



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

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UNNC Governing Board Meeting

Thursday, September 4, 2014
Council District 10 Field Office
1819 S. Western Ave.
Los Angeles, CA 90006

MINUTES

(approved October 2, 2014)

CALL TO ORDER

President Jeff Camp opened the meeting at 6:57 p.m. A quorum was present.

Members present: Elizabeth Fenner, Ophelia Daniel, Carlton Stubbs, Sandra Pruitt, John Arnold, Jess Bravo, Sandra Paul, Bettye Smith-Anderson, Denise Jackson, Jeff Camp, Norman Gilmore, Marius Stelly, Rosie Brown, Laura Meyers, Dolores Spears, Betty Walton. (16 total).

Members absent: Talicia Raggs, Helen Indrani Chaudhuri, William Hernandez, Anthony Carter, Billie Green, Heidi Cabero, Andrea Dunlop (7 total).

There were about 9 audience members at the start of the meeting.

APPROVAL OF AGENDA

MOTION: Sandra Pruitt moved to approve the agenda with Item 5A removed, and moving 6A3 before 6A1, and that UNNC will be approving August 2014 minutes instead of June minutes.

Dolores Spears seconded.

Vote: Approved unanimously.

PUBLIC COMMENT

Taneda Larios works for DONE supporting 14 Neighborhood Councils in the South Los Angeles region. She is UNNC's liaison to DONE.

The Empowerment Congress is September 20th, and is a full day event with panel discussions.

Debra Varnado announced the Disaster Awareness Course on September 27th from 9:00 am to 12:00 pm taught by Captain Stacy Gerlich of LAFD.

John Arnold reported that Jefferson Park HPOZ Board had its first meeting.

Carlton Stubbs and Ophelia Daniel arrived.



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Norman Gilmore reported that the LA Conservancy had recognized two projects to which our board members made significant contributions: The 1887 Farmhouse at Arlington and Montclair restored by David Raposa, which had Laura Meyers as part of the team, and the Ace Hotel restoration of the United Artists building on 9th and Broadway, with John Arnold as architect.

CD10 UPDATE

Movies-in-the-Park is coming in two more parks soon.

Jeff Camp re-announced that Herb Wesson had secured \$1,000,000 in state funds for the renovation of Leslie Shaw Park. Our neighborhood became eligible for these state incentive funds because of the new Jefferson Square and Jefferson Park Terrace apartment buildings, which added about 100 units of permanently affordable income qualified housing in our neighborhood.

CRENSHAW/LAX TRANSIT PROJECT UPDATE/Q&A RON MACIAS, METRO

Elizabeth Fenner arrived.

Ron Macias provided a construction update. Three weekend Crenshaw closures are coming up to install piles: 9/12, 9/14, and 10/24. Rodeo Road will be closed 21-14 days from late Sept. to early Oct. There will be a full, multi-day closure of Crenshaw in late Fall 2014. Once they get underground, the surface impacts will be greatly reduced.

Contact Metro for more information via:
213-922-2736

crenshawcorridor@metro.net

www.metro.net/crenshaw

www.facebook.com/crenshawrail

www.twitter.com/crenshawrail

They are coordinating to minimize impact on Taste-of-Soul event.

EXECUTIVE COMMITTEE BUSINESS

- A. Funding Request – Funding Request William Grant Still Art Center - Neighborhood Improvement Project – Maryam Hosseinzadeh—ACTION

No one was available to present.

- B. Funding Request – Plaques/Frames for four Historic Photos to be displayed in the community—Stevie Stern—ACTION

Stevie Stern provided a funding request which was presented by Jeff Camp.

UNNC previously purchased prints of four historic photos of the UNNC neighborhood. The previous board authorization included funds for framing, but the purchase wasn't completed prior to the end of the last fiscal year.

The recommended vendor is Augie's Woodworking, who has a frame design compatible with the historic era of the photographs.



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MOTION: Norman Gilmore moved that UNNC fund up to \$678 dollars for four oak frames, brass plaques, framing, and shipping for four historic photos of the UNNC Neighborhood, which UNNC will retain full ownership of and display in publicly accessible places within UNNC. Betty Smith-Anderson seconded.

