

# 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, September 6, 2012  
Council District 10 Field Office  
1819 S. Western Ave.  
Los Angeles, CA 90006

### MINUTES

(Approved October 4, 2012)

#### **CALL TO ORDER**

President Stevie Stern opened the meeting at 6:44 p.m. A quorum was present.

**Members present:** Chris Carlson, Roy Amemiya, Steve Wallis, Gus Harris, Jr., Wesley Todd, Elizabeth Fenner, Betty Phillips, John Arnold, Ed Turner, Jess Bravo, Andrea Dunlop, Jeff Camp, Billie Green, Laura Meyers, Betty Walton, Fletcher Kauffman, Dolores Spears, Sandra Pruitt, Myrna Allen, Norman Gilmore, Stevie Stern. (21 total).

**Members absent:** William Hernandez, Ruth Jones-Sawyer. (2 total).

#### **APPROVAL OF AGENDA**

**MOTION:** Billie Green moved to approve the agenda.

Wesley Todd seconded.

Vote: Approved unanimously.

#### **PUBLIC COMMENT**

Andrea Dunlop read a thank you note from Karlyn Jones for the decorative posts for the Arlington bump-outs.

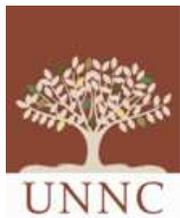
Ed Turner announced that Trinity Baptist Church is celebrating its 95<sup>th</sup> Anniversary.

Jeff Camp said that Jazz in the Avenues was a success and thanked UNNC board members who attended and did outreach at the event.

Norman Gilmore and Laura Meyers noted that the lot at Rodeo and Arlington is no longer needed for construction of the Expo Rail line. The city owns the lot and it is ideally situated in a park-poor zone. We are investigating if the city can be encouraged to convert this site to a park.

#### **COUNCIL DISTRICT 10 UPDATE**

Albert Lord reminded everyone about Movies in the Park at Benny Potter Park on September 6, which



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will be screening “Rango”.

Elizabeth Carlin of the Council District 10 Field Office stated that the Fresh ‘n’ Easy at Crenshaw and Jefferson Blvd received a Conditional Use Permit for Beer & Wine sales. But they must obtain a “public convenience & necessity” ruling from the city. While they did obtain a permit from the State of California for a full line of liquor sales from a lottery through the ABC license lottery, they were only trying to get a beer & wine license. The state of California will condition the permit for beer & wine only. Conclusion: As expected, Fresh ‘n’ Easy is only seeking to, and will be only selling beer & wine.

## EXECUTIVE COMMITTEE

### A. Funding Request – William Grant Still Art Center – Resources festival – Maryam Hosseinzadeh – ACTION

Maryam Hosseinzadeh presented the funding request for Dragon’s Flight, a resource fair and six week art exhibition focusing on the art work of incarcerated artists. It will be opening on October 6, 2012.

They are requesting funds for flyers and posters for this exhibition, as well as a monitor, projector, and DVD player for use in presenting public art exhibits, with the total request for \$2,144. The total budget for the project is \$10,144. Other neighborhood councils are also being asked to contribute to funding this festival and exhibit.

Ami Motevalli explained that an Oral History Project has been created with youth interviewing people who have been incarcerated about their experiences.

However, William Grant Still Arts Center does not have any AV equipment to present audio-visual materials. This has also limited their exhibits in the past.

**MOTION:** Norman Gilmore moved that UNNC fund the request for up to \$1,844 for use in printing flyers and posters and the purchase of a monitor, projector, and a DVD player for use by William Grant Still Art Center to display art and audio-visual materials at public exhibitions. Betty Walton seconded.

Vote: 10 in favor, 10 opposed, 1 abstention.

**MOTION:** Jess Bravo moved that UNNC fund the request for up to \$1500 for (i) printing flyers and postcards and (ii) the purchase of a monitor, projector, and a DVD player for use by William Grant Still Art Center to display art and audio-visual materials at public exhibitions.

Andrea Dunlop seconded.

Vote: 15 in favor, 6 opposed, no abstentions.

