



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

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UNNC Governing Board Meeting

Thursday, August 2, 2012
Council District 10 Field Office
1819 S. Western Ave.
Los Angeles, CA 90006

MINUTES

(approved September 6, 2012)

CALL TO ORDER

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

Members present: John Arnold, Ed Turner, Jess Bravo, Andrea Dunlop, Jeff Camp, Billie Green, Laura Meyers, Betty Walton, William Hernandez, Fletcher Kauffman, Dolores Spears, Sandra Pruitt, Myrna Allen, Norman Gilmore, Stevie Stern. (15 total).

Members absent: Roy Amemiya, Wesley Todd, Elizabeth Fenner, Betty Phillips, Steve Wallis, Gus Harris, Jr., Ruth Jones-Sawyer, Chris Carlson. (8 total).

APPROVAL OF AGENDA

MOTION: Billie Green moved to approve the agenda.

Betty Walton seconded.

Vote: Approved unanimously.

PUBLIC COMMENT

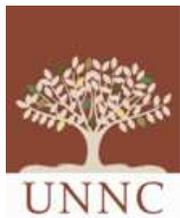
Andrea Dunlop passed along a comment from a stakeholder that the crosswalk at 24th and Arlington doesn't seem safe because it is hard to tell whether the light is flashing so that you can cross. Someone noted that the yellow lights start flashing as soon as you press the crosswalk button.

Renee Gunter presented a few fun photos from the successful 4th of July 28th Street block party. She thanked UNNC on behalf of the 28th Street Block Club for paying for the insurance for the event.

Earl Massey, field representative from Congresswoman Karen Bass, introduced himself as the field representative for our area. Requests for her to visit UNNC can be submitted at

<http://karenbass.house.gov>

A stakeholder had concerns about dumping of materials from remodeling projects in his neighborhood in Arlington Heights on Venice and 12th Avenue.



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Sandra Pruitt observed that a lot of remodeling is happening and people are leaving larger construction debris on the parkways.

Jeff Camp said that Sunday September 2nd, at 6pm, West Adams Avenues is having Jazz in the Avenues, an annual event that is growing in popularity. It is a free event. Bring a picnic blanket and ten friends.

Laura Meyers noted that Bureau of Sanitation is leaving a truck size dumpster on Montclair as a staging point used for picking up all the dumping going on in Jefferson Park. She's asked Albert Lord if it can be located not so close to residences.

Billie Green noted that the Council District 10 sponsored overnight camping experience for disadvantaged youth went really well. Kids got sleeping bags, bathing suits, 2 pairs of pants, and 3 shirts included as part of the camp experience. 120 kids were served, age 7 to 12.

COMMITTEE BUSINESS

A. Planning & Zoning Committee

1. ZA-2012-594-CUB, ENV-2012-595, 2701 S. Western Avenue; South Los Angeles. Conditional Use to permit the addition of off-site sale of beer and wine only to an existing, approx. 3,115 sq. ft. convenience market, and to permit the hours of operation from 7:00 a.m. to 9:00 p.m. daily, on an approx. 26,200 sq. ft. parcel in the C2-1 Zone. – ACTION

John Arnold arrived.

It was noted that neither the applicant nor the consultant were present, even though Laura Meyers had informed the consultant about tonight's Governing Board meeting at the previous night's Planning & Zoning meeting.

The secretary read all of the conditions proposed by the applicant, and a list of conditions proposed by the UNNC Planning and Zoning committee.

Kim Michener, a stakeholder, asked that condition D regarding the alcohol display area could also state that alcohol not be advertised in the window.

Dolores Spears asked about the efficacy of enforcement. Laura Meyers noted that enforcement is possible once conditions are applied. Norman noted UNNC asks for an automatic review two years after approval of the CUP.

Steve Peckman is a resident of Jefferson Park and a regular member of the UNNC Planning and Zoning Committee. He noted that Jefferson Park is saturated with alcohol sales. Within ½ mile on Western, there are four stores selling alcohol for offsite consumption. If you go west to Crenshaw, there are seven more establishments that sell alcohol for offsite consumption, for a total of eleven in Jefferson Park. Steve noted that Western has existing problems with prostitution already.

Myrna Allen noted that even if the board votes against the issuance of the license, the Zoning Administrator can approve the permit. So at least having strict conditions attached would help mitigate the impacts.