A roll call vote was taken.

Vote: 15 in favor, none opposed, 1 abstention.

COMMITTEES' REPORTS/UPDATES (AS NEEDED)

- A. Dolores Spears announced that there would be Community Forum meetings coming up to discuss allocation of federal funds in our communities. This is organized by City of Los Angeles Housing Department and the Community Investment Department. The meetings are September 9, 11, 16, and 18 at various locations. Contact hcidla.planning@lacity.org.

From the flyer: Each year, the City of Los Angeles receives federal grant funds to assist businesses, create jobs, provide job training for adults and youth, improve neighborhoods through projects that eliminate slum and blight, provide gang prevention programs, affordable housing, services for seniors and the disabled, and fair housing. These grant funds are limited and need to be prioritized and targeted in a way that will provide the most benefit to the most people. The annual Action Plan, beginning April 1, 2015, will be the third year of the City's five-year transit-oriented Housing and Community Development Consolidated Plan.

- B. Planning & Zoning

- 1. **ENV-2014-2498-EAF** Parcel Map LA NO AA-2014-2497-PMLA. 2424-2430 S. 4th Ave., Review tract map application for existing 4-unit structure—DISCUSSION AND ACTION

Laura Meyers recused herself.

John Arnold presented the Planning & Zoning item.

The property was purchased out of probate and has been vacant for a long time. The new owners have applied for and received designation #1062 as a historical cultural monument (HCM). They would like to sell it as four condominiums. It was built in 1921 and is called the Roberta Apartments. A single person occupied the building for the last 30 years, although it was originally built as a 4-plex. No existing tenants are being displaced because there are not any. The property was ill-maintained for about 30 years, and some community members were concerned about the building being dilapidated.

The property has four parking spaces, and the applicant is seeking to add more parking spots in the rear if possible. Because there is no change of use or unit configuration, the city will not require more parking spaces.

Steven Fader, architect, presented an annotated photo of the property showing a list of planned renovations.



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The fact that it is now an HCM will protect the interiors. (HPOZ only protects exteriors.) The owners have also applied for a Mills Act property tax reduction that will help the owners finance continued improvements.

John Arnold chaired this portion of the Planning & Zoning Committee for this item, and the P&Z committee made the following recommendation for the board.

Elizabeth Fenner recused herself.

MOTION: John Arnold moved that the application be accepted as presented, provided that the applicant provide a letter of apology to the neighbors that explains how the property will be maintained going forward in terms of securing the windows, maintaining the property, obtaining any needed permits, including by way of example, for asbestos abatement, and that the applicant should establish that the pipes dumped at the back have been properly abated, and a plan has been proposed for maintaining security of the property and preventing vandalism etc.

Jess Bravo seconded.

A roll call vote was taken.

Vote: 14 in favor, none opposed, 2 recusals.

MOTION: Norman Gilmore moved that UNNC accept the letter presented by the applicant as satisfying the concerns of UNNC and that UNNC approves the project as presented.

Sandra Pruitt seconded.

Vote: 14 in favor, none opposed, 2 recusals.

Taneda Larios of DONE stated that UNNC does not need to record a roll call vote for non-financial motions if the vote is unanimous. She stated the Chair may call for nays and abstentions first, and if there are none, that the vote can be recorded by the Secretary in the minutes as unanimous, without needing to take a roll call vote.

2. Request that UNNC support Los Angeles City Council motion (13-1152-S1) that was passed by the Council 10-0 to prohibit all activity associated with well stimulation, including, but not limited to, hydraulic fracturing, gravel packing, and acidizing, or any combination thereof, and the use of waste disposal injection wells in the City of Los Angeles. – DISCUSSION AND ACTION

Laura Meyers returned. She reported that the Planning and Zoning Committee requested more time to prepare a recommendation.

MOTION: Laura Meyers moved that UNNC postpone this item to a future meeting. Norman Gilmore seconded.