### B. Funding Request – UNNC Economic Development Committee – UNNC Banner replacements – A. Dunlop/J. Bravo – ACTION

Jess Bravo, Chair of the Economic Development Committee, presented a quote for printing 104 UNNC street banners installing 58 of those immediately to replace those that are currently missing or damaged. The remaining 46 would be in inventory to replace banners in the future.



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There was an extensive discussion about the cost and benefits of the UNNC banner program.

**MOTION:** Laura Meyers moved to table this item until next month, requesting that the proposal be refined, perhaps with other funding sources identified.

Steve Wallis seconded.

Vote: 14 in favor, 7 opposed, no abstentions.

- C. Funding Request – UNNC Outreach – re-order of tote bags; order of small journals and post-its as giveaways for outreach – **ACTION**

Tabled.

- D. Motion and Resolution to re-state UNNC’s original intent and purpose of its May 2012 vote for funding to Kitty Bungalow Charm School for Wayward Cats, a 501c3 non-profit, that, in order to be compliant with L.A. City regulations, funds to be used for outreach materials, transportation costs, and veterinary care for a cat care and adoption program in UNNC neighborhoods provided that Kitty Bungalow agrees in writing not to use any UNNC funds for spay/neuter services. – N. Gilmore – **ACTION**

Norman Gilmore explained that as the secretary, he had not drafted a motion at the May 3, 2012 UNNC Governing Board meeting that accurately specified the purpose of the funds for Kitty Bungalow as intended by the movant. Because of the ambiguous wording of the original motion, the city is concerned that the funding may violate an injunction against Trap/Neuter/Return programs by the city.

**MOTION:** After discussion and display and editing of a draft motion on the projector visible to all in attendance, Norman Gilmore moved that the May 3, 2012 minutes be corrected by replacing the motion text for Kitty Bungalow funding with the following corrected version:

“**MOTION:** Dolores Spears moved that UNNC provide the Kitty Bungalow Charm School for Wayward Cats, a 501c3 non-profit, \$2,500 to be used for outreach materials, transportation costs, and veterinary care for a cat care and adoption program in UNNC neighborhoods. Funds shall be used for medical care of their adoptable cats and kittens, transportation, carriers, and free spay/neuter surgeries for owned cats, and outreach and educational material promoting an indoor lifestyle for pet cats.”

Steve Wallis seconded.

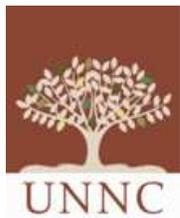
Vote: 20 in favor, 1 opposed, no abstentions.

Norman Gilmore read aloud a proposed board resolution, to additionally clarify the board’s understanding, intent, and requirements for use of the funds by Kitty Bungalow.

**MOTION:** Laura moved that the UNNC Board adopt the proposed resolution (attached) regarding the intended use of the funds and requesting that the city release the funds to the grantee.

John Arnold second.

Vote: 20 in favor, none opposed, 1 abstention.



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## 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**

Gus Harris, Jr. recused himself since he owns a market with a liquor license.

The owner was present and introduced himself.

In response to a question from John Arnold, the owner said he thought that the license would result in increased sales in the community, rather than taking sales from other nearby stores.

In response to a question from Myrna Allen, the owner confirmed it would be a new license, not a license acquired from another source.

The owner stated by way of example, that one patron stated that if this store sold beer&wine, he wouldn't have to walk a few blocks and that would help the patron avoid getting in fights.

Sandra Pruitt noted that the nearby Food for Less is open until midnight and sells beer & wine.

Dolores Spears also noted in addition to Food for Less, there are other nearby stores that sell beer & wine. She lives in the area and she has had to deal with drunk people passed out in her front yard.

Ed Turner noted that there is a high density of liquor stores in the area.

In response to Stevie Stern asking:

Approximately 10 visitors raised their hands in support of the proposed license.

Approximately 15 visitors raised their hands in opposition to the proposed license.

Steve Peckman noted a few reasons in opposition: Within ½ mile, there are 3 sites selling offsite beer&wine. If you then add Jefferson to Crenshaw, there are an additional seven locations that sell beer&wine for offsite consumption. He noted that Karen Bass' Community Coalition had worked since 1992 to reduce liquor stores in South LA. Community Coalition statistics show a 27% reduction in crime near sites where liquor stores formerly stood.