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Renee Gunter, a resident of Jefferson Park, stated that the area where the subject store is located has many problems already. She is vehemently opposed to the addition of a beer & wine license. She said the existing store, is already a nuisance and has a lot of loitering already.

Estela Zarate opposes the issuance of the license to the store. She observed that littering usually occurs up and down the street near the establishment, and so sweeping just in front of the establishment is totally inadequate. Considering that the owner doesn't currently do a good job of upkeep, she doubts that there is any reason to believe that the conditions would result in better maintenance.

Dolores Spears has had to deal with passed out drunks on her sidewalk in the neighborhood.

Kim Michener observed that they personally have to pick up litter in their own yard such as liquor bottles. They've had drunk people singing in their yard at 4 a.m. They already have two liquor stores nearby. Another one will make the impact even worse.

Laura Meyers noted that the owner had presented many supporters at the Planning & Zoning committee.

According to ABC, our area has a lower average of beer & wine sales per capita. But of course there have been significant efforts to reduce alcohol sales in South Los Angeles.

Josh Berman, a resident, noted that they also experience the negative effects the existing beer & wine sales, not to mention the prostitution problems. Audrey Arlington said that Western Avenue is a nightmare already and totally uncomfortable for pedestrians trying to reach the light rail.

Billie Green noted that the community should organize to communicate its opinions to the hearing officer.

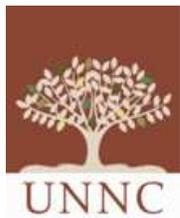
Laura noted that she was the only person at the hearing regarding the Fresh'n'Easy in Jefferson Park today regarding their beer & wine license.

Stevie Stern stated that since we have heard the conditions and we have heard the testimony, we could vote on the matter. However, since the applicant is not present, and since the hearing is not until after our next board meeting, she recommended that we wait to vote on this matter until next month.

MOTION: Jeff Camp moved that this item be taken up for a vote at the next governing board meeting.

Ed Turner seconded.

Eunice, a resident at 25th and Cimmaron, stated her opposition to the beer&wine license, and stated that it was important to continue Karen Bass' work in the area of community improvement.



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Vote: Approved unanimously.

Betty Walton departed.

2. DIR-2012-535-COA-1A – 2074 West 27th Street – Owner’s Appeal of Planning Department’s DENIAL of request to approve (unpermitted) enclosure of porch and construction of new two-story guest house and new garage in the rear; property located in Jefferson Park HPOZ; South Los Angeles Area Planning Commission hearing on Tuesday, August 7, 2012, after 4:30 p.m., at Mark Ridley Thomas Constituent Service Center, 8475 South Vermont Avenue, Los Angeles, CA 90044.

This is the first certificate case in Jefferson Park HPOZ where the Zoning Administrator denied the application. The owner has appealed the decision. UNNC has not previously taken a position on the case.

The applicant did unpermitted work. After receiving a stop work order, the applicant filed for permits. The permits for the work were denied. It is unclear when the garage was demolished, but it did exist in photos from May of 2012. It was suggested to the owner that the proposal to build the garage be bifurcated from the changes to the front of the house.

The Office of Historic Resources turned down the application based on clear violations of the adopted Jefferson Park Preservation Plan.

Laura Meyers noted that the only way to have input now is to go to the hearing. Email or written testimony is not an option. She noted the appeal board does not have specific experience with historic preservation.

The applicant was informed of the pending Jefferson Park HPOZ prior to purchasing the residence.

Since this item was not listed as an ACTION item on the agenda, the board is unable to vote on this. Several members of the board recommended that neighbors attend the Planning Commission hearing on Tuesday to advocate for DENIAL of the appeal.

- B. UNNC October 27, 2012 Elections - Stern
 - a. Approval of Timeline for Elections (filings, events) – ACTION

Stevie Stern reported for the Election Committee.

Candidate applications are being accepted as of now. Candidate filings will be made public as they are verified as valid.

Applications can be submitted online at EmpowerLA.org. Candidates do not have to go downtown to file this year.

By October 2nd, all applications will be verified by DONE.



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DONE wants to have a regional candidate information session.

The election is October 27 at CD 10 from 10 a.m. to 4 p.m.

Stevie Stern reported that the Election committee recommended that UNNC hold a candidate information session on September 20th, and a Candidate Meet-and-Greet on October 25th.

MOTION: Norman moved that:

UNNC hold a candidate information session on at the South Seas House on September 20th.

