

Neighborhood Council of Westchester/Playa

NCWP Planning and Land Use Committee Meeting Minutes

Committee: Planning and Land Use Committee

Chairperson: Patricia Lyon

Meeting Date: Tuesday, Tuesday, October 17, 2017 - 6:30pm

Meeting Place: Westchester Municipal Building Community Room / 7166 Manchester Avenue, Westchester, CA 90045

Committee Attendance:

- Present: Joan, Kimberly, Alan, Pat, Janine, David Oliver, Garret
- Absent: Don Hellwig, Cyndi Hench, David Voss

Meeting called to order at 6:33pm

1: Welcome and Introduction (Patricia Lyon, Chair)

2: Review and Approval - Minutes from 19 Sept 2017 Meeting

- Moved: David Oliver
- Seconded: Alan Quon
- Vote: Approved (voice vote)

3: Public Comment on Non-Agenda Items - None

4: Information & Discussion Item - Ballona Wetlands pending Draft Environmental Impact Report (DEIR)

Background - Update regarding Ballona Wetlands Ecological Reserve Restoration DEIR process, including a broad history of the Reserve, current status and condition, and next steps for the community regarding the currently-circulating DEIR.

Presenter(s): Tom Ford, Executive Director, The Bay Foundation re DEIR development process

Related Documents - PowerPoint presentation given during meeting.

Presenter Comments

- Ballona Wetlands an “absolute treasure” now existing in a certain state, impacted by many issues in and around the area. Have a shot at rehabilitation to make it “one of the better functioning wetlands” on the coast.
- Not his project. Ford’s org provided biological monitoring to add data to EIR. Lead agencies: California Fish & Wildlife, Army Corps of Engineers, State Coastal Conservancy.
- Draft proposal represents long-standing efforts by a lot of people to put this in context, come up with a plan, for people and wildlife of the region.
- Landscape used to have extensive network of creeks and streams; much of this no longer recognizable in are today.

- The opportunity: re-work how water and sediment move in the area to bring back water flows into the wetlands.
LA county has lost 78% of its coastal wetlands.
- Great disturbance in the area over time; cited oil derricks in the area circa 1930s. Marina Del Rey dredging in 1968 moved 3M cubic feet of fill placed in the wetlands.
- Stressors on current wetlands area (in addition to 3M cubic feet of MDR fill)
 - Levees, culverts, draining of landscape...no longer stable, balanced habitat
 - Water quality > trash, heavy metal, bacteria,
 - Habitat destruction > invasive plant material, etc.
 - Vector control > legitimate concern re mosquitos re disease. Must address pesticides in the landscape
 - Trespassers
- Sea level rise and climate change > must plan for sea level rise; allow it to occur and with proper contouring of the site, allow various marsh sites to move up the slopes
- Concrete flood channeling of Ballona creek has had negative impact on habitat.
- Main goal: reconnect land with ocean, recreate salt water marsh.
- Area defined as Ballona Wetlands Reserve = 577 acres; divided into areas A, B, C.
- Current site access is poor; not many trails, to go on-site must be escorted.
- Issues / challenges currently:
 - Area A: where majority of MDR dredged material was placed; raised elevation 9-15' which cut off water entry. Also, invasive non-native vegetation currently cover a majority of area. 2007 > 2013 > big non-native vegetation invasion / result of drought. e.g., 1 plant increased presence by 53 acres.
 - Area B West - some connection to natural salt water flows, so "good stuff" happening in this area.
 - Presented scoring system for various Ballona wetlands areas; poor by comparison to healthy wetlands.
- Project Goals - 1: restore the ecological functions of wetlands Estuaries > place where salt and fresh waters mix; 2: benefits to Public.
- Hoping to get public comment period extended (note: since this meeting, it has been to February 5, 2018)
- Four options presented in DEIR:
 - Alt 1: naturalized creek > take out concrete channels, take advantage of sediments on site to build burms and provide connectivity across diff habitat type. E.g., bird who nourishes in area different than where they next They can fly. Move more comprehensively across landscape, better connections and greatest amount of resources for human community. Includes salt pan for migrating and nesting birds. Usher water under roadways to connect to other areas. This plan keeps all the heavy equip off the roadways, no commute disruption.
 - Alt 2: partial naturalized creek; Similar to Alt 1 but smaller scale; don't take out southern levee wall, earthwork berm for flood control, etc. Problem: this solution doesn't last that long re sea level rises.

- Alt 3: Oxbow; Putting a hole and tide gates and bringing the creek out of its current channel, through area A, then back into the channel. Not as much educational and public access.
- Alt 4: No project - do nothing, leave as is.

