



General Board Meeting Minutes

Thursday, July 16, 2015, 7:10pm

Simon Wiesenthal Center 3rd Floor

1399 S. Roxbury Dr., Los Angeles, CA 90035

I. Call to Order and Roll Call

SORO NC Board President Doug Fitzsimmons called the meeting to order at 7:10.

Board Members Present: Kimber Smith, Melissande Colton, Giovanni Ferdinand, Roger McCracken Michael Lynn, Jon Liberman, Doug Fitzsimmons, Paula Waxman, Michael Bloom, Nahed Guirguis, Robyn Braun, Aimee Zeltzer, Beth Hirsch, Marj Safinia, Terrence Gomes, Martin Epstein, Victor Mitry, Leo Portal, Barry Levine,

Board Members Absent: Kevin Gres, Victoria Martin, Susan Burden

Guests: Sylvia Moore –CA Common Cause, Miguel Samayoa – Delta Groups, Cynthia Ablela – Delta Groups, Gene Aguilera, Bette Billet

II. General Public Comment

Sylvia Moore – CA Common Cause – asked for NC support in urging the City Council to hold a hearing regarding increasing public funds for local campaigns.

III. Recognition of the 2015 Bursk Community Service Award Nominees Recognition of SoRo Community Festival Volunteers

- Susan Bursk Award and certificates presented to Bette Billet and Leo Portal and Christina Paul
- Festival Awards and Certificates were given to the Leaders of the festival.
- Jon Leiberman, Terry Gomes
- Volunteers Shelly Ittis, Robyn Braun, Paula Waxman, Nahed Guir Guis, Victor Mitry (Honoree)

IV. Community Reports

Office of Councilmember Koretz. Galloway – Announced

- Palms National Night Out Aug 4th 6-pm at Woodbine Park.
- Sept 26th Palms Emergency Preparedness Coalition Block Party Event
- Homeless Issues at Robertson Recreation Center and encampments in underpass areas of SORO. Councilman's office is addressing the issues.

Questions - Giovanni asked what the City Council's strategy was for the homeless problem? **Answer:** Paul Koretz and Mike Bonin are working on ordinances addressing issues of affordable housing.

Terry asked what is the councilman's position on the disbanded WLA Police advisory Board (C-PAB). **Answer:** None – Will get back to us.

V. Consent Agenda

a. Draft meeting minutes of June 19, 2015 (Hirsch / GB071615-1 Consent Agenda accepted by general consent

Doug Fitzsimmons
President

Kevin Gres
Vice-President

Terrence Gomes
Treasurer

Beth Hirsch
Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

P: (310) 295-9920
F: (310) 295-9906
E: info@soronc.org

soronc.org



VI. Committee Reports

Executive. President's report Resignation of Organizational Rep. Sherilyn Correa, has resigned the board due to work obligations. Her seat is now open. The NC thanks her for her work on the board this past year.

Treasurer Report. Funds Spent: \$13, 863.18 Remaining: \$ -808.40 due to incorrectly charged overdraft fees that are being reimbursed by the City.

Approval of monthly expenses (Gomes / GB071615-3)

- **Vote: 17-Y, 0-N, 0-A. Report accepted.**

Land Use. Terry – report on meeting in Culver City about the property being built next to the train station on Robertson.

- Main concern the reduction of parking: reducing parking spaces at Metro parking lot from 600 to 300. Complaints that there is currently not sufficient parking.
- Traffic study may not have been adequate for a regional center.
- No plans for restructuring on and off ramps in the area.
- transportation and LUED will meet on the issue next month.

LGBTQ. Committee will be working with Hamilton High Gay Straight alliance to discuss Halloween party plan. May need funding for items for the event either thru the councilman's office or SORONC.

Public Safety. Beth –

- Looking for clarification on gunshots heard in the Castle Heights/Beverlywood area. Waiting for information from LAPD.
- Undergrind Coffee shop was burglarized 7/15 am. Front door window was smashed in and cash register and cash was taken.
- Terry - stolen bikes recovered from homeless living at underpass at Venice Blvd who had been burglarizing local homes.

