

**Westdale Homeowners Association
General Meeting
Mar Vista Park
Tuesday, January 26, 2016**

The meeting was called to order by the President, Jerry Hornof, in the Auditorium of the Mar Vista Park at 7:05 p.m. There was a full house and there were cookies and bottled water for all to enjoy.

Jerry Hornof – Opening Remarks

Jerry opened the meeting by reminding everyone that the 2015 theme was “Hands On,” encouraging people to get involved in community meetings and events.

Jerry provided a quick *Year in Review*, highlighting specific events:

The *Block Party* in October on Coolidge attracted 500 people.

Marjorie Templeton is our now new *Village* editor

The Mar Vista Council Fall Festival

Police Department *Toys for Tots* drive

Park Developments:

- 1) Park Director Lizka Mendoza, will be moving on; we do not yet know who will be her replacement
- 2) Movie nights: *Movies Under the Stars*: a projector and a giant screen were purchased with funds raised during the Fall Festival.
- 3) Everyone should check out adult activities at the park: table tennis, hockey, badminton
- 4) We will be getting money from the city to replace the artificial surface for the Soccer Field. The original one has been there since 2005 and has been creating small rubber pellets as it deteriorates. This will happen sometime in late Spring-Early Summer.
- 5) We are close to having enough money to install acoustic tiles in the gym.

Jerry listed 4 issues that he is hoping Len Nguyen (from the office of Mike Bonin) will be discussing at our meeting:

- 1) Small lot subdivisions – New development on Barrington corridor. Possibly to include a total of 14 single family homes that are presently zoned R3. They are now being actively pursued by developers.
- 2) Traffic on Barrington and *cut through traffic* through our neighborhood. (not unrelated to issue #1 above).
- 3) Development of the Martin Cadillac property on the corner of Bundy and Olympic. What is in the plans are 500 residential units plus retail shops. Jerry’s understanding is that the vision of the City Council members is to encourage development along the transportation corridor which would provide riders for our new mass transit.
- 4) Air traffic issues:
 - a. November military exercises off the coast by LAX
 - b. A “next Gen” new corridor along LAX which would shift air traffic to our area.

Jerry also announced that the Expo Line is close to being completed. The construction work on the system is finished; now the Metro people are “doing their job.”

Office of Mike Bonin - 11th district Councilmember

Jerry introduced Len Nguyen who is a Field Deputy for Council District 11. He has been working in the Council District #11 for ten years. His assignment now is to handle micro (small) issues concerning the community; Councilman Mike Bonin handles the Macro (large) issues.

Len introduced Phyllis Hayashibara, Chair of the Venice Japanese American Memorial Marker (VJAMM) Committee. The marker will be installed at the northwest corner of Venice Blvd and Lincoln Blvd and will honor local Japanese Americans that were interned during World War II.

He also introduced Robin Doyno, Chair of the Mar Vista Community Council (MVCC) Ad Hoc Committee on Homelessness who served as lead organizer for this year's Homeless Count in Mar Vista. (the count will take place tomorrow, Wednesday, January 17th).

Len told us of the development of the VA property for housing homeless Veterans that is being planned for the near future. He also touched on the issue of jets flying lower over Mar Vista. He told us that Mike Bonin has written to the FAA about this issue. Mike is also meeting with Omar Pulido, LAX-Community Liaison, to get data from 2013 through 2015. In order to track the noise, they are encouraging residents to log in complaints in order to pin point time and place of occurrences. http://www.lawa.org/welcome_lax.aspx?id=12634

Next up was Ezra Gale, Senior Planner for Councilmember Mike Bonin, 11th District. He is involved with planning and land use concerns for the Councilman. He told us that Vince Bertoni is the new head of the Los Angeles Department of City Planning (LADCP) and that 2016 will bring a major transformation in our area.

Additional areas of comment were:

Regarding the Martin Cadillac Project, there will be a meeting on March 2nd at 4 p.m. in the West Community Building. (1645 Corinth). Oral testimony will be accepted from residents. The Martin Cadillac Expo site does not allow for parking; the idea is that residents will walk to/from the station.

Ezra said that traffic is a critical issue for all of us. The Westside Planning Project is asking for additional fees from developers to mitigate additional traffic. There will be a meeting on February 2nd at 6 – 8 p.m. at the Henry Medina Building on the corner of Exposition and Sepulveda Boulevards.

The Councilman's office is working to update the "Mansionization" ordinance.

The Expo transit plan limits *up zoning* to create higher usage of rapid transit.

Regarding the property at 3277 Barrington Avenue, they want to encourage discussions between community members and developers to identify fixes to traffic on Barrington Avenue. The bottom line is that an R3 zone allows up to 12 units and 45 feet of height for each plot of land. As of this point, the developer of this property has told us that he is planning a project of only four units, with 40 feet, 9 inches height. (We should be grateful.)

The guidelines say that there will NOT be any new driveways opening up to Barrington. Also, per Ezra Gale, the existing parkway will NOT be cut back up to expand traffic on Barrington.

An audience member expressed the opinion that if they REALLY want to mitigate traffic on Barrington they are going to HAVE to remove the parkway. Ezra said that Mike Bonin will NEVER allow it.