Public Comment

David Kay: In the EIR currently circulating, only Alt #1 accomplishes all the goals established over 17 years and counting. Any choice other than Alt #1 falls short. Urge active advocacy for Alt #1. To understand impact, take a look at other projects: 440 acres near Del Mar, San Negito Restoration Project. Like Ballona, that area was filled in, criss-crossed by roadways, had everything in common with Ballona. Restoration there is an excellent example of what can happen. Urge you contact Del Mar participants and ask how that worked out. Act courageously and fearlessly. Do the right thing for our City

Walter Lamb / Ballona Wetlands Land Trust: Huge document. After waiting so long for this document, recommend we try to read it. The question is how to get good balanced view of the alternatives. Therefore, Trust is sponsoring community education events. Not going to tell people to support any of the Alternatives. We're going to ask for an extended review period and talk about tips about how to get into the doc. Urge everyone to take some time, try to read it.

Jim Kennedy / Friends of Ballona Wetlands: Thanks the Dr.'s and good scientists doing due diligence over decade; arduous task. The day in, day out of what they've done: that's the basis of a comprehensive view. Thankful Planning and Land Use Committee has joined this process, your role is so important When public is not involved decisions, undesirable outcomes result. In the past, people tried to stop the public process. They're now moving to stop the funding. PLUC needs to help make sure this is an open community process. Need your help to get NC to get people involved. When it's done, people won't say "I live in Playa, Westchester." They're going to say "I live near Ballona Wetlands."

Ruth Lansford / Friends of Ballona Wetlands: Board member of the Wetlands Coalition. Together with 18 organizations (including Surf Rider, LA Water Keepers, etc), coalition committee is "looking at the EIR from one end to the other." Have not reached a decision yet re alternatives offered. This science is what's important to the coalition. Not willing to take a position until coalition has looked at the entire document. Hoping this review process can be done civilly.

Roy Van de Heek / President, Ballona Institute

Has studied the wetlands since 1990s; employed by Friends of Ballona Wetlands as an educator and scientist. Left based on personal ethical issues. Worked 10 years in Fed government, is a professional wild life biologist, hydrologic technician, and archeologist. Taught at 4 community colleges. Not going to address science. You've just heard from Jim Kennedy, he fought very hard for West LA Democratic Club to not take a position. For 10 years Ballona has been operating

without decisions; dangerous species returning, invasion of plants, danger to El Segundo butterfly. After all Democratic Clubs, LA Demo Club was the only no vote, 35 yes votes on preserving the wetlands. Ted Lieu, said he wouldn't allow bulldozing at Ballona. No elected officials support the project.

Patricia McPherson / Grassroots Coalition

Grassroots supporter. Part of Sierra Club which founded their wetlands group way back in '89 Echo what Walter had to say. We will get an extension. Will put aside my career to work on investigation on these issues. But now we're being pressed to the wall. We believe there needs to be a seasonal fresh water alternative, something wholly lacking in this DEIR. We want to see meaningful seasonal wetlands. We have investigations re: normally flowing ground water that Playa Vista has taken away. Coastal Commission told Playa Vista operators they were illegally draining; trying to get these drains taken care of and get a hydrology study. The highly political nature of the site is nothing to sneeze at. City of LA went outside the state of Calif to bring in consultants to do the studies to get an unbiased review. This DEIR is highly flawed, and we could point that out. We believe there's a need to craft additional alternatives. Science came from division of oil and gas, not us...we need time to review the DEIR.

Committee Discussion

Q / Patricia Lyon: what's the status of the extension of the study time?

Tricia Keane: have asked 2 lead agencies for another 180 days, and Councilman (Bonin) has to get Council to vote on that same extension request. Working on a coordinated ask with various state officials. Our request letter was dated Oct 2nd and haven't gotten a response.

Patricia Lyon: as soon as we know we'll post the info as an email blast

Q / Alan Quon: Is restoration option 1 like the proposal with LA river?

Tom Ford: LA river project reflects some of the same goals, but it's a different river with a different landscape, and it deserves all the attention it is getting. We're trying to get people to realize LA has 2 rivers, and Ballona is one of them.

Q / Alan Quon: How do you restore given an invasive species, such as Argentinian Ants?

Tom Ford: This is a geographically distinct property, but no one is putting it into a glass dome. Some of the broader effects wouldn't necessarily be addressed. However, salt water environment will naturally minimize invasion. Want to fight Argentina ants? Helps to make it a salt water environment.

