

Shawn Simons, President
Rohan Gupta, Vice President
Samantha Foley, Secretary
Jill Remelski, Treasurer

**EMPOWERMENT CONGRESS
NORTH AREA NEIGHBORHOOD
DEVELOPMENT COUNCIL**



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Area Representatives:

Leslie Evans, Area 1
VACANT, Area 1
Ana Carrion, Area 2
VACANT, Area 2
Al Foster, Area 3
Ashley Ramos, Area 3

Committees:

Jill Remelski, Budget & Finance
Rohan Gupta, Planning & Land
Use
Leslie Evans, Public Safety
Eddie North-Hager, Outreach
Al Foster, Youth/Senior
Gabriela Garcia, Block Clubs and
Beautification
Shawn Simons, Economic
Development

At Large Representatives:

Yelba Castellon
Gabriela Garcia
Christine Lee
Moises Matamoros
Hector Ramos

Community Interest Positions:

Andrea Canty, Education Rep
Eddie North-Hager, USC-Staff Rep
Sabrina Brown, Public Safety Rep
Carlos Segovia, Youth Rep

**Regular Meeting
Thursday October 7, 2010
6:30 p.m. - 9:30 p.m.
MLK Park
(39th Street and Western Ave)**

Meeting Minutes

- 1. Welcome and Call to Order & Translation Services (5 minute)**
- 2. Announcements (20 min)**
 - a. CD 1 Report – Richard Reyes: Old items/issues: encampment issue on alley between 20th and 10 freeway, issue being addressed. Illegal construction. 1581 West Adams- excessive noise complaints, LAPD monitor. Fliers circulated for LA neighborhood housing services clinics about foreclosures. Civica event: closing streets from LA to Boyle Heights closing streets – Sunday. Picking up bulky items in area and report graffiti on lacity.org and 311.
 - b. CD 8 report – Cathy Davis: not present
 - c. LAPD report – Senior Lead Officer: Tactical alert in Watts, officer involved shooting with gang members. Darrel: Jefferson to King, Normandie to 10th. Truancy sweep on Tuesday, suspects under 15 years old, help with crime statistics and burglaries, do sweeps about every other week. General services police in charge of parks and city buildings, clean out transient encampments, Expo Park Library cleaned out. New south patrol Captain Vito Calzola. Danmore Hotel, waiting for CD8 approval, should help with prostitution. Nicole Garner- USC area from Adams to Exposition and Normandie to 110. In last two months street robberies have been problem, special details and robbery details to find suspects, variety of different descriptions, robbing mostly USC students (international students in particular). Property crimes problems for USC students, bikes being stolen, makes property crime statistics high, working with DPS for on campus task force. Transients around USC, DPS

would allow them to be there and USC students give them food etc., auto robberies going up, now it's zero tolerance, probably forced to another area of southwest. Abatement: working with Rebecca Gardner to get them evicted from their house. Next Friday, President Nikias inauguration, begins at 10am and walk through community. Gateway apartments: 85% capacity. Had Kidwatch training today- wear yellow shirts outside for children walking home from school and going to school in the morning (7-8 and 2-4). Vendor sweeps with Dept of Health, ice cream trucks selling water vapor cigarettes, crime because have to sell packaged items. Halloween carnival 29 (1-11), 30, 31st (3-11) in front of South precinct, proceeds go to youth programs, changes being made to prevent closure of King Blvd, now Hobart to Denker closed. Kidwatch has yellow house sign in the window.

- d. Assemblymen Davis report: not present
- e. Senator Price report – James Westbrooks: not present

3. Public Comment - Comments from the public are limited to 3 minutes per speaker unless the presiding officer of the board determines a different limit for a particular item.

- a. Cassandra Reyes: Director of MLK Junior Recreation Center. Converted to recreation center from therapeutic center, opening doors to community. Have classes available, affordable classes and new adult classes (salsa dancing etc.). Fliers handed out for after school club. Halloween event Saturday 30th from 5-8pm with games and maze. Hours: MWF 11-7, TTh 11-9, Sat 9-5

4. Roll Call of Present Board Members: Leslie, Rohan, Ashley, Jill, Al, Eddie, Hector, Samantha

- a. Action - Approval of Minutes: Get notes from Eddie from September

5. Discussion/Action: USC Student Representative Applicants- Blaine Prober, Jonathan Oliva and America Hernandez – Ashley Ramos

Blaine: wants to be USC student rep. Second semester transfer from Michigan. USC important to surrounding community, wants to help at micro and macro level. Goal to get involved in community and University at same time.

