

NCWP Board Meeting
APPROVED MINUTES
Submitted by Geoff Maleman

Tuesday, December 3, 2013 - 6:30 p.m.
Westchester Council Community Room
7166 Manchester Avenue, Westchester, CA 90045

Present: Sibyl Buchanan, Cheryl Burnett, Scott Carni, John Casey, Craig Eggers, Kathryn Evans, Tom Flintoft, Gregory Heffernan, Cyndi Hench, Andrew Kamm, Ted Kroeber, John Loizeaux, Pat Lyon, Nora MacLellan, Geoff Maleman, Matthew Parrish, Alan Quon, Mark Redick, Denny Schneider, Sheryl Thomas-Perkins, Jack Topal, David Voss, Lance Williams, John David Webster

Absent: Alex Eychis, Booker Pearson,

Excused:

1. **Call to Order** – President Hench called the meeting to order at 6:37 p.m.
2. **Salute the Flag** – President Hench led the flag salute
3. **Introductions**
4. **Approval of Minutes of previous Board meetings** – Approved by acclamation
5. **Announcements from Governmental Representatives:**
 - a. **Nate Kaplan**, Councilman Mike Bonin’s Office, introduced himself
 - b. **Tricia Keane**, Councilman Mike Bonin’s Office, introduced herself
6. **Public Comment** - non-agenda items
 - a. **Gregg Aniolek** spoke re: open session during the recent public safety discussion
7. **Presentations**

Presentation by representatives from **The Legado Company** re: the Legado del Mar in Playa del Rey seeking NCWP support for the proposed mixed use project at 138 Culver Blvd., Playa del Rey consisting of 72 apartments and retail space not to exceed 14,000 sq. ft. (*Flintoft expressed a conflict of interest on this project, recused himself and left the room during the presentation and subsequent discussion*)
8. **Motions/Actions Items and Related Public Comment**

Discussion Item (taken out of order)

 - i. Motion to support the revised Legado project subject to three conditions:
 1. That the developer provide a Community Benefits Package that is legally enforceable through a Development Agreement; and,
 2. That the “recommendations” contained in paragraph “E” of the LADOT letter dated November 15, 2013 amending the traffic assessment regarding Construction Impacts be made mandatory; and
 3. That the developer remove the “towers” from the design to reduce the overall height of the project. (PLUC)
 1. (Paragraph “E”: Construction Impacts – DOT recommends that a construction worksite traffic control plan be submitted to DOT’s Western District Office for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that construction related traffic be restricted to off-peak hours.)

- **Marcia Hanscom** urged the NCWP board to listen to the community, expressed concern about building constraints in the California Coastal Zone, a full EIR should be required
- **Greg Aniolek** spoke re: below-grade parking construction in an area where the water table is so high and the construction schedule, construction mitigation
- **Michael Gemme** spoke re: water table, that the project should be required to conduct an EIR and the conflict of interest of Flintoft's involvement with the developer
- **Garrett Smith** spoke in opposition to the size, density and negative parking impacts
- **Allen Pacheco** spoke re: view corridors and negative impacts of the proposed building heights, requested postponement of the vote until height poles are erected at the site so the neighbors can see the actual heights
- **Kathryn Schwertfeger** spoke re: legally protected public views being obstructed, said parking mezzanine will not be for use by the neighbors, suggested removing the mezzanine, lowering the height and protecting the views
- **Julie Ross-Harvey** spoke re: density and height impacting the character of the neighborhood, negative parking and traffic impacts, wants project to adhere to Coastal Commission height restrictions, wants EIR on all three Legado projects in Playa del Rey
- **Lindsey Duro** spoke re: alleyway dedication, negative traffic impacts, ingress/egress issues
- **Jeffrey Otto** spoke re: his written comments requesting the developer to place height poles so neighbors can visualize the proposed height of the project, Coastal Commission height restrictions
- **Sharon Stoltzman** spoke re: the flood control district map that shows liquefaction and landslide hazards in the area of the proposed project
- **Cecila Kennedy** spoke re: view obstructions
- **Michael Early** spoke in favor of the project, area needs a facelift to maintain and increase property values, the project will positively impact the local businesses
- **Todd Frelinger** spoke re: the scope, size and density of the project, there should be an EIR on this project
- **Nicole Swain** spoke in favor of having new retail in the community, said many project supporters did not come to the NCWP tonight
- **Benjamin Schick** submitted written comments in favor of the project

NCWP board asked questions of the project applicant and discussion was had.

M/S Voss/MacLellan to support the Legado project as agendized with new language regarding a request for an EIR for all three Czucker properties, additional public parking time restrictions, a further discussion with the Council Office regarding a community benefits payment and a requirement that the proposed voluntary construction mitigations be made conditions of approval.

SUPERIOR MOTION: M/S Lyon/Williams to postpone this item until the February, 2014 NCWP meeting so that the community benefits package can be further defined. Motion Passed Unanimously.

