

## DRAFT MINUTES

*Submitted by Geoff Maleman*

**Tuesday, March 3, 2009 - 6:30 p.m.**  
**Westchester Council Community Room**  
**7166 Manchester Avenue, Westchester, CA 90045**

**Present:** William Ballerini, Stephen Bentley, Sibyl Buchanan, David Coffin, Steve Donell, Doug Ehlers, James Ferro, Tom Flintoft, David Gray, Cyndi Hench, Terry Issac, Patricia Lyon, Geoff Maleman, Terry Marcellus, Nancy Niles, Paul Radke, John Ramey, John Ruhlen, Denny Schneider, Frances Stronks, Mary Taylor, Jack Topal, David Voss, John David Webster

**Excused:** Don Doyle, Clarence Griffin, Nora MacLellan, Booker Pearson

### **Absent:**

1. Call to Order **by President Hench at 6:45 p.m.**
2. Pledge of Allegiance by **Terry Issac**
3. Approval of Minutes of previous Board meeting **M/S Stronks/Coffin passes unanimously**
4. Public Comment - non-agenda items (limited to 2 minutes per speaker)

**Simone Taylor** from DWP spoke re: the city' proposed water ordinance

**Raymond Yu** spoke re: the L.A. Marathon and St. Patrick's Day Parade

5. Announcements from Governmental Representative (limit to 3 minutes please):
  1. **Lisette Covarrubias**, DONE Project Coordinator, spoke re: N.C. by-law changes, Mayor's Budget Day, Regional Congress of Neighborhoods event in May and conflict of interest training
  2. **Jim Kennedy**, Field Deputy/Councilman Bill Rosendahl, spoke re: Councilman's website, billboard conversions, LMU student parties and enforcement of nuisance laws, Community Design Overlay discussion for Playa del Rey, mayor's proposed budget, LAX Northside planning process
6. Public Comment - Agenda items (limited to 2 minutes per speaker)
7. Presentations and related Motions: (limited to 5 minutes unless prior approval for additional time given)

**Buchanan** and **Maleman** announced that they have a conflict of interest regarding Item 1 and left the room prior to the presentation.

1. Presentation by **Marc Huffman**, VP, Planning and Entitlements, Playa Capital regarding the Recirculated Sections of Draft Environmental Impact Report Village at Playa Vista

**DeeDee Brown** spoke in support of the proposed motion

**David Kay** spoke in support of the proposed motion

**Don Culton** spoke in support of the proposed motion

**Marcia Hansom** spoke against the proposed motion

**Rob Bates** spoke in support of the proposed motion

**Karen Hassett** spoke in support of the proposed motion

Motion that the Neighborhood Council of Westchester/Playa approve the resolution of support for the RS-DEIR Village at Playa Vista. (Resolution of Support and other related documents available on NCWP website at [www.ncwpdr.org](http://www.ncwpdr.org)). (Donell) **M/S Donell/Lyon**

**Donell** asked for clarification on the following 1) upzoning 2) ecological issues and 3) wastewater

**Donell** cleared any conflict of interest issues due to his residency at Playa Vista and indicated that he was cleared to act on behalf of PLUC

**Coffin** spoke about growth projections for the area and how the city has experienced rolling blackouts and rapid growth. The water supply has not grown with the increase in population. **Coffin** spoke against the project.

**Issac** spoke in support of the motion. Playa Vista has a lot of resources that neighboring communities can benefit from.

**Ballerini** spoke in favor of the project. He had one question on the projected build out date

**Lyon** spoke in support of the project

**Marcellus** spoke in favor of the project, has concerns about sprawl, applauds Playa Vista for its sustainability and will continue to look at the issues going forward

**Voss** spoke in support of the motion and indicated that one person came to PLUC to speak against and one person spoke against tonight. There is a shift in the momentum. Playa Vista is enhancing quality of life.

**Motion passes 18-2: Ayes:** William Ballerini, Stephen Bentley, Steve Donell, James Ferro, Tom Flintoft, David Gray, Terry Issac, Patricia Lyon, Terry Marcellus, Nancy Niles, Paul Radke, John Ramey, John Ruhlen, Frances Stronks, Mary Taylor, Jack Topal, David Voss, John David Webster. **Nays:** David Coffin, Doug Ehlers. **Recused:** Sibyl Buchanan, Geoff Maleman.

President **Hench** announced a short break, which took place from 7:52 to 8:02 p.m.

**Buchanan** and **Maleman** returned to the dais.

3. Presentation re: proposed acquisition of "Egret Park" parcel by City of Los Angeles by **Phillip Tate** and **Jerry Newman**.

Developer agrees to wait two weeks to complete on-going discussion with the community and the Council Office to identify funds and more accurately create a viable offer to the city.

**Barton Glaser** presented written comments in support of the view and the environment.

**Don Hollands** spoke in opposition to the proposed motion due to the land valuations.

**Marcia Hanscom** spoke in support of the land swap.

**Rochelle** and **Robb Alley** spoke in favor of the land swap.

**Jane Anne Jeffries** spoke in favor of the land swap.

**Karen Kanter** spoke in favor of the land swap, wants more details about the terms.

**Mary Ellen Ladd** spoke in favor of the land swap.

**Jeff Lullou** spoke in favor of the land swap.

**William Ballough** spoke against the proposed motion and is opposed to the terms as presented.

**Paul Hundley** spoke in favor of the land swap.

**Jocelyn Julian** spoke in favor of the land swap but is opposed to the terms as presented.

**Thea Geller** spoke in favor of the land swap but is opposed to the terms as presented.

**Herbert Lutz** spoke in favor of the land swap.

**Roy van de Hoek** spoke in favor of keeping the fire station and looking for Port monies to buy Egret Park.

**Azam Mitorabi** spoke in favor of a straight up swap for Egret Park and Fire Station No. 5

**Eric Andres** said no one came to the community to discuss the land swap. Spoke against proposed motion, but supports keeping Egret Park as open space.