Garrett Smith: (addressing the community) Thank you for public comments and glad to be here—reviewing the DEIR— after all this time. You have info we should read, please get it to us. We want to make the right decision.

Q / Garrett Smith: You want to start by end of the year?

Tom Ford: It's not my project. Today I'm sharing the info re what we were directly and indirectly involved with. All agencies involved in the doc determine timeline.

Q / Garrett: EIR on fresh water, what effect?

Tom Ford: The EIR talks about cutting channels under Ballona, sending some back down Ballona and some to Hyperion. It would be less fresh water in the system. There's a lot of water in our systems that's imported water. We're drinking it etc. The historic flow of Ballona is different than current flow of Ballona. We have to deal with the current picture on the ground.

Q / Garrett: Does the DEIR say something about the state property right behind Gordon's market? Would that parking area be preserved for visitors and local residents that use it now?

Tom Ford: I'll have to double check.

[Someone from the audience]: It will be fenced in; details in the EIR.

Patricia Lyon: we have gone through this many times: it's important to have parking available for public to enjoy the Wetlands.

Q / Garrett Smith: Is every alternative funded?

Tom Ford: None if this is funded yet.

Patricia Lyon: We've been waiting so long. We contacted Fish and Wildlife; I've met with them over the years. When we contacted them to come present on the DEIR, and they said "you need to talk to Tom, he's the lead on this issue." We are being referred to you as the lead.

Tom Ford: That would be incorrect. Leads are the main agencies listed in the DEIR.

Patricia Lyon: Ok. That got us into some circles that got a little confusing.

Patricia Lyon: If there are no further committee questions, let's discuss elephant in the room. Wow do we want get our arms around this? Begin by looking at the executive summary re 4 alternatives, then talk to other resources to discuss the 4 alternatives. This project has been sitting on the back burner in our area for a long time. Some of us have been around a long time, and know the history of the property. It's our responsibility to put some framework that helps community understand and assess the document and its implications.

[Quick announcement of 10/23 community tutorial on DEIR @ Culver City Library]

Q / Garrett Smith: Is there a restoration date we're trying to go back to? 1970s? Does alt 1 take us back to the way it was originally?

Tom Ford: We should go back to mastodons and saber tooth tigers. What effects this site from the past can inform that. It's a small space remaining today, and a once in a lifetime opportunity to return to a balanced system. Past is prologue. But there's also nothing to say 1876 was the magic picture, and it looked the best at that point. Rather, we took context of how the site is now, context of the city and how to make it functional and use.

Patricia Lyon: from a land use context, in the beginning of 60s people began to worry about environmental issues. Finally a recognition: we're eroding our environment. We've seen 60 years of change, and not all of it has been good.

Tom Ford: hoping the comment period is extended. Meanwhile, a Public Scoping Meeting 11/8/17 @ Burton Chase Park, lead by Army Corps and Fish & Wildlife.

Patricia Lyon: please everyone, send us information you feel the community needs to have. We will look into creating some sort of web page to post information.

5. Information & Action Item - 5711 W 74th Street / Local Daycare Conditional Use Permit Request

Background - Westchester community member Mary De La Rosa seeks support obtaining a CUP for a currently run in-home daycare to enroll more families. Business would convert from the property owner's home and daycare operation to a daycare center using the whole house as a school. No construction or expansion of the property itself, just using the home as is. The home is in a R1 zone.

Presenters - Home and business owners Mary and Stephen De La Rosa

Related Documents

- 5711 W 74th Street_R1 Home Floorplan
- 5711 W 74th Street_Parcel Area Radius Map
- 5711 W 74th Street_Property Photos
- Creative Explorers CUP Overview Document
- Creative Explorers Philosophy and Programs Offered
- Parent-Neighbor Statements of Support

Presenter Comments

- Currently serving 17 families.
- Have been running for 2 years.
- Licensing analyst gave them the idea of CUP concept to try to expand # of families served; ideally up to 24 with the CUP.
- Have been residents in Westchester for 15 years.
- Used to direct at diff schools in Santa Monica. With first child of their own, decided to open their own school.