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



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3. **ZA-1959-15227-O-PA5** 2126 West Adams Blvd. (Adams and Gramercy; 27th Street on the south of the parcel) Applicant Freeport McMoRAN has submitted its new project request to install a CEB 800 clean enclosed waste gas burner and a surrounding sound wall at the existing oil and gas production facility, in the lower landscaped section of the parcel. Review of the plans and proposal. Discussion of list of possible conditions and/or mitigations to request for this project—DISCUSSION AND ACTION

MOTION: Laura Meyers moved that UNNC recommend the following additional conditions and mitigations (without prejudice to existing conditions and mitigations) for the Murphy Oil site waste gas burner project, case ZA-1959-15227-O-PA5. Norman Gilmore seconded.

- 1) **No expansion into the parkland on South Side (27th St).**
- 2) **Restore parkland on South side to ZA required condition as of early 2013, before construction started.**
- 3) **Enforce all already existing conditions & mitigation measures for the drill site. Establish Mitigation Monitoring Measures to track compliance with all established conditions.**
- 4) **Landscape with trees on the North, East, and West sides to hide view of drilling rigs and temporary sound walls.** Rigs are brought to the site repeatedly to work over and re-drill old wells as well as new wells. The HPOZ or UNNC, and/or other appropriate body shall conduct a public design review of the proposed landscaping.
- 5) **Regularly scheduled mandatory Reviews of Conditions by ZA with a public hearing.** Mandatory reviews should happen every 5 years. Given the recent history, this schedule should be supplemented with a review 1 year after the current PA5 case and 3 years after the current PA5 case, and subsequently at no less than 5 year intervals. Environmental conditions and environmental science change over time, even if there are not new major projects at the site. For that reason all drill sites should have periodic mandatory reviews.
- 6) **A CEQA Environmental Impact Report must be produced on the cumulative impact of the Murphy Drill Site, with special attention to the current major expansion of the facilities that was given partial approval by the ZA in 2007 and was commenced without receiving full and final approval in 2013.** There has never been an Environmental Impact Report for any project at Murphy, nor any study or even the filing of a basic Environmental Assessment Form, despite the fact that such reviews have been required by law since the passage of the California Environmental Quality Act (CEQA) in 1970. A baseline study must be conducted now, and future projects must undergo proper CEQA reviews.
- 7) **The operator must replace all five (5) waste gas burning microturbines with new CEBs because the CEBs are a proven technological improvement that emit less noxious gases and carbon than the microturbines.** This condition should be required as per Zoning Code Section 13.01.F.18, which is included as a condition for operations at the Murphy Drill Site in all ZA determinations. Section 10.01.F.18 says "all production equipment shall be so constructed and operated so that no noise, vibration, dust, odor, or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted." It additionally requires that "[p]roven technological improvements in methods of production shall be adopted as they from time to time become available if capable of reducing factors of nuisance or annoyance."
- 8) **Website with updated information on the Murphy site (or all FMOG sites in the City, or all well sites in the City):** to keep the community informed about all projects, supply contact information, and prevent the kind of failure of communication that occurred in 2013.
- 9) **City Petroleum Administration is required by the City Administrative Code and must be reactivated.**
- 10) **City fees should be set to pay for needed City supervision/regulation of oil and gas production. Such supervision/regulation is already required by the City Administrative Code and sections of the Los Angeles Municipal Code, especially the Zoning Code, the Fire Code, and Public Works Code.**
- 11) **Constant monitoring and logging of airborne emissions including CO₂, Hydrogen Sulfide, and Methane. Logs to be publicly reported to City and to the public website on a monthly basis.**