Motion that the Neighborhood Council recommend to Councilman Rosendahl that the community is overwhelmingly in favor of saving Egret Park and supports the attached framework to acquire the land with a combination of compensation including primarily a land swap for Fire Station #5 which is critical to the proposal as encompassed in the attached term sheet as modified. The modifications are that: 1) The requirement of pre-approved entitlements for the parcel is removed and replaced with an agreement that the current application and all zoning for the parcel be frozen for so long as the proposal remains open; 2) The sources of funds be clarified to allow for any City, State, Federal, NGO or other funds whatever without limitation; 3) The developer is directed to work with The Committee to Complete the Park and Marcia Hanscom over the next two weeks to explore possible modifications to the framework; 4) That the developer and the Committee be directed to report back to the Planning and Land Use Committee prior to the next NCWP Board meeting regarding any changes to the framework for consideration and approval by PLUC and the NCWP. (Voss) **M/S Voss/Lyon**

**Voss** spoke in favor of the motion, indicating the NCWP support of the framework of the deal enables Councilman Rosendahl to have ammunition to fight the mayor's attempt to sell Fire Station No. 5 while the developer and the city work out the details of the terms of the sale/swap.

**Bentley** proposed that the Fire Station be used as part of a real estate transaction to secure Egret Park and spoke in opposition to the framework presented.

**Ballerini** spoke about the Mayor's Budget Day and the urgency with which the city wants to sell its surplus property. Spoke in support of the proposed motion.

**Maleman** spoke in support of the motion.

**Topal** spoke in support of the motion.

**Coffin** asked questions regarding the terms being proposed and the source of the funds necessary to complete the deal as proposed.

**Webster** spoke in support of the motion.

**Motion passes 20-1: Ayes:** William Ballerini, Sibyl Buchanan, David Coffin, Steve Donell, James Ferro, Tom Flintoft, David Gray, Terry Issac, Patricia Lyon, Geoff Maleman, Terry Marcellus, Nancy Niles, Paul Radke, John Ramey, John Ruhlen, Frances Stronks, Mary Taylor, Jack Topal, David Voss, John David Webster. **Nays:** Stephen Bentley.

3. Presentation re Westchester Rotary Foundation's concept for Senior Housing at the former LAFD Station No. 5 site by **Geoff Maleman**.

Motion that the Neighborhood Council of Westchester Playa supports the Westchester Rotary Foundation's concept for Senior Housing at the former LAFD Station No. 5 site and that it ask the Foundation and the City of Los Angeles to meet to explore the feasibility of such a concept. (Maleman) **M/S Maleman/Stronks passes unanimously**

**Stronks** spoke in favor of the motion.

#### 8. Other Motions and Actions Items:

1. Consent Calendar: (These items will be enacted with one vote unless a Board member or a stakeholder requests that an item be placed on the Discussion Calendar.)

1. Approve Treasurer's Report (Donell)

Motion to approve all items on the Consent Calendar **M/S Maleman/Niles passes unanimously**

2. Discussion Calendar:(These items will be discussed and acted upon separately unless a Board member or a stakeholder requests that an item be transferred to the Consent Calendar.)

1. Approve reimbursement of Board member expenditures – reimbursement of \$135 to Lyon for food (Donell) **M/S Donell/Ruhlen passes unanimously**

9. Committee Reports:

1. Highlighted Committee Report – other committee reports are available on NCWP website at [www.ncwpdr.org](http://www.ncwpdr.org).  
Governmental Affairs/CityServices - **John Ramey**

10. President's Discussion Items or Comments

1. President **Hench** announced the 2008-2009 committee assignments for board members. Motion to confirm President Hench's committee assignments. **M/S Hench/Gray passes unanimously**

2. Board vacancies - Residential #13, Education & Youth Organizations  
President **Hench** announced she would appoint Craig Eggers to fill the vacant Youth Organizations seat.

11. Other Items:

1. Conflict of Interest On-line Training: [www.lacityneighborhoods.com](http://www.lacityneighborhoods.com)  
2. Ethics Training: [www.done.ethicstraining@lacity.org](mailto:www.done.ethicstraining@lacity.org)  
3. Neighborhood Empowerment Academy workshops:  
[www.lacityneighborhoods.com/empowerment\\_academy.htm](http://www.lacityneighborhoods.com/empowerment_academy.htm)

12. Announcements:

1. BONC meetings now held on the 1st Tuesday at 6:30 p.m. and every 3rd Thursday at 6:00 p.m. of the month  
2. Next NCWP Board/General Community meeting: April 7, 2009 at 6:30 p.m. at the Westchester Seniors Center  
3. Other announcements

13. Adjournment – **President Hench adjourned the meeting at 9:42 p.m.**

*In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on the following link: [www.ncwpdr.org](http://www.ncwpdr.org) . In addition, if you would like a copy of any record related to an item on the agenda, please contact Mary Taylor - NCWP Corresponding Secretary at: [mary@gotpromosilc.com](mailto:mary@gotpromosilc.com)*