Donna Ann Ward, a homeowner on 31<sup>st</sup>, stated that she is a customer of La Bodega. While she appreciates them as a market, she said that adding beer&wine licenses will bring down the quality of the neighborhood.



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Hunter Ochs, a resident who lives 2 blocks away, noted that the site inherently has a lot of loitering, partly due to the laundromat. His wife is not that comfortable walking in the area. There is also pan-handling. He says many people patronizing the laundromat will likely purchase beer&wine for consumption on-site at the landromat in particular.

Tracey Hart noted there are quite a few markets in the area that they are competing with. At that mini-mall, there is check cashing and a pizza place which offer too many opportunities for loitering that would result in beer&wine consumption on-site.

Marina Moevs a resident who lives nearby stated that the community is collecting signatures against the beer&wine license. She said 96% of the people they are contacting door-to-door are strongly opposed to this beer&wine license.

She said she has a neighbor across the street who is constantly picking up beer&wine bottles from her yard.

A mother of a student at Arlington Heights Avenue expressed opposition to the beer&wine license.

Betty Walton departed.

Berta, an employee of La Bodega, stated that customers ask for when they will have a beer&wine license.

One of the owners stated that their goal was to increase sales and that would result in an increase in employment. She said they would talk with the other tenants about the possibility of a guard.

Ed Turner lives on 29<sup>th</sup>, and walks to Cimarron, to Western, to Jefferson and back to Cimarron. He meets a lot of homeless individuals who throw their bottles and cans on the streets.

Laura Meyers stated that there seems to be a problem getting the landlord to agree to the proposed conditions, which is a problem since the store owners do not have jurisdiction over the laundromat.

**MOTION:** Jeff Camp moved that the UNNC Governing Board oppose granting a Conditional Use Permit ZA-2012-594-CUB.

Ed Turner seconded.

Vote: 17 in favor, none opposed, 2 abstentions, 1 recusal.

**MOTION:** Jeff Camp moved that UNNC recommend the Proposed Conditions as Amended by submitting the conditions to the Zoning Administrator

John Arnold seconded.

Vote: 19 in favor, none opposed, 1 recusal.



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## B. Historic Preservation Committee

Arnold

1. 4000 W. Washington Blvd. – “Vintage Hollywood” building, formerly the Kite Coffee Shop. Discussion of pending nomination of 1967 “Googie” style commercial building for Historic-Cultural Monument (HCM) status, and making recommendation to UNNC Board on taking a position. - **DISCUSSION AND ACTION**

John Arnold presented a discussion of Vintage Hollywood, which was originally Stan’s Kite Coffee Shop at 10<sup>th</sup> and Washington, which has been nominated for Historic Cultural Monument Status.

The Planning & Zoning Committee was ambivalent about the designation, since it isn’t a super example of the Googie style.

However, it was the last shot of design exuberance in the area as investment dried up post 1965 civil unrest.

**MOTION:** As recommended by the Historic Preservation committee, John Arnold moved that UNNC support the designation of the discrete original Stan’s Kite Coffee Shop building for HCM Status, but not the site; the setting; or any other building associated with the original shopping center development.

Billie Green seconded.

Mitzi March-Mogul, the person who has put forward this nomination, noted that Stan’s Kite was meant to be a chain, and the original is still on Vermont. This building was the second site. The interior is substantially intact. The coffee shop shares walls on the west and south with buildings added later. The current space expands to the south and is now part of the club. Her HCM nomination includes the space to the south. The barbershop, tattoo parlor, etc. are excluded from the nomination. She stated that she made it clear to the Cultural Heritage Commission that the nomination was limited to the parts of the structure used by Vintage Hollywood.

Unfortunately, the Cultural Heritage Commission was unable to visit the site today due to an owner scheduling issue.

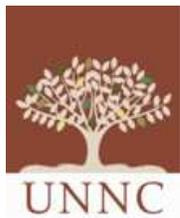
There was a discussion about the merits of the designation.

Norman Gilmore pointed out that the building under discussion represents approximately 5% of the 8 acre site. He felt that keeping the building would not ultimately affect the value of the overall property and was more likely to enhance it. He also pointed out that the Starbucks on Crenshaw and Coliseum was a Googie style bowling alley coffee shop that was saved, and is now a huge draw as a Starbucks, and the overall site greatly exceeded the developers’ expectations.