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- 12) Mitigation for CO₂ that is leaked, released, vented or exhausted at the drill site.
- 13) Ground water and soil monitoring at the drill site, results to be publicly reported to City and to the public website annually.
- 14) Payment for repair and maintenance of streets and sidewalks trafficked by construction & drilling equipment.
- 15) Public Notice for all Hearings must go to all owners and tenants (residential & commercial) within the Oil Drilling Districts tapped by wells at the Murphy site.
- 16) Continue to require that no vehicles are allowed on 27th Street (with the exception of gardener's small pick-up trucks used for routine landscape maintenance i.e.: like any neighborhood gardener.)
- 17) The applicant shall maintain response plans for various plausible emergency conditions and file and update them with LAFD and LAPD. The ZA should verify that the plans have been filed before approval of the case. FMOG should annually orient and review the emergency plans with the three nearest LAFD stations on-site.
- 18) An emergency alert system will be established for the community within 1 mile radius of the well.
- 19) Emergency plans should specifically address plans for nearby concentrated populations such as schools, senior housing, disabled housing, and churches.
- 20) Posting of complaints from the public on the oil company website within 5 business days of receiving said complaints from the public.
- 21) Post website address and hotline number on north and south walls of facility.
- 22) Develop a phase out plan for when the site is depleted and conduct a public hearing once the property ceases production.

Betty Walton departed.

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

C. Disband Jefferson Park HPOZ Ad Hoc Committee

The official Jefferson Park HPOZ Board has now been formed and had its first meeting. This board is independent of UNNC and has its own separate authority under the city code. The agenda of this board is coordinated by the Planning Department.

MOTION: John Arnold moved that UNNC disband the UNNC ad-hoc Jefferson Park HPOZ Committee.

Norman Gilmore seconded.

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

TREASURER'S REPORT

A. Monthly Expenditure Report and Bank Statement Approval

MOTION: John Arnold moved that UNNC approve the monthly expenditure report dated 8/24/2014 and the UnionBank statement dated 07/31/2014.

Sandra Pruitt seconded.

A roll call vote was taken.

Vote: 13 in favor, none opposed, 1 abstention.

B. Approval of DONE Budget Package for the fiscal year (2014-2015)—ACTION



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Sandra Paul projected and reviewed all three forms for the DONE budget package including affirmation of the previously approved budget.

MOTION: Denise Jackson moved to approve all three forms.
John Arnold seconded.

A roll call vote was taken.
Vote: 13 approved, none opposed, 1 abstention.

C. Surplus/Obsolete UNNC Electronics returned to City Surplus—ACTION

UNNC has some electronics which are obsolete and which we do not want to keep tracking in inventory. CMYK cartridges for the Konica Minolta color laser printer are about \$50/each, and appear to be getting hard to purchase. Amazon has only 3 or 4 of several of these cartridges in stock. The printer needs four cartridges to print in color.

MOTION: Norman Gilmore moved that UNNC designate as surplus and return to the city for disposition in accordance with city rules the following electronic items currently in UNNC inventory: Sprint Sierra Overdrive wifi hotspot, Dell 5150 laptop running Windows XP (over 10 years old), a Belkin PC Card Wi-Fi adapter for the Dell laptop, and a Konica Minolta Magicolor 2400W color laser printer.
Denise Jackson seconded.

A roll call vote was taken.
Vote: 13 in favor, none opposed, 1 abstention.

Norman Gilmore will contact Jeff Brill for the city salvage forms.

D. DONE Financial Update

No notes taken.

SECRETARY'S REPORT

The Secretary presented minutes for approval.

MOTION: Denise Jackson moved to approve the August 7, 2014 minutes with the correction that Laura Meyers seconded the motion to appoint the Co-Chairs of Economic Development.

Jeff Camp seconded.

A roll call vote was taken.
Vote: 11 in favor, none opposed, 3 abstentions.

PRESIDENT'S UPDATE

A. New, Continuing, and Old Business

Please sign up for the Neighborhood Congress.



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ANNOUNCEMENTS

Thanks to Jeff Camp for arranging food. Betty Walton will arrange for October according to someone who was not Betty Walton.

Taste-of-Soul is coming up.

Jeff Camp has the original permit for the Jefferson Park Sign Lighting project and we are waiting for one more DWP permit.

We are looking at October for a Planning 101 meeting.

Meeting adjourned at 9:57.

Respectfully submitted,
Norman Gilmore
UNNC Secretary
September 17, 2014

Attachments:

Roll call votes