An audience member complained about all the traffic coming from Playa Vista (which is continuing to grow) and with the additional development being planned on Barrington, where will the cars go?

Another audience member told us that developers are becoming very aggressive in purchasing homes or by blackmailing existing homeowners by telling them, "We have purchased homes on both sides of your property and if you do not sell, it will become worthless."

Another audience member pointed out the huge development on Ocean Park, just East of Bundy, which was built adjacent to two small homes on either side. It looks horrible !!!

February 16th there will be a MVCC Land Use Committee meeting. (PLUM) All are invited.

Jerry said that a developer needs NO permit to build a 9 unit, 45 foot high building on an R3 zoned property. There will be a meeting with residents on Barrington. He repeated that we have to be realistic as to what we can do and what we can not do.

Crime and Safety with Adrian Acosta – LAPD Senior Lead Officer for Mar Vista

Last year was the first time since 2012 that there was an increase in crime in the Pacific Division; in 2014 there were 98 incidents, 2015 there were 110 incidents.

For the future, their goals are:

- #1 reduce crime and victimization. To that end they will be getting additional officers this winter.
- #2 to build community and community cooperation
- #3 to figure out ways to improve traffic and safety
- #4 to enhance preparedness and homeland safety

Q & A

On the corner of Stanwood and Butler there is a 4 way stop sign but NO ONE stops.

Answer: "We will check that out."

What about "package thieves?"

Answer: "If you use Amazon, have the package delivered to a satellite location where you can pick it up safely."

There was a drunk and disorderly individual sitting on an older woman's stoop, preventing her from getting into her home. How should we handle that?

Answer: "Call 911; do not put yourself in danger."

Another audience member: "Join the local *Security Service System*; they will send a car with a security person."

Can we get speed bumps on Butler, between Stanwood and Rose?

Answer: "The city is not installing speed bumps anymore. Call me: perhaps we can get you a speed tracker."

When I call the station, no one answers.

Answer: "Call after 8:00 or 8:30 at night. The phones are usually less busy then."

Bill Koontz – Mar Vista Community Council Chair

Bill has been MVCC Chair for eight years. This is his last year. Bill complimented Jerry on his work for the MV Park Fall Festival. "Jerry is an incredible worker." MVCC has a speed trailer that is available for our hot spots. Just call him.

MVCC elections are coming up (the first week in June.) They need volunteers to run for office. If you are concerned about the development in our area, join the PLUM (Planning and Land Use Management) committee.

The development plan for the former Albertson's supermarket at the corner of Sepulveda and Palms is for a ground floor supermarket with apartments on top (groans from the audience.) There will be a meeting for the residents of the Westside Village area, but we should attend as this area will impact traffic through our area as well.

Come to our booth at the Sunday Farmer's Market.

Some of our committees are:

Green Committee

Ageing in Place Committee

Traffic Committee – Traffic Maven Linda Guagliano

Education, Arts & Culture Committee – serves 13 schools in our area (we need volunteers)

Great Streets Project – the Mayor is putting city money into sprucing up Venice Boulevard

Chamber of Commerce

Outreach Committee – we are trying to figure out how to get our flyers into local apartment buildings

Carl Ginsberg – CERT update

The MOST important item in case of an emergency is.....W A T E R !!!!!

One gallon of water per person/per day....just for drinking.

Get Certified trained.

Keep an extra pair of shoes under your bed; you do not want to walk around barefooted on broken glass.

Prepare !!! Prepare !!!! Prepare !!!

Get a water purification kit.

Use unscented bleach, and fill the bottle with water when it is empty.

Fill your bathtub as soon as the shaking stops.

Strap your waterheater so that it does not tip over. There are 30 – 40 gallons of water in the water heater.

Have plenty of flashlight batteries on hand. Candles are not recommended due to chance of fire.

DO NOT use your pool water for drinking. Use it for cleaning and toilet usage.

DO NOT put plastic bottles directly on the concrete; put a sheet of wood under the bottommost bottles.

Marjorie Templeton – Treasurer’s Report

Dues are still only \$20.00 per year per household.

We have \$40,000 in CDs in the bank

We have \$6,473 in our General Fund

We received \$1,000 from the producers of *FRESH OFF THE BOAT* which is filming in our area

We have \$6,478 in our CERT Fund

Debbie Kaplan – Real Estate

Seventeen homes sold in the last 12 months in our area.

The most expensive one was at 3169 Coolidge which is 3,600 square feet and sold for \$2,300,000.

The lowest was on Rose and sold for \$950,000. The owners new rebuilt it and it sold for \$1,950,000.

One third of the homes that were sold were purchased by developers who added value and re-sold them.

Homes are now being sold for \$500 to \$900 per square foot; the average is \$675 per square foot.

The mortgage rate for a 30 year fixed rate of \$625,000 or more is 3.62% fixed; 3.365 adjustable.

David Altemus made the comment that two homes on the East side of Barrington were recently sold together to the same buyer.

Closing Remarks

Ezra Gale, of Council member Mike Bonin’s office, added that on every issue that we discussed there are opposing sides amongst community members. He urged us all to think about the issues and come to the meetings to express our point of view.

Respectfully submitted,

Barbara Algaze

Recording Secretary