- Mission and goal: bring progressive education in Westchester
- “When I was looking, as educator, was very disappointed in the options for parents in our area.”
- Don’t call ourselves a day care, we’re an educational facility
- Try to support families, don’t just focus on the children
- Most families serving now come from Westchester and Playa Del Rey.
- Husband a CPA; does financing for charter schools in LA.
- Operation “super respectful” to neighbors.
 - Proactively address main issues: noise or parking / traffic
- Noise > photos of back yard, large trees
 - “We check in with immediate neighbors and across the street; no complaints in 2 years of operation.”
 - Curriculum includes small group work with students and that helps keep noise down (Focused, students engaged, noise reduction.)
 - One outside morning hour (10-11am) and one afternoon hour (4-5pm) so 2 hours of outside play, when there might be heightened noise level.
 - Have a 13,000 Sq Ft lot size. Huge and very private. Behind us is the 405 freeway.
- Other issue: parking and traffic. Don’t want to cause inconvenience.
 - Immediate neighbor offered his driveway to help, he supports the project.
 - Families vary times when they pick up and drop off, so not a problem at the curb or with street traffic.
 - Between 7:30am - 10:30am, averages 3 drop-offs per hour
 - Not all students are full-time. Some part-time students come later. Not all drop offs confined to 7:30am - 10:30am.
 - Construction of apartment building at 74th and La Tijera has caused more parking and traffic problems than the school.
 - 74th is used as a pass through street; don’t feel like we’re adding traffic
- 80 family wait list after 2 years. Little to no turnover, only 2 children have left because families moved away. Wait list is 50% 90045 people.
- CUP would require 4 parking spaces. City Planner says they don’t include driveway space.
- CUP would allow residence to be used 100% for school. De La Rosa’s would no longer reside there, and not decreased activity in evenings on weekends as no one in residence at that time.
- Noted have looked for commercial space for 1+ years without luck. Licensing requires outdoor space that most commercial sites don’t provide.
- Want to be seen as a quality program; Mary de la Rosa works as consultant for other schools, used to belong to a childhood education task force in Santa Monica (where she taught) and wants to recreate that in Westchester.

Public Comment

Whitley Bryant / Creative Explorers Staff Member

Speaking in support of the De La Rosas. I’m a lead curriculum teacher at the facility. Been an early educator for over decade. Known Mary for over 9 years; worked together at diff child care

facilities / schools. Very organized; as soon as I heard they were opening a school I jumped and said I'm ready to work with you. They are committed to advances in education. Very prompt in all safety standards; any issues, and they're immediately on it.

Very open, communication with parents regularly, very "on top of it." Open door policy for parents. One program that sets them apart: they do parent conferences; unusual for this kind of school.

David Cagle / Creative Explorers Parent

My wife and I became the guardians of our grandson. Got this little boy at 10 months; pervasively under-developed. Not stimulated, not operating at level he should be. Found Creative Explorers. He's been there for 14-15 months now. He's taking off like a shot out of a gun. It's been a God-send for us; could see how bright this child is and he needed to be stimulated and engaged. The school is a huge asset to Westchester. We're retired, so move more slowly out the door. Get him there at 9:30, and no other cars or parents dropping at that time. I can't tell you how grateful we are; Creative Explorers has done great job with our grandson.

David Frank / Owner and director of Sunshine Day Dreams

Speaking in support of Creative Explorers. This is a flash-back of the CUP for him in Culver City. Creative Explorers is an asset to the community: caring space, students taught in higher level. Parents drop/pick is not a huge focus; short-lived time-frame. Home as a great lot: 13,000 sq ft; great for kids to run around.

Lisette Gutierrez / Creative Explorers Staff Member

Mary and I have been friends forever. This is family to us, I was getting teary when David Cagle was talking. I have had a lot of issues with my son too. I have worked at amazing schools - South Bay to Santa Monica (raised in Santa Monica). When we moved to Westchester, I fell in love with community. My thought: why not start something here? When I had my son, he had issues with speech, behavior, you name it. Mary provided a great support system for a first-time mom. We want to bring something new to Westchester. When I first started in this field, was in 5x5 classroom and by the summer, the owner of that school had to expand because my classroom triple. I bring them in.

Manuel Gutierrez

Speaking in support. Hard to follow everyone because they touched everything I would have said. I do think Westchester is behind the curve when it comes to bringing premier child care to the community. Mary and Lisette have immense amount of skill. What they've done is amazing very impressive. I'm not surprised at all that they are the #1 school in Westchester. Investing in them is investing in the community

Committee Discussion

Q / Garret Smith: in the number of years we've had people come in front of the committee, you are the nicest people. # of employees?

Mary de la Rosa: 4 > 2 FT and 2 PT teachers.

Q / Garret Smith: Staff parking?

Mary de la Rosa: I ask them to park far away, towards the Post Office. We are talking about leasing parking spaces with Post Office.

Q / Garret Smith: How's your insurance work on this? Private or commercial?

Mary de la Rosa: The School is an C-corp and insured as its own entity. Required to carry specific coverage for child care facilities issue; slip and fall, child molestation, etc.