UNNC put on a Meet-and-Greet on Thursday at CD10 on October 25th.

Laura Meyers seconded.

Vote: 14 in favor, none opposed, no abstentions.

b. Outreach and budget plans – ACTION

Stevie Stern presented a proposed election outreach budget with line items for printing, distribution, and promotional items for the election. (See attachment).

Stevie went through discussing each line item. They include two full distributions of doorhangers throughout the UNNC region. Flyers, posters, brochures, UNNC tote bags, and magnetic calendars are proposed for outreach materials. There will be outreach to churches and school principals.

Laura Meyers noted that the proposed budget does not include an ad in the Neighborhood News. She felt it would reach parts of our community effectively.

Debra Varnado, publisher of the 5th Avenue Times, said that 5th Avenue Times would be happy to publish election ads for UNNC. 5th Avenue Times has distribution within UNNC.

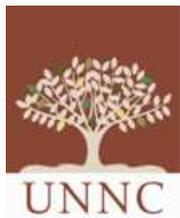
Dianne Lawrence, publisher of the Neighborhood News, expressed her surprise that UNNC was not planning to purchase an ad. She stated that other NCs nearby would be purchasing ads for election outreach.

Sandra Pruitt noted that Jefferson Park largely does not receive the Neighborhood News.

MOTION: John Arnold moved that the UNNC Governing Board adopt the plan presented by the Election Committee, to spend up to \$8,355.79 on election outreach expenses, to be spent on the items and activities approved by the committee for outreach; and that the committee add advertising in community newspapers to the outreach strategy.

Norman Gilmore seconded.

William Hernandez also noted that Jefferson Park does not receive the Neighborhood News.



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Jeff Camp noted that Resident Reps also have an obligation to do outreach to their areas.

Vote: 14 in favor, none opposed, no abstentions.

Thursday August 9th is the next Election Committee meeting.

- C. Committee Reports (as needed)
None.

TREASURER'S REPORT

- A. Approval of monthly expenses and Bank statement – W. Todd – **ACTION**

Norman Gilmore presented the July 23, 2012 US Bank Statement for approval.

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

Fletcher Kauffman seconded.

Vote: Approved unanimously.

MINUTES

Norman Gilmore presented the July 5, 2012 Governing Board Minutes for approval.

MOTION: John Arnold moved to accept the minutes with corrections noted by Laura Meyers to the Community Care Facilities ordinance discussion.

William Hernandez seconded.

Vote: 10 in favor, none opposed, 4 abstentions.

PRESIDENT'S UPDATE

- A. New, Continuing and Old Business, including, but not limited to:

1. Grace Liu is the interim DONE head now that Bong Hwan Kim has resigned.

2. Beautification Grants

LANI is now accepting grants for neighborhood improvement projects from neighborhood councils or neighborhood groups. She encourages us to get the word out.

Debra Varnado announced that LANI was nominated for an American Planning Association for Leadership in Planning award, and won it at the state level.

ANNOUNCEMENTS

Debra Varnado noted that in late July there were big accidents in West Adams Avenues. A U-Haul truck went through the Wilfandel front yard and hit an apartment building. The Frederick Douglass School bus loading zone had a car careen through the area and destroy a fence and column. On 25th Street some fleeing suspect wrecked a car driving through a resident's fence, and many LAPD units locked down the area looking for the suspect. Debra said that she asked the city for a portable electronic speed reader. But there aren't any signs like that available right now.

Laleena Malique, a Jefferson Park librarian, noted that the library is available for distributing election



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outreach material.

Dolores Spears said that Councilman Rosendahl has said that he is going on leave due to a cancer diagnosis, and that people should offer up prayers for him.

Stevie Stern announced that William Grant Still is putting on a Culminating Concert on Saturday August 4th from 2pm to 4pm. It will be at Metropolitan AME Zion Church, 2521 S. West View St.

September 22nd will be the Congress of Neighborhoods downtown at city hall. There are lots of interesting workshops, so check out the agenda at EmpowerLA.org.

Norman Gilmore noted that Jefferson Park has three major projects currently under construction: Fresh 'n' Easy, Jefferson Square on 4th and Jefferson (Thomas Safran & Associates and Kaifa Tulay), and Jefferson Terrace by Mercy Housing on Western (the former Fatburger site).