Roy Amemiya felt that designation would excessively limit a future development, because the site is on the main street corner of the lot.

Jess Bravo departed.

John Arnold said that creative architects could work around the building and use it as an asset



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in the design.

Fletcher Kauffman said that this is the most distinctive building along this stretch of Washington.

Myrna Allen pointed out that the previous development plans for the 8 acre site did not use the corner as an important feature.

Chris Carlson also agreed that the building was a character defining trait of the street.

Mitzi March Mogul noted that the Wiltern Theater was almost demolished in the 1970s to make a parking lot. Los Angeles did lose the Atlantic-Richfield building, which was comparable in quality to the Chrysler Building or Empire State Building.

Vote: 17 in favor, 1 opposed, 1 abstention.

- C. UNNC October 27, 2012 Elections Stern
  - 1. Outreach, Volunteer opportunities and Budget – **ACTION**

Stevie Stern presented an update on expenses incurred so far by the Election Committee. There is a slight chance they will go a bit over the amount encumbered from last year.

**MOTION:** Laura Meyers moved to allow up to \$500 of funds from this year’s budget approved for use if needed by the Election Committee in case the encumbered funds from last year are insufficient to cover expenses.

Dolores Spears seconded.

Vote: 18 in favor, none opposed, 1 abstention.

- 2. Timeline for Elections – **ACTION**

Volunteers were solicited for several upcoming events.

- 3. Updates

- D. Committee Reports (as needed)
  - None.

## TREASURER’S REPORT

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

Wesley Todd presented the August 21, 2012 US Bank Statement for approval.

**MOTION:** Laura Meyers moved to approve the US Bank Statement.

Myrna Allen seconded.

Vote: Approved unanimously.



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## MINUTES

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

**MOTION:** Ed Turner moved to accept the minutes as presented.

Chris Carlson seconded.

Vote: 12 in favor, none opposed, 7 abstentions.

## PRESIDENT'S UPDATE

- A. Thanks to Fletcher Kauffman for arranging dinner from Kay Kays. Steve Wallis volunteered to arrange food for October.
- B. LANI is accepting grant applications, targeted for Jefferson Park and West Adams Heights, up to \$3000. Get the word out. There is a workshop coming up around the 20<sup>th</sup> of September. Stevie will assist with grant paperwork, but you have to ask.

## ANNOUNCEMENTS

Saturday September 29<sup>th</sup> is the annual living History tour at Angelus-Rosedale Cemetery.

Gus announced Next Thursday the 13th, 5pm the Jefferson Park Board of Directors is meeting at Trinity Baptist and will discuss LANI grants.

Meeting adjourned at 9:56 p.m.

Respectfully submitted,

Norman Gilmore

UNNC Secretary

October 4, 2012

Attachments:

Kitty Bungalow Board Resolution

Proposed Conditions for 27<sup>th</sup> and Western



# United Neighborhoods NEIGHBORHOOD COUNCIL

## BOARD RESOLUTION

### WHEREAS:

The UNNC Neighborhood Council voted  
To provide a NPG to Kitty Bungalow Charm School for Wayward Cats to assist  
with their community efforts in providing free spay neuters, education, adoption and  
medical care of Los Angeles city cats;

### WHEREAS:

Kitty Bungalow provided information on their presentation regarding the City injunction  
on TNR, stating that this puts a larger burden on small organizations like theirs to do  
more work in the field;

### WHEREAS:

The Board understands that while Kitty Bungalow provides TNR services, the city  
money would not be spent in this manner but would be used for outreach, medical and  
Transportation for free community spay neuters and, socialization and adoption of Los  
Angeles City street cats, keeping them from ever reaching the City Shelters and reducing  
the pressure on an over taxed city shelter system;

### WHEREAS:

LAAS General Manager endorses the work of Kitty Bungalow Charm School for  
Wayward Cats;

### WHEREAS:

The money allocated from our NC to Kitty Bungalow is currently being held, NOW  
THEREFORE, we assert our understanding of use of the funds set aside for Kitty  
Bungalow and we request that our NPG money be released to its grantee.

VOTE: 20 in favor, none opposed, 1 abstention.

DATE: 9/6/2012

Signed:

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UNNC President

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UNNC Treasurer

**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.