Q / Garret Smith: We had another school came up years ago, backed up to 405 Fwy. There was a concern about pollutants and that school didn't open. Your situation? How do you manage this issue?

Mary de la Rosa: Licensing analyst recommended air purifiers in every room which we have. Also, windows stay closed and we keep the AC running.

Q / Garret Smith: Has there been notification of all your neighbors about the CUP application?

Stephen de la Rosa: haven't submitted our CUP application yet. It will go to every address on the radius map. (Document provided.)

Q / Kimberly Fox: City code specifies different categories of business. Specifically Family Child Care Facility-Large (in home; max of 14 students), Family Child Care Facility-Small (in home, max of 8 students) and Child Care Center (requires 1 parking spot per staff member). Which are you?

Mary de la Rosa: Currently Family Child Care Facility-Large. The CUP application would be to use the house as a Child Care Center.

Stephen de la Rosa: we met with the City and there were 2 options. We get parking spaces at the Post Office and we're completely compliant. If we don't get those spaces, we'd file for a variance.

Q / Kimberly Fox: I know you haven't formally applied, so the radius map neighbors don't have notification yet. But are you in dialogue with everyone yet? More informally, to make sure they're supportive? Manage the relationships so you don't get surprised by opposition?

Stephen de la Rosa: we have talked with adjacent neighbors and haven't begun outreach to the whole radius map group.

Q / Alan Quon: what kind of fencing?

Stephen de la Rosa: 6' fence plus and mature landscaping that lines south side and 405 side of backyard. The other side: a couple of fruit trees. Fencing is all 6' wooden fences.

Q / Alan Quon: Is your neighbor is growing crops? (referring to satellite and tents seen in satellite map view.)

Stephen de la Rosa: No. He's an engineer and care enthusiast.

Q / David Oliver: You have air conditioning and double paned windows. What about outside? Our own mayor has said anything within 200' of a freeway is un-healthy. What do you do about that?

Stephen de la Rosa: only outside 2 hours a day (10-11am / lower traffic time on Freeway) and 4-5. Limit the time outside as much as we can; we had the same concern.

Mary de la Rosa: we're not right on the freeway.

David Oliver: you're within 500'

Q / David Oliver: 140 units coming (at corner of 74th and La Tijera) plus lots of traffic in and out of the Post Office. No fence in the front?

Mary de la Rosa: We're in compliance under title 22. Ff we get CUP we have to get re-licensed. This includes fire inspection, etc. We'd have to follow all these rules and regulations. We will abide. Any time we take our children out, we follow licensing requirements with lower ratios of 1 teacher for 3 children. Always follow safety requirements. We do earthquake drills, fire drills.

David Oliver: The issue is really one of precedent. If we let one convert the whole house into a child care center, we have to let others do this as well. As nice as you may be, there will be someone in the future who wants to do it. I think you should look for a commercial space to do your thing. What you're asking for is a dangerous precedent for R-1 area.

Q / Patricia Lyon: What is the current headcount?

Mary de la Rosa: 17 families, licensed for 12 students. Some come Tues/Thursday only.

Q / Patricia Lyon: If you're licensed for 12 and serving 17, are you out of compliance? Or is it the 17 include part-time and that gets you to 12 FTEs?

Mary de la Rosa: Yes, some who come just in the morning, some just the afternoon.

Q / Patricia Lyon: Want to go to how many children FTE?

Mary de la Rosa: 24

Q / Patricia Lyon: What will it take to outreach to all neighbors within 500' before you go to the City? No question of quality service. But neighbors within 500' are dealing with a lot 74th.

Mary de la Rosa: We have the list.

Stephen de la Rosa: Our CUP application is ready to go.

Patricia: we can advise you re how you might want to work an outreach process.

Q / Patricia Lyon: Who is your contact with the City?

Stephen de la Rosa: Trevor Martin, City Planner

Q / Patricia Lyon: If you get the CUP and you must move out, will you remain in the Westchester/Playa area?

Stephen de la Rosa: that's our goal.

Q / Patricia Lyon: When will you receive letter from PO about the extra parking spaces?

Stephen de la Rosa: We have agreement, but don't have signed contract. We have to have that certified before we submit CUP.

Q / Patricia Lyon: Even if front fence isn't required, would you consider putting in a front fence?

Mary de la Rosa: Absolutely.

Patricia Lyon: Referred to Tricia Keane as invaluable resource re planning issues.

Tricia Keane: Code allows if a CUP is granted to make it work in R-1 zone. As far as specifics of this project I haven't gotten involved.

Patricia Lyon: Committee - what's your position on this?