VII. New Business

a. Motion to support small lot development at 9218-28 National Blvd. (Gomes / GB071615-4)

- Presentation by developer – addressed concerns and suggestions made by Land Use Committee regarding the lack of front stoop area
- Architect reworked the landscaping of the quest parking area in order to make more parking available.

Board questions comments: Land use is satisfied. Doug thanked the developer for his work and patience in working with the NC.

**Moved to a vote by Doug seconded by Terry.
Motion passed by general consent.**

b. Motion to support a placement of a cell tower at 2512 S Robertson Blvd. by Verizon (Gomes / GB071615-5)

Presentation by Verizon: Tower is being erected to improve a gap in coverage in the area.

- Per LUED Committee the tower will be changed from a Mono Pine design to a Eucalyptus tree design.
- 6 -7 feet high, lower then area billboards.

Board Questions: Per LUED committee recommendation can the lease be renegotiated if a developer wanted to purchase the property, could



placement of cell tower interfere with any deal for future sales or development?

Answers: Terry Gomes said he contacted the city attorney about our motion and the city attorney said the office cannot interfere in the contract and asked us to remove it from the motion. Jon Lieberman explained the reason behind our motion asking for a renegotiation of the contract. LUED Committee was hoping for flexibility (not with City attorney involvement) but with the two parties (Verizon and property owner) concerning future development of this property for the betterment of the community.

Gene Aguilera, son of property owner and Cynthia Abela, the leasing agent for Verizon attended the meeting. Cynthia stated contracts are finalized and that Verizon has never renegotiated a contract. Contracts are inherited by new owners. The property owner's son stated that his mother has no intention of selling property, wants to keep it in the family. Jon asked again, does that mean that the property will continue to be sitting in non-use. The son, who stated that when he eventually inherits the property, that it is his intention to fix up and rent the property at that time.

Other questions about radius of coverage (3 miles) and if there was a real need because of under coverage. Verizon said they don't build towers in order to get more sales, but to service current customers and infrastructure.

Moved by Aimee and Seconded by Terry.

Board Debate and Comments: More discussion about coverage, peak coverage and capacity and co-location with other carriers.

Does tower pose any health threats? World health Organization says they pose little to no health risk. FCC does not allow NC to disapprove a cell tower for health reasons.

Doug moved for a vote to amend the Motion (per City attorney's recommendation) to remove number #4 of the motion "Request that the lease be nullified if the property is sold or developed."

Seconded by Terry.

**Vote to amend the Motion. 8 –(Y), 9-(N) 2 – A. Amendment Fails.
Vote on Motion passes with general consent.**

Owner asked for clarification of the vote and motions and what that means for the project. Doug and Terry explained that the NC can only make recommendations to the ZA for approvals. Final approval rest with them.

A. Motion to support SB-1818, 5-story , 7 Unit Apartment Building Over Garage at 8664 W. Whitworth Dr. (Gomes / GB071615-6)

Presentation by architect.

Board Questions:

How are they addressing the 25% water reduction mandate.

More questions regarding adequate parking

Affordable and rent controlled rental housing loss and replacement

Additional height.

Answer: they would follow all standards and guidelines set by the city and state.

Moved by Jon. Seconded by Terry.



Board debate: Doug stated that even though the buildings are up to code he feels they are way out of scale for the neighborhood. Developer Markowitz said NC needs to take it up with the City. Also development is increasing property values for the good of the neighborhood.

Generally the board is still very concerned about the loss of affordable housing. Current rents in old rent controlled buildings are going for \$800-\$1100. The new units will be \$3200-\$4000. The developer agreed that the concern is real. That many people will be priced out eventually. Stated he always does his best to accommodate displaced tenants and help to find housing for those who might be struggling. He has many rental properties available. He follows all guidelines and rules to provide low income apartments under bonus density. Bottom line: as a developer he must rent as many as he can for market rate.
Believes NC must take up these issues with the City.

Vote: 11 – Y, 2 – N, 2 - A. Motion Passes.

B. Motion to support an SB-1818 5-story, 23-unit apartment building over garage at 1021-25 Shenandoah (Gomes / GB071615-7)

Quick presentation, new drawings of improvements. Changes based on LUED Committee comments.