Jonathan: not present

America: freshman political science student. New to USC, raised in Downtown LA, on 3rd and Grand. Seen changes to Downtown LA. Wants to help community.

Yelba present

Will circulate statements to Board and vote next month.

6. Discussion/Action: Lorenzo Project – Rohan Gupta

Sabrina and Ana present

Palmer presentation.

Not within our NC area, but respect the group and wanted to present to us. Have over 2,000 units in Downtown. New project is the Lorenzo. Project site is vacant land around Orthopedic hospital at Adams and Grand (23rd and Adams). On new Expo line, station adjacent to site. Near LA Trade Tech and Medical Magnet High School. Orthopedic Hospital remains in operation. Larger site is standard Palmer style project, 5 story over brick base and high rise across the street. 919 units in 5 story area. 2.5 acres of courtyards. Site B is off freeway, in CAP Park area, cover the freeway with open space, that's where high-rise concept came from. Highlights: 5% affordable housing, no subsidy, no displacement. 34,000 ft retail on ground floor. Site positioned between two major economic engines, Downtown LA Live and USC. Single family neighborhoods on both sides but mainly an industrial area. Great site for smart growth. Has adequate parking so should not overflow into community. Connection from MTA station platform

and retail. Want big box retail. Traffic: project at intersection of two freeways, 87% of undergrads live within 1 mile of USC, need of 7,500 beds, anticipated growth with USC master plan. Want to spread out growth, think will attract students, but also draw from Downtown. Want families, students, young professionals etc. No overlap of traffic because free way catches it. On the station so expect people to not need a car. Not leasing parking together with unit, so if don't have car, lease will be less. Amenities package: pool, spa, sand volleyball court, full basketball courts, movie theater, fitness center, courtyard, very livable space, fully landscaped.

Questions:

Does Palmer own the site? Yes. Affordable housing on site? Yes, open to off site discussion. Met with affordable housing companies? Yes, SAJE and Esperanza to cover potential impacts. Believe have mitigated all concerns. All rental units? Yes. 200 bike racks available, designed for smart growth. Where in EIR process? Done with EIR, in front of City for approval. Hoping to get endorsement of NANDC, planning commission hearing in December. Hoping to get approval in Spring from City Council and then ready to start building. Local hiring? Spoke with CRA about it, utilizing local hiring procedures, will be part of package.

Hector: very important for community hiring. L: In our hands, builder and owner. Work directly with subcontractors that will hire locally. Hector: community needs jobs.

Sabrina: completion? 16-18 months for construction. Sabrina: Metro at Kidwatch, practice trainings in December and take to Crenshaw and complete it later. Begin around January.

Eddie: how high is high rise? 44 stories with 481 units. How does that height compare to LA Live? About the same, height, but units are smaller. CAP Park? Public park, paid for with public funds, still viable, don't know how hard they are pursuing it. When this project gets built, it may help CAP Park move along faster and raise public funds for it. Creating living community there has to help that. CAP Park being worked on in Hollywood. How many acres? 10. How much parking? Two per two-bedroom.

Retail? Going directly to retailers instead of brokers. Could be dentist, dr. but want restaurant and big box store, national retailer. Want grocery store. How? We will talk to anyone. Need to deal with CRA, Council office because want station to be successful. Want to know what community sees there.

Sabrina: Child services or child care on property? No one come to us yet.

Jesus Hermosillo: Research planner for SAJE. Opposed to project. Jeff Palmer, developer, he sued the City to have the right to rent and sell at exclusively market rate. Reneged on promises to City regarding land use changes on other properties.

Requirements at Orsini to change land use zoning reneged on local hiring and tore down Victorian historical house. He has broken promises and violations at other properties in Downtown LA. This project requires rezoning, Q condition on it. Activities and developments there have to serve the community through medical and educational services. To build residential property there requires change the law and rezone- requires assessment to see if community needs are being met. Needs are being underserved in both health and education. People in South LA dying from asthma and cardiovascular disease that are being better addressed in other parts of the City and county. All units at market rate, cater to students, which is a joke. Student debt is rising, USC students not all rich and can't afford housing. South LA has needs for affordable housing that will not be met by this project – foregoing option to redo orthopedic hospital and no affordable housing. Even when affordable housing not voluntary Palmer doesn't do it and out of compliance. Oppose it. Contact us.