Kimberly Fox: In order to support it, would need to see evidence that radius map neighbors know the plan and agree to support. And that would need to be provided to this Committee before the CUP application goes in.

Q / Janine Ying: Question - I know you said you looked at commercial property but haven't found anything. Are you pursuing the CUP because a home feeling is preferred? Or you really haven't found anything?

Mary de la Rosa: We had 2 commercial agents, looking for year and half. The problem with commercial, your outside space has to be double that. Almost impossible in LA. And there's an issue of cost. Small school like ourselves we might have a hard time meeting up-front costs.

Stephen de la Rosa: We've rec'd flat no's from commercial. After looking for so long, Our thought process: go for a space where we would have to deal with safety compliance. Or we can go for a CUP, stay in the house, and the biggest issue is we have to figure out the parking. We felt that was the more realistic of the 2 options.

Mary de la Rosa: also thinking about families on our list. We don't want go too far away, to abandon them.

Janine Ying: I work in community outreach. Proactive outreach will buy you everything. If you wait until you file, one person will mess you up. Do an open house, catering...let them see what you're about. Before the official required CUP outreach. Then you'd get a real feeling, you might be surprised. Get control of before you file.

David Oliver: Don't give up on Commercial space; pointed out center on 79th and La Tijera. Whether you're a great business or not, right now you're going to have additional traffic from 140 units. That's a safety issue that can be solved by going into a commercial space. Precedent is my issue. It's a residential community and want to keep it that way. Concerned if you get your CUP that opens the door for others, possibly less committed and desirable than your school.

Motion: Alan Quon. Return to committee with the requirements for CUP, specifically outreach to 500' outreach, letter from PO on parking and confirmation of a fence in front.

Seconded: David Oliver

Vote: all in favor.

Patricia Lyon: I suggest you meet with me. It's very typical, very usual to meet with someone on our Committee to help guide you through this process, so that by the time you've been to Committee you've been through all the issues. Our job is to be a good neighbor. Your CUP application does set a precedent, and that's a concern. Come back in 1 month, give us an update on how the outreach is going.

6: Information & Possible Action Item - Red Mountain Group re La Cienega-Centinela-La Tijera Triangle Commercial Redevelopment Project

Background - First presentation of Red Mountain Group's rehabilitation and redevelopment project in commercial area at the intersection of La Tijera, Centinela and La Cienega. Site area totaling approximately 7 acres.

Presenters

- Alton M. Klein of the Red Mountain Group (Project Developers)
- Lori Gast, Red Mountain Group
- Irene Falcone, Property Management Advisors
- Brandon Finch, Land Use Developers
- Maria Impala, Art Rodriguez Associates
- Kam Lau, Art Rodriguez Associates

Related Documents:

- Preliminary Site plan
- Preliminary Concept Elevations

Presenter Comments

Lori Gast

- Red Mount Group - family owned company; started 266 years.
- Currently own and operate 4M sq ft in 17 states, mostly Calif & AZ.
- Specialize in redevelopment, bringing life back to the community.
- Just finishing a KMART conversion in Oxnard. Turned it round, has become LA Fitness and Smart & Final.
- This was a rare opportunity to buy this property; owned by a family. Right time, right seller and right buyer.
- Have an aggressive ambitious redevelopment plan.
- By-right project.
- One of the things we want to bring: World Class architecture to the site; been working on this re entitlement and design for over a year.
 - S&F main entrance parking lot side
 - Marshalls entrance from the parking lot too
 - Keep and rehab majority of buildings on La Tijera side of site; No added sq footage re building that was old 99 cent store
 - 4-5' landscaping near Marshalls face on La Tijera
 - On bank building side, Derrecks may stay; talking to him. Also talking to 2-3 other tenants that could go into what is now the bank building.
- Don't own liquor store or 2 story office building.