- b. **Consent Calendar:** *(The following items will be treated as one item and enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)*

- **John Ruhlen** spoke against Ayara having a food truck in front of its location during its construction and the ensuing negative impacts
 - i. Motion to approve Election Stipulation Worksheet (Elections Ad Hoc)
 - ii. Motion to approve letter requesting that additional interpretation and study concerning the Air Quality Study. (ARC) www.lawa.org/airqualitystudy
 - iii. Motion to support the adoption of the four medians on Sepulveda Blvd located between Howard Hughes Parkway to the north and Manchester Ave to the south by Westchester Streetscape Improvement Association-"WSIA" (PLUC)

- iv. Motion to support the adoption to upgrade the medians on Manchester Avenue between Emerson Ave and Lincoln Boulevard by Westchester Streetscape Improvement Association-"WSIA" (PLUC)
- v. Motion to support the application for a Conditional Use Permit by Ayara Thai Cuisine at 6245 W 87th St, Los Angeles, CA 90045, to serve a full line of alcoholic beverages. (PLUC)
- vi. Motion to request by St Anastasia School to support the construction of shade structures on their playground. (PLUC)

M/S Maleman/Schneider to approve the Consent Calendar. Motion Passed by Acclamation

c. Discussion Calendar:

Due to the lateness of the evening, the following items were postponed:

- i. **NEIGHBORHOOD COUNCIL PLAN** - To weigh in individually, please do so through a SURVEY at <https://www.surveymonkey.com/s/8motions>
 - 1. **Elections**
Neighborhood Council Plan Review Committee's Recommendation:
"The Department of Neighborhood Empowerment is to be permanently placed in charge of administering elections."
 - 2. **Training and leadership development**
Recommendation:
"Neighborhood Council board members be required to complete Ethics, Financial Policy, Sexual Harassment, and ADA Compliance training, and that the Department offer classes including, but not limited to leadership, City government basics, parliamentary procedures, land use, and candidate training."
"There be a citywide standard period of time from date of seating, not to exceed 90 days, that a Board member will have to pass the required training, and that this be enforced by the Neighborhood Council bylaws, which shall prohibit voting on any matter coming before the Neighborhood Council board. Inability of any board member(s) to vote
 - 3. NOT OFFICIAL MOTION HERE, BUT COMMISSION ASKS FOR YOUR INPUT ON THE FOLLOWING AS WELL: During discussion it was proposed that the Commission may amend the recommendation regarding training to include consequences for failure to complete the training within the allowed period of time. The ultimate consequence discussed was the removal by action of the Department of any offending
 - 4. NOT OFFICIAL MOTION HERE, BUT COMMISSION ASKS FOR YOUR INPUT ON THE FOLLOWING AS WELL: During discussion it was also proposed that the Commission may amend the recommendation regarding training to include Workplace Violence/Bullying Prevention
 - 5. **Early Notification System**
Recommendation:
"An Early Notification System be established by each city department, commission, and the City Council, and its committees to provide Neighborhood Councils with a minimum of 60 days notice of any proposed action.
For any proposed ballot measure or ordinance Neighborhood Councils must receive at least 60 days notice."
 - 6. **Initiation of Council files**
Recommendation:
"Neighborhood Councils should have the right to open Council files. No Neighborhood Council board member shall be required to file a financial disclosure form for a Neighborhood Council to open a Council file. There shall be no limit on the number of Council files that a Neighborhood Council may open each year."

7. **Review of delivery of City services**

Recommendation:

"The Board of Neighborhood Commissioners, with the aid and advice of citywide Neighborhood Councils, will adopt policies establishing best practices for monitoring the delivery of City services."

8. **Community Impact Statements**

Recommendation:

"City agendas should once again include the full text of the brief Community Impact Statement (CIS) from each NC submitting one, with links to any background materials that were provided as support. Any time a CIS is, for whatever reason removed from a subsequent agenda, the City Clerk will send a notice to the Neighborhood Council."

9. **Neighborhood Councils presenting at public meetings**

Recommendation:

"Official Neighborhood Council or Neighborhood Council Alliance representatives addressing the City Council, its committees, City commissions, and boards be granted up to 5 minutes of presentation time separate from general public comment, to present the official view of the Neighborhood Council Board or Alliance. Neighborhood Councils should receive priority as city entities and be called for comment before general public comment."

10. **Funding and Grants**

Recommendation:

"Unexpended Neighborhood Council funds should be kept in the Neighborhood Council system, received and administered by the Department of Neighborhood Empowerment."

"Neighborhood Councils should be allowed to provide funds to City departments provided that the equipment benefits stakeholders, that in addition to the initial requestor there is documentation of the need from a higher level of the department, and that the transfer is accompanied by an MOU, agreement, or a form similar to a neighborhood purposes grant."

"Overriding principle should be that in the absence of conflicts of interests, the Department of Neighborhood Empowerment should be empowered to seek and receive funds appropriate to their mission and support their operations."

9. **Treasurer's Report, including board member reimbursements (if any)**

- a. **M/S Maleman/Schneider to receive and file the Treasurer's Report. Approved by acclamation.** There were no board member reimbursements.

10. **Committee Reports**

11. **New Member Board Appointment**

12. **Committee Assignments**

13. **Announcements**

- a. **Maleman** announced an invitation to the community to attend LMU's annual Tree Lighting event on December 6

14. **Adjournment – President Hench adjourned the meeting at 9:52 p.m.**

Next Meeting: Tuesday, January 7, 2014 – 6:30 p.m.