

Lake Balboa Neighborhood Council Board Meeting Minutes  
 Wednesday, July 7, 2010, 7:00 p.m.  
 Lake Balboa Studios  
 7412 Balboa Blvd.  
 Lake Balboa, CA 91406

D. Bernardoni	Pres., Residential Representative (Chair)	P
E. Doxsee	Youth Rep	P
Sylvia Silva	Residential Rep.	P
Bill Haller	Business Rep.	P - Newly Appointed
Linda Pruett	2 <sup>nd</sup> VP, EP Committee Chair, Res. Rep.	P
Ivan Tjoe	Treasurer, Residential Rep.	A
Steve Leffert	Secretary, Or. Rep.	P
Clay McFarland	Vice Chair, Business Rep.	P
Bahman Mojallal (Moe)	At-Large Appointed Rep.	P
Elmer Jespersen	Senior Rep.	A
Teresa Pollock	Residential Rep.	P
Allen Nelson	Business Rep. Communications Officer	P
Jack Baird	Residential Rep.	A - Exc.
Lisa Reveen	Animal Welfare Comm., Organization Rep.	P
Joyce MacKinnon	Organizational Rep.	A
Bill McRae	At-Large Elected Rep.	A - Exc.

1. Welcome, please sign in

Chair calls meeting to order at 7:06 p.m.

2. Roll Call, Adoption of Agenda and Approval of Minutes of the June 2, 2010 Meeting.
  - a. **Teresa Pollock moves to adopt agenda, Linda Pruett seconds. (9-0-0) Agenda is adopted.**
  - b. **Correction to last meeting's minutes- Clay McFarland's absence was excused.**
  - c. **Steve Leffert introduces motion to approve the minutes as corrected. Clay McFarland seconds. (8-0-1). Evan Doxsee abstains**
3. LBNC election update/nominations and appointments to vacant Board seats- Bernardoni.
  - a. Bernardoni: The seats were challenged under bylaws set by the City Clerk's Office. A report is being done at the challenge review panel meeting today and a ruling will be made by next week. In August, it is expected that we will have a new Board seated. One option is to appoint stakeholders to any vacant seats, one is for a business stakeholder representative the other is for the at-large representative. Nominations?
  - b. **Steve Leffert nominated Bill Haller for business stakeholder representative, seconded by Linda Pruitt. Haller accepted the nomination and it was approved by the board. (9-0-0). Haller will serve on the council for one meeting He was seated as a Board member.**
  - c. No nominations were made for the at-large representative.
4. Announcements and Reports—LAPD, Local, City, State, and Federal Representatives, Board Members and Others, Committee Reports.
  - a. **LAPD Captain Egan:** Last week, there were a total of 56 crimes in our area; that's 33.5 square miles where 200,000 people live, and that includes shoplifts, robberies, aggravated

assault, etc. In 11 year he's never seen a number that low. Traffic enforcement has been increased, especially speed, throughout the entire area as a result of the fatal accident on Roscoe Blvd where four people were killed. It's had an impact on crime as well. LAPD is also focusing on the area against the 405 freeway to target some of the homeless there because they tend to be involved in some of this criminal activity. Call senior lead officer if you see people sleeping in their cars.

- b. **SLO Isela Parra:** filling in for Saul Paredes. Come to National Night Out, which is a free event for community, free food, balloons, bouncers, free fingerprinting of children, in Simmons Park, next door to the West Valley Police Station.
- c. **Lynda Levitan:** Free Events: 1) Government day sponsored by the Councilman at Panorama Mall, July 17 from 10 a.m.-2 p.m.. Several government services will be provided. 2) National Night Out, geared to helping at-risk kids. 3) Health and Safety fair at the Japanese Garden on Oct. 23 will include flu/H1N1 shots for everyone over 6 months old while supplies last. 4) Van Nuys Centennial on Aug. 28 at the Government Center from 11 a.m.-6 p.m. 5) Coastal Cleanup Day Sept 25., to clean up the Sepulveda basin, please volunteer. 6) Deaf Festival to be held in the Sepulveda Basin is an event for all. If you need to reach LYnda, call the district office (818) 778-4999.
- d. **Bill Larson, LA City Attorney's Office West Valley and Van Nuys unit:** Works with Senior Lead Officers from the West Valley Division (Lake Balboa included). Program deals with people who cause problems for business around the Van Nuys Airport, gangs, bad liquor stores, apartment complexes with gang members etc. The Logan Heights gang has been biggest criminal issue in our area. To contact Bill with complaints, call (310) 445-1714
- e. Field deputy from Councilman Greg Smith's office is absent and on loan to the U.S. Geological Survey. Someone will replace him to work with our council.
- f. Councilman Smith's cabinet meeting July 14 at 3 p.m. in North Hills. Teresa Pollock and Lisa Reveen will attend.
- g. **Linda Pruett:** Committee report: When the 7.8 earthquake comes along, you're really going to feel that one. We've made a pledge here that we're going to get ready for it. Come to Emergency Preparedness meeting for free information including pet CPR and sheltering in place because there won't be as many shelters or personnel to staff them if the 'big one' hits. Meeting will be July 10, 9 a.m. at the Flyaway Bus Station Community Meeting room. Also, the CPAB (Community Police Advisory Board) meets 2<sup>nd</sup> Wednesday of the month, 7 p.m. at the West Valley Police Station.
- h. **Allen Nelson:** Stakeholders complaining about cannon-like sound west of the airport in the early mornings. Also, complaints about Birmingham High School having late night noises. **Officer Parra:** Will look into the issues. BHS problem was probably a Kid's Olympics.

#### 5. Public Comment

- a. Ron Merkin: Board member of the Van Nuys Airport Citizen's Advisory Council. We formed a beautification committee for Van Nuys Airport and plan to fix graffiti problems long term and work on the perimeter of the airport. We're open to suggestions. If you want to attend a CAC meeting, they're at the FlyAway Bus Station, the first Monday of the month, 7 p.m. Propeller Park along Balboa will be landscaped, hopefully in a year.
- b. Walter Gaworecki, T-