- Liquor store on La Tijera under separate ownership. Trying to work with owner to redesign that exterior. In discussion with owner, who owns the building but doesn't operate the liquor store; Red Mountain would prefer to buy it and include it into the development.
- What if liquor store doesn't change? Previous experience: When you really lift the area and those around you that don't come up to that level, it becomes more uncomfortable to shop there and their sales go down.
- In discussion with Drollinger about reskinning their building (facing La Tijera). The parking lot owned by a corporation, real estate owned by a company. We own in excess of their % so Red Mountain has a controlling interest. Met with family that owns the office building; they want to mirror what we're doing. Willingness to have it look similar.
- Circulation plan = getting in and out from 4 streets. 6 entry/exits and 1 exit-only that could be 2-way later. And keeping all curb cuts that are there now.
- Parking: code requires 1 tree for every 2 cars or 50% shading on the cars.
- Lighting: very dark right now. Area will be fully lit up.
- Because these streets are so much traffic; concept: create a village and turn it inward. Lots of light, public seating, things going on, art or fountain. Center turned inward.
- A portion of the total property = contemplating 3 lots for sale, or collateral for a loan. Before could contemplate for selling it, have to put a parcel map on it and that would take a while. Might develop the 'grey blocks' on current plan; but consider that phase two, developed rather than sold.
- Sale of Alcohol: Going to need a liquor license for Smart and Final (Part of their product line every store offers complete line of alcohol)
 - Working for Type 21 general license
 - Store = 6am to midnight; "Beautiful, well-lit store"
 - S&M in biz for 104 years, one of the oldest permit holders
 - LA Planning requirements re alcohol: security cameras, training and awareness programs for employees. S&F has excellent employee training + required STAR training in LA.
 - Another feature: alcohol display area is always in clear view of personnel working in the store. < 2% of the floor space
 - S&F a great community partner, % of their sales goes back into community to support local nonprofits.
 - # of liquor licenses in the area? Technically only 2 per ABC.
 - On this project, S&F will bring liquor license in from Inglewood, not LA.

Public Comment

Rick Aldridge / Ladera Heights Civic Association

Live in community about 4000 homes and 250 of those are in the City of LA. What we have is a blighted property that we want to see corrected. I had an opp to meeting with Lori, Alton, Pat a few weeks ago. It showed it 450 parking spaces and at least 60% majority compact. Concerned about that. Are they in compliance? Also, making observation re S&F is a big box store: does that change formula for parking. La Cienega is fast moving street, making any pockets to turn in?

David Oliver / Ladera Heights Civic Association

Have lived in Ladera Heights since 1956; bought house from his parents. First job was at the McDonald's near the project. Used to hang out in 1960s at 99-cent store that was Revel Raceway for slot cars. I'm a retailer turned realtor. 35 years in the family retail business, so have a certain perspective on tenant mix and merchandizing the property. I know we have a couple named tenants but more that aren't named. Would like to see those also be high quality. Ladera Heights has become more affluent. Would like to see tenant mix be more upscale. In the last 4 years 2014 2017 > avg. home price up 32%.

Dorothy Harris / Ladera Heights Civic Association, Chair of Beautification Committee

Timing is right - time to get rid of the blight. Thank you for rescuing us; we want to join to support your good work. Around us, Culver City etc we're being encroached on by new development. We have to do something about the street scape. Thanks to John Ruhlen, we have the recipes and processes to get stakeholders in the area committed to street scape improvement. Ladera Heights Civic Association chomping at the bit to improve shoulders and medians. There is no \$\$ for un-improved medians. Bonin's office does 1-2x a year clean-up. Need to r-landscape, medians designated as areas for ongoing maintenances. Consider the surroundings, as that's essential for successful project.

Committee Discussion

Garrett Smith: This discussion brings up a really important issue. A little history about your lot and you're being part of Westchester, 90056. Went through redistricting and they wanted to put Ladera Heights in CD8, part of central LA. There are people here who went to every meeting and fought to keep this area as part of Westchester. We traded a portion of CD5 to keep that in CD11. That whole area that we fought so hard to keep. You owe the community to help with the medians, etc. Would help that whole area and make it part of our community. Any money for improvement, direct it to John Ruhlen.

Patricia Lyon: John Ruhlen is a visionary in this community. Westchester Streets Improvement founder. Every time we put together any type of a motion, there's a wrap-around re helping us do what the City can't do. It's our responsibility is to develop a better city.

Kimberly Fox: Concerned that the design is so inward facing. Understand the rationale, but when stores face their back-sides to street it really harms street scape experience. Alienating. To study the problem, go to Sepulveda in downtown Westchester. Big box stores like Bed, Bath and Beyond designed so entrance is from parking lot and back-side is on Sepulveda. There's actually a lot of pedestrian life on the sidewalk, and many smaller businesses facing out to the main street. Much better for vitality of street life. Therefore, if you must have Marshall's put it's back-side on La Tijera please do some design modifications so the building feels open and lively, involved in the street life of La Tijera. Display windows? Windows so activity inside the store can be seen from La Tijera? Something so we don't get what we have on Sepulveda.

Lori Gast: Tried to soften that side with landscaping. Customers like to park as near the front door as they can. Have retailer input re all the parking on the inside.

Q / Garrett Smith: Deliveries and trash: Where would they be made for S&F and Marshals? And where's trash storage?