Terry stated for the record that all of the projects presented tonight were unanimously approved by LUED except for one member vote (Ellen Lanet.) Victor asked Mr. Markowitz if the taller building is the future of the city. Markowitz he believed it was.

**Motion to amend. Moved by Doug. Seconded by Jon.
Motion corrected to state “21 unit apartment building. “**

Vote on Motion as corrected: 13- Y, 1 N, 0 - A. Motion Passes.

C. Motion to support an SB-1818 5-story, 19-unit apartment building over garage at 1055-57 S. Corning St. (Leiberman / GB071615-8)

Changes per LUED Committee were 1 additional level of parking and aesthetic improvements to front of building and more outdoor parking. Now 43 parking spaces in the building.

Questions comments from the board: Aimee felt they were not affordable rents.

**Moved by Jon seconded by Marj.
Vote: 12 – Y, 2 – N, 0- A. Motion passes.**

D. Motion to support an SB-1818 5-story, 20-unit apartment building over garage at 1220-26 S. Bedford St. (Liberman / GB071615-9)

Board Questions and comments: Doug asked how many parking spaces. Answer 41.

**Moved by Terry. Seconded by Jon.
Vote: 11- Y, 2 – N, 1 – A. Motion passes.**

E. Motion to support an SB-1818 5-story, 23-unit apartment building over garage at 1416-20 Beverly Dr. (Liberman /GB071615 -10)



Corner Lot. With full subterranean parking. Very adequate
No new questions or comments.

Moved by Terry. Seconded by Jon.

Vote: 11 – Y, 2, - N, 1 – A. Motion passes.

VIII. Adjournment

The meeting was adjourned at 9:54pm.



Vote Tally

1: moved | 2: seconded | Y: yes | N: no | A: abstain | R: recuse | X: missed vote
C: passed by general consent

Votes taken	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Kevin Gres	X	X	X	X	X	X	X	X	X	X					
Kimber Smith	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Melissande Colton	C	Y	C	A	C	X	X	X	X	X					
Giovanni Ferdinand	C	Y	C	Y	C	Y	Y	Y	N	A					
Roger McCracken	C	Y	C	N	C	Y	Y	Y	Y	Y					
Michael Lynn	X	X	X	N	C	N	N	N	N	N					
Jon Liberman	C	Y	C	N	C	Y	Y	Y	Y	Y					
Doug Fitzsimmons	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Paula Waxman	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Michoel Bloom	C	Y	C	N	C	X	X	X	X	X					
Victoria Martin	X	X	X	X	X	X	X	X	X	X					
Nahed Guirguis	C	Y	C	N	C	X	X	X	X	X					
Robyn Braun	C	Y	C	N	C	N	Y	Y	Y	Y					
Aimee Zeltzer	X	X	X	N	C	A	Y	N	A	N					
Beth Hirsch	C	Y	C	N	C	Y	Y	Y	Y	Y					
Susan Burden	X	X	X	X	X	X	X	X	X	X					
Marj Safinia	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Terrence Gomes	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Martin Epstein	C	Y	C	N	C	X	X	X	X	X					
Victor Mitry	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Leo Portal	C	Y	C	A	C	Y	Y	X	X	X					
Vacant	X	X	X	X	X	X	X	X	X	X					
Barry Levine	C	Y	C	Y	C	Y	Y	Y	Y	Y					
Vacant	X	X	X	X	X	X	X	X	X	X					
School Rep 2															

Votes taken

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2. Approval of monthly expenses (GB071615-3)
3. 9218-28 National Blvd. (Gomes / GB071615-4)
4. cell tower 2512 S Robertson Blvd. by Verizon (Gomes / GB071615-5)
5. 7 Unit Apartment Building Over Garage at 8664 W. Whitworth Dr. (Gomes / GB071615-6)
6. SB-1818 5-story, 23-unit apartment building at 1021-25 Shenandoah (Gomes / GB071615-7)
7. SB-1818 5-story, 19-unit apartment building at 1055-57 S. Corning St.(Liberman/ GB071615-8)
8. SB-1818 5-story, 20-unit apartment building at 1220-26 S. Bedford St.(Liberman /GB071615-9)
9. SB-1818 5-story, 23-unit apartment building over garage at 1416-20 Beverly Dr. (Liberman /GB071615 -10)