Lorenzo Team Response:

5% affordable housing is part of project so will happen. Knows local hiring practices and agreements for developer have all been fulfilled. Historical building torn down 8 years ago for Orsini, had petitions from neighbors to tear it down, was not historical, Building and Safety declared it a nuisance. Orsini flourishing with 1000 units.

Orthopedic hospital focused on orthopedic work and not for community benefit or health services. Relocated to UCLA. By selling property now have funds to run hospital with UCLA and treat 3 times as many patients. Hospital is out-patient facility, providing them parking and financial means to stay in community and stay in community.

America: any others looking to get land to address needs of community? Jesus: Fig Corridor Land Trust want them to get involved, but don't have money for it now.

Rohan: Palmer wants letter from our Board supporting the project

America: retail affordable? Ben: retail for that community and rail station.

Motion by Leslie: support project with letter, Hector seconds.

Gabriela and Moises present

Board Discussion:

Yelba: clarification on hospital situation. Hospital allowed to double treatment at their outpatient clinic here. No less availability of medical services to community. Jill: until we have agreement from Palmer to provide local jobs shouldn't support project. Want it in writing.

Gabriela: before letter, need to reflect on needs of community, rail stop, serves as opportunity to have family housing who will use the rail. Losing public service so needs to go back into a public service. Site could be utilized for green space.

Al: SAJE didn't bring evidence, brought accusations. Want history of company to be presented. Fight for that Park in addition to fight for their project. Want to see project come in to community but concerned about community benefits. If park left up to City then it won't happen. Park should be part of project.

Ben: park proposed for above freeway, CalTrans owns it. If project built, shows there's a need for the Park.

Al: Palmer needs to say make it happen.

Leslie: land use issue, reality and options are that we have an empty lot and one company that has the money to develop it and give back to hospital, nobody willing to build low income housing or a park. Should get it built instead of empty lot and allow hospital to treat 2-3 times the patients. No real alternatives to this project.

Rohan: empty lot there and no one willing to take risk to do something on that lot. This project when built, will affect where we work etc. but believe in area. Hector: needs jobs in this area.

Job fair Friday, 600 people registered for job fair and more than can count that can work in construction. Red tape with City and for developers, don't push business out of LA, bring it in.

Eddie: If been to area, industrial area, protect neighborhood, this is the area where we want them to build where there's a parking lot. LA Trade Tech, off rail space but not in existing neighborhood. Needs concessions but shouldn't stop project.

Prett: developer guidelines for Board for what community wants in terms of development. Should define type of development we want to approve. Jill: not enough funding to outline criteria for project approval. Is there a source document? EIR exists. Concerned about specialty care in having to go to Santa Monica. We need things, but will all of this materialize? These kids probably on MediCal, how do they get to Santa Monica. Missing appointments because can't get there. Need jobs and get rid of empty lot, need to look at document, read document.

Rohan: would like letter of endorsement, not within our area.

Ben: presented to Land Use committee. Services for kids are here and stays in businesses

and increases services Santa Monica for research and if need surgery. Jobs, several hundred jobs created with construction jobs and permanent jobs. Will generate \$2 million in CRA funds for this district to spend on affordable housing within this district. Will not be able to get a project of this magnitude without displacing people.

Jesus: endorsement still important, need documentation. Specialty services needed in area, 80% needed to commute to get services to other areas in LA county. What is the recommendation to the Council from the Land Use Committee.

Rohan: present at committee and recommend for approval.

Leslie Amends Motion: NC endorse project and make sure Palmer employs as many local workers as possible, encourage it but can't require that. It is of interest to us. Seek out local workers to the greatest degree possible.

Eddie Second.

Hector: Amend motion to come up with community hiring agreement to the project

Lorenzo Team: will have one for CRA

YES: Eddie, Hector, Ashley, Sabrina, Leslie, Samantha, Ana, Rohan

NO: Gabriela, Jill

Abstentions: Yelba, Moises

Motion Passes.

7. Discussion/Action: Presentation by Kitty Bungalow, Community Non Profit –

Jacqueline Hamilton presents:

Live near Adams and Normandie. Kitty Bungalow help with feral cat situation in a humane way, trap, neuter and return to area. No one serving this area, so this organization developed as all volunteer org. Trap neuter and release cats, kittens can be adopted out into permanent homes. Cats on construction site, can't live their permanently, would like to re-home cats. No danger for bird population in our area so not endangered species that may be hunted by cats. Transport cats for local residents to get services like medical etc. Adopted out kittens that are trapped and socialized. Neutered 87 cats. Requesting from NANDC, old Dell computer donated to us but everything thus far has been done on Mac, and NANDC has old mac in Expo Park office- want to trade the Dell for the Mac. Dell is slightly newer and more compatible and be easier.