Alton Klein: Onsite trash for S&F + loading dock off the alleyway on their property. No trucks in the street. Still working on how for Marshall's.

Q / Patricia Lyon: Deliveries and trash to S&F. Concerned about the apartment buildings nearby; what hours for trash pick-up and delivery?

S&F Rep: we're flexible, tell us what you want.

Q / Patricia Lyon: have you reached out to neighbors within 500 ft?

Lori Gast: have reached out to apartments > owner is excited.

Patricia Lyon: Please set up a meeting with S&F and hear what the neighbors have to say to establish pick-up and deliver and trash. What we don't want is neighbors calling the Council after you've opened.

Q / Patricia Lyon: Your current unit in Inglewood is open until 10pm. Why midnight for this store?

S&F Rep: that's a smaller store

Q / Patricia Lyon: that area, tends to be a mixed demographic. New people moving in re-gentrification. Big concern with safety and security. What are your plans for customers and employees to be protected when they come to work and shop?

Alton Klein: We have 7 day, 24 hour security. Our plan is to continue that. Plus all the lighting will help.

Q / Patricia Lyon: Are you thinking your retailers will be open late so there will be activity?

Lori Gast: not looking to put in any bars etc. Any restaurant that had alcohol would have food. Yes, they'd be open later and that's a positive thing. We're changing what's going on there. The center was undermanaged, including security.

Q / Patricia Lyon: do you see restaurants, etc coming to try for liquor licenses?

Lori Gast: Only a few places where that could happen. Two places where alcohol could come back.

Q / Patricia Lyon: Help us understand the kinds of tenants; bring us some high level

Lori Gast: In house leasing and pro-broker, using CBRE on this one, as they have the pulse on local and national places. Would like to get local tenants in here too.

Q / Garrett Smith: Have you done soil testing where dry cleaner was?

Lori Gast: Did soil testing and it's clean.

Q / Alan Quon: I'm looking at S&F around here and none are open until midnight. Why is this one?

S&F rep: this will be a very busy store.

Patricia Lyon: not unusual for us to give request for 1 year review. We're advisory, goes from this committee to the Board, to planning and Bonin. Very concerned about safety and security. Having comfort that at 1 year mark to say the record has been good...would help.

The Ralphs center has vacancy. And the one across street has also been blighted. For safety and security: customer, employee and loss prevent. Let's coordinate with SLO to see what they have to say about the stats. Ralphs is great. The next area to take care of is the lot across from you. First thing, reach out to neighborhood watch, and local officers.

Lori Gast: I can't stress enough that once you turn on the new property it all starts to change. On our Kmart conversion, before it happened semi-trucks were parking, people were dumping mattresses. Then we turned the lights on and it completely changed the dynamics of the shopping area.

And we want community involvement. Example: Bixby Knowles Association: Center naming contest "help the developer name the center." Internally calling it the La Cienega Triangle and the owner hates it! Also maybe network with community to confirm artworks? After we're up and running, community art fair, etc...other things we can do to build community rapport

Patricia Lyon: Re artwork: Otis is great resource. LMU with fabulous film school.

Janine Ying: OTIS works with CRA, they're looking for wall space that can be donated for OTIS students can do something. They're looking for blank slate. They'll work with you, the owner.

Lori Gast: Would have to marry that with our architecture.

Patricia Lyon: Would like you to come back in a month or two; let us know if you'll be ready in November.

Lori Gast: What do you want to see us come back with in a month?

The list for return visit / presentation:

- Local neighbors and trash and delivery hours.
- Address back of stores on La Tijera issue (problem).
- Soften landscaping on La Tijera frontage.
- Consideration for greenscape in public space via John Ruhlen.
- Possibility of upgrading medians (Dorothy Harris to meet with Red Mountain to review; possibility of the center adopting medians...good for PR.)
- If possible, more news about tenants signed.

Patricia Lyon: come back; next meeting we'll craft a motion. Committee wants those answers before they act.

8: Announcements

- Sidewalk repair as part of B&S permitting > letter authored; follow-up to come. Possibility of working through WRAC or other channel to get other NC's to also push this concept with B&S.
- Home Sharing Ordinance Motion > now attached to the Council file as Community Impact
- Letter to Planning re General Plan Transparency > sent and no response, so following up.
- Letter to Planning re Our Place in Community Plan Queue > no formal response, but Tom Rothmann (presented on re:code in last meeting) is first place we'll go for follow-up before next meeting.
- PLUC minutes now going up on NCDWPDR.org committee page.

9: Meeting Adjourned

#