally a wide variety of HPOZ issues are delegated to City Planning Department. However, when projects are initiated without proper permits, they are to go to the HPOZ Board.

Since there is not a Jefferson Park HPOZ Board, the Planning and Zoning Committee would like to request that UNNC establish a subcommittee for reviewing unpermitted cases. This committee would conduct publicly noticed meetings and provide qualified, advisory input to the Planning Department.

MOTION: Laura Meyers moved that UNNC appoint an ad-hoc committee to review all proposed certificate cases and any unpermitted work that is subject to the Jefferson Park HPOZ with between five and seven members, including ex officio the Chair of the Planning and Zoning Committee and the Chair of the Historic Preservation Committee. Each additional member must be a Jefferson Park resident, or have professional experience in architecture or preservation (or both). There shall be at least three members who are Jefferson Park residents and at least two who have professional experience in architecture or preservation. The ad-hoc committee shall hold publicly noticed meetings to accept community input and shall make recommendations to the Office of Historic Resources consistent with the Jefferson Park Preservation Plan. The initial committee shall be appointed at the next UNNC Executive Committee meeting.

Steve Wallis seconded.

Steve Peckman expressed concern about whether this ad hoc committee could act as an HPOZ Board. Laura explained that this committee would NOT act as an HPOZ Board, but would rather provide community input to the planning department. Any votes are advisory only.

Steve Peckman also asked that UNNC urge the city to form the HPOZ Board as specified in the plan.

Steve Wallis noted that even HPOZ boards can have their advice disregarded by the city. Chris Carlson noted that the board will have influence, and provide a place where the community can have a voice.

Vote: Approved unanimously.

TREASURER'S REPORT

Wesley Todd presented the Treasurer's report, including the US Bank Statement dated 2-21-2012.

MOTION: John Arnold moved to approve the US Bank statement.

Betty Phillips seconded.

Vote: Approved unanimously.



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MINUTES

Norman Gilmore presented the February 2nd, 2012 Governing Board Minutes for approval.

MOTION: Jeff Camp moved to approve the minutes as presented.

Chris Carlson seconded.

Vote: 12 in favor, 0 opposed, 4 abstentions.

PRESIDENT'S UPDATE

Thanks to Roy Amemiya for getting the Korean Barbeque.

Steve Wallis agreed to arrange food for April.

Stevie Stern read a letter of resignation from Evangela Anderson. Stevie noted that Evangela has been on the board for many years and has made a lot of contributions to South Seas House and park activities.

We currently have two vacant board seats. We will be putting out an announcement.

Stevie stated there is a regional budget day at City Hall on March 10th.

SLAANC is meeting this Saturday. They will be discussing with CRA and City Planning.

Stevie put out a call for the board members to look for new opportunities to be pro-active about goals and projects.

ANNOUNCEMENTS

None.

Meeting adjourned at 10:48 p.m.

Respectfully submitted,

Norman Gilmore

UNNC Secretary

April 16, 2012 (corrected motion regarding formation of HPOZ ad-hoc committee)

Attachments: Jefferson Park Terrace: Parking Mitigation Measures.

Jefferson Park Terrace

Parking Mitigation Measures

Mercy Housing is proposing to implement the following parking mitigation measures to address the concerns expressed by community members regarding the potential impacts Jefferson Park Terrace may have on street parking along 30th and 31st Streets:

1. Give preference to applicants with 0-1 cars. This preference has effectively limited the # of cars owned by residents in other properties. In many cases, this preference has resulted in fewer cars owned by residents than the # of units.
2. Include language in the lease limiting residents to having no more than 1 car which is listed in their lease. Residents found to have falsified information will be given legally required notices to remove their unauthorized vehicle from the premises. Failure to comply with the terms of their lease and notices provided could be grounds for eviction.
3. Maintain a separate waiting list for applicants with 0-1 cars. If the # of applicants on this waiting list gets low, the waiting list will be reopened to ensure that there is always a sufficient # of applicants on this list.
4. Require residents to place a sticker in their car window so that residents' cars can easily be identified.
5. Modify the ground level plan will to accommodate 1 parking space for a zipcar or similar type of shared use vehicle program.
6. Implement a transit management plan to encourage residents to use of public transportation or other forms of transportation. The plan may include subsidized transit passes, information/education programs for tenants about transit choices, ride boards. The development already includes secure bicycle parking in the garage.
7. Set aside \$5,000, which will be made available for up to 3 yrs, to pay for mitigations that the community chooses to pursue and implement, including but not limited to:
 - a. Preferential residential parking around the project Mercy Housing will not oppose the exclusion of Jefferson Park Terrace from the preferential parking district.
 - b. Adding speed bumps on 30th and 31st Street
 - c. Creating diagonal parking along the frontage of Jefferson Park Terrace on 30th and 31st Streets.
8. Create a total of 5 additional street parking spaces on 3^{0th} and 3^{1st} Street
9. Encourage residents to turn right onto 30st Street and left onto 31th Street from the alley by installing "Left Turn Only" and "Right Turn Only" signs if permitted by the City of Los Angeles .