Vintage Hollywood on 10th and Washington, formerly Stan's Kite, is being considered for historic monument status, and the West Boulevard Bridge as well.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Norman Gilmore

UNNC Secretary

August 7, 2012

Attachments:

Proposed Conditions for 27th and Western

UNNC October 27, 2012 Election Outreach Budget and Strategies.

UNNC October 27,2012 Election Expenses

Budget

Monies encumbered from 2011-2012 \$8,355.79

Expenses

The Walking Man – door to door distribution of doorhangers \$2,550.00

Two distributions – one for a call for candidates;
The second a call to come out and vote = \$1,275.00 X 2

GotPrint.com – door hangers; 5.5" X 17"; two-sided; color \$3,100.00
Two distributions of two different door hangers;
\$1,550.00 (for 20,000 door hangers) X 2

GotPrint.com – flyers – 8.5" X 11"; two-sided; color (2,500) \$ 200.00
SUBTOTAL \$5,850.00

GotPrint.com – posters – 12" X 18"; color (50) \$

GotPrint.com – brochures – all about UNNC \$

Giveaways

Magnetic calendars – beginning with the month of August; \$
Will notate every month the UNNC Gov. Bd. Meeting dates
And Exec Committee; also Benny H. Potter park events;
Extra notation of regular committee meetings

UNNC Tote Bags – we currently have in our office only 425 bags; \$
More bags will be ordered

Graphics Design \$

OUTREACH STRATEGIES

- Posters in businesses' windows
- Church bulletins
- Principals' newsletters
- Farmers' market/Park activities/neighborhood meetings & events/CD 10 Movies In The Park
- Community calendar listings in local papers, TV and radio stations
- Banners across our major corridors
- Facebook
- Video – "Why I Got Involved in UNNC"

ZA-2012-594-CUB, 2701 S. Western Avenue

Motion: That UNNC prepare a list of conditions to be forwarded to the Zoning Administrator, if the project does get approved

PROPOSED OPERATING CONDITIONS BEER & WINE LICENSE

(submitted by the Applicant)

1. Sales of alcoholic beverages shall be permitted only between the hours of 7:00 a.m. and 9:00 p.m. each day of the week.
2. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on the ABC-257 dated ____ and ABC-253 dated ____.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 24 hours of being applied.
4. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.
5. The sales of beer or malt beverages in quantities of quarts, 22 oz, 32 oz, 40 oz, or similar size containers is prohibited. No beer or malt beverage products shall be sold, regardless of container size, in quantities of less than six per sale.
6. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (e.g., no fortified alcohol.)
7. Beer, malt beverages, and wine coolers in containers of 16 oz. or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
8. Wine shall not be sold in bottles or containers smaller than 750 ml. and wine-coolers or beer coolers, must be sold in manufacturer pre-packaged multi-unit quantities.
9. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 dated ____ and ABC-253 dated ____.
10. Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on the ABC-257 dated ____ and ABC-253 dated ____.

11. There shall be no more than 33% of the exterior windows covered with advertising or signs.
12. The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows:

***NO LOITERING, NO LITTERING
NO DRINKING OF ALCOHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST***

The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.

Conditions added by UNNC Planning & Zoning Committee

(to be consistent with the conditions for the Fresh & Easy and other nearby markets selling alcohol for off-site consumption):

- A. No single sales will be permitted and wine coolers shall not be sold in packs less than four; beer shall also be sold in pre-packaged packs.
- B. The sale of cups, glasses or similar containers which might be used for consumption of beer and/or wine on the premises or adjacent areas shall not be sold individually; no cups of ice shall be sold.
- C. No individual cigarettes or rolling papers shall be sold.
- D. Alcohol display area shall not be visible from the street.
- E. There shall be outside cameras supplementing current interior cameras; the cameras shall record activities and the recordings shall be made available to law enforcement if requested.
- F. Security patrol shall be well defined as to how often the patrol occurs – the existing security patrol shall be maintained and if the property owner/landlord no longer maintains the security patrol service, the market owner shall contract with a patrol service.
- G. An on-site security guard shall be provided after 7 p.m.
- H. The Property Owner/Landlord shall write a letter supporting these conditions and agreeing to participate in these conditions.
- I. There shall be a Review Hearing within two years after the first use of the Conditional Use Permit, and at that hearing these conditions shall be evaluated to be sure they are sufficient to alleviate any impacts to the community.