Board Discussion:

Jill: hesitant to do trade, look in to grant to buy them a computer. Could be inappropriate use of NANDC funds to give to non-profit.

Ana: recommendation to buy new computer and donate to non-profit, wouldn't want anyone to have access to our information.

Jacqueline: could be wiped by independent party. Don't want to ask for funds when money is tight but want to expand their program.

Jill: Could be conflict of interest due to Shawn's involvement. Could look bad, Treasurer would come under scrutiny.

Ana: bylaws because Shawn not here can vote to grant request.

Sam: Shawn would recuse herself if she were here.

Ana: bylaws no conflict because she's not.

Eddie: could be conflict with Shawn.

Jacqueline: potential conflict, no actual conflict. No harm to organization.

Sam: we all live, work within the community.

Jill: no one uses our computer.

Jacqueline: full disclosure, documentation.

Al: Donate computer to other group who needs it.

Jill: laptop would be helpful

Yelba: don't use it why stand in way of their growth.

Motion:

For in kind donation to Kitty Bungalow and to accept donation back of their Dell laptop.
Sabrina Seconds.

Discussion:

Jill- what was our computer for? Probably not serving that purpose, but to have that info it might be helpful.

Hector: instead of accepting their laptop, buy their own.

Eddie: Shawn knows we aren't using our computer which is why Kitty bungalow is here. Haven't offered computer up to anyone else.

Jill: what about lending the computer.

Leslie: make clean exchange, wipe drive on the mac. Will still have computer. Both do same work. Nothing lost. Who's paying to have purged.

Jill: everything on there should be public knowledge. Can have our own board lap top.

Yes: Eddie, Al, Sabrina, Leslie, Sam, Rohan, Ashley, Yelba, Moises, Hector

No: Jill

Absention: Gabriela, Ana

Motion Passes

8. Committee Reports: (20 min)

COMMITTEES MUST HAVE THEIR MEETING DAYS AND TIMES SET

a. Treasurer Report - Budget & Finance: Jill Remelski - no expenditures all same as was two months ago.

b. Planning & Land Use: Rohan Gupta

a. Discussion/Action: Review of South LA Design Plan Letter

Sam read letter. Jill motions to approve letter as read. Ashley Seconds. **All vote Yes (all 13). Motion Passes**

b. Discussion/Action: Review of Fast Food ICO Letter

Sam read letter. Hector: moratorium won't stop people from looking for food that they want. Stopping fast food chains coming hurts jobs especially for youth. Moratorium on fast food blocks jobs coming in to community, unemployment over 20%. What zip codes? Community plan areas read. America: not all about business, but what kind of business, what are we promoting? Eddie: kids who live around fast food places have higher propensity for obesity. Land use issue: only certain places where you can have certain services, don't want so many of a certain business, don't need more of it here. Could come in with special exemptions. In N Out could be here if they want to be. Ban is good because Sam: read fast food restaurant. Hector: have tons here already, shouldn't restrict jobs. Yelba: consider Leslie: move to approve letter as written. Yelba Seconds.

Yes: 12 No: Hector. Motion passes with letter as written.

c. Public Safety: Leslie Evans – no public safety meeting in October, Leslie will out of town. Cleared 3 properties in Sept/Oct: 3 commercial flatbed trailers on Jefferson,

transients taken over, found someone to buy duplex and tenants moving in. 2921 S La Sal, dumpy house, Building and Safety would not have house repaired, had inoperable cars removed and trash cleaned up, sick man living there and wouldn't go to meeting. Recycle Center on La Sal, city filed criminal charges, first hearing coming up next Wednesday, 8:30am, with threat of jail time maybe will close as ordered in 2007. Repetitive homeless encampment across st. in alley between Hobart and Adams, arrests made but guys rebuild the next day, one guy committed car burglaries, another caught inside van he was robbing and taken to jail, crack addicts and petty criminals that live off of what they sell to recycling center. 1969 W 27th round concrete pipes for sewer repair far away from our neighborhood, residential and commercial filled with pipes, Jennifer Curick. Had idea to look up zoning, residential on Hobart so can't have industrial items on residential area, City cited them, October 20th deadline to remove pipes, but City pipes. Comment: Building and Safety and code compliance within historic community, not impressed with Building and Safety, not checking and keeping things up to code. Want to see something done. Leslie: Last year B and S was cut from 104 to 54 inspectors and focus on dangerous violations, quality of life stuff is low on their list. City Attorney's office in fight with Mayor's office had large budget cut and shifted neighborhood prosecutors to commercial department where defend City against lawsuit where they can make money. NC no longer has deputy city attorney. Housing defends tenants and often finds no violation.

Prett: B and S is a joke. Bring to NC attention to address these compliance issues.

Neighbor has roof situation, B and S said no violation, take pictures.

Rohan: try to get deputy back.

Leslie: tried, testified and Mayor cut. Jill: submit photos to Leslie so have things coming from both sides.

Comment: problem is follow through for B and S. Leslie is best resource for us.

Jacqueline: thank you Leslie. NC attention on gang problem on 29th street rolling 20s gang graffiti all over. Called it in, but more activity.

Ana: Used to have that problem on 39th and Hobart, now moved to 29th. Other problem is with park, reported the lighting not working, attracts transients. Homeless people also sleep there.

Sabrina: next Friday DPS at 3:15 doing walk on west side starting at Vermont to Normandie, take back our streets because have robberies, meet at station at 3pm.

Jacqueline: Public hearing on Adams and Normandy PAC next week.

d. Youth/Senior: Al Foster – Youth: aged out foster care, Governor signed legislation to elevate age from 18 to 21, our issue was why have services if don't have the life skills, working with First Place.

Seniors: Mike Davis been good at going to war villas. His staff has been trying to break down health benefits that Obama administration imposed and how impacts seniors. If know of senior complex that needs info, Mike Davis office working on that situation. Gang impact situation doing work and interventions

e. Block Club and Beautification: Gabriela Garcia

Gabriela: Block clubs, start one in your neighborhood \$500, tree planting, block club resource guide.

Ana: can do community garden in profit park where have transient problem

f. Outreach: Eddie North-Hager – passed out outreach samples, can't send out notices to

everyone every time we meet, postcard with info that people will keep, pass out and go door to door. Anyone know a good printer?

g. Economic Development: no report

h. Park Partnerships: no report

9. Project Updates

a. My Perfect Park – Ashley Ramos October 23rd Saturday 12-5 Hoover Rec at Hoover and 25th, turning asphalt into green space, skate park, free shade trees, need volunteers, 11-3, 3-6

b. Figueroa Corridor Streetscape Project Workshops – Samantha Foley. Two successful workshops. Next round will begin in January. Thank you to NANDC members who participated.

10. Agenda Setting for November Meeting (5 min)

Secretary: review of Procedure, Roberts Rules
 Returning to UV for Board Meetings
 Sign in sheet for next meeting

11. Adjournment

Official public notice for all committees:

Empowerment Congress North Area Neighborhood Council Committees				
COMMITTEE	CHAIR(S)	CONTACT INFORMATION	MEETING LOCATION	MEETING DATE/TIME
Public Safety	Leslie Evans	lbevans@earthlink.net	Bethune library at 39th Street and Western Avenue	3 rd Thursday of every month. 5:00 PM
Budget & Finance	Jill Remelski	nandc.treasurer@gmail.com	NANDC Office Ahmanson Senior Center, 3990 S. Menlo	By request
Land Use & Planning	Rohan Gupta	rohan@stuho.com	Community Computing Center	4 th Thursday of every month, 6:00
Outreach	Eddie North-Hager	edwardnh@usc.edu	Community House, 28 th and Hoover	Last Tuesday 6pm
Youth/Senior	Al Foster	aljfooster@yahoo.com	Starbucks on Hoover	Last Sunday, 9pm
Economic Development	Shawn Simons	Shawn.simons@yahoo.com	Community Computing Center	Last Thursday of every month, 7:00 pm
Block Clubs and Beautification	Gabriela Garcia	gabriela.unidad@gmail.com	Community House, 28 th and Hoover	Last Tuesday at 6pm

The Next Regular Meeting of the Empowerment Congress North Area Neighborhood Development Council Governing Board is: **THURSDAY November 4th**

You are encouraged to visit a NANDC posting site 72 hours prior to the Regular and Town Hall Meeting at the following locations:

Los Angeles Child Guidance Clinic, 3787 South Vermont Avenue (near Vermont & Exposition)

Martin Luther King Recreation Center, 3916 South Western Avenue (near King & Western)

Supermercado Latino, 1049 West Martin Luther King Boulevard (near Vermont & King)

Food 4 Less, 1748 West Jefferson Boulevard (corner of Western & Jefferson)

Smith's Quick Cleaners, 1901 Rodeo Road (near Rodeo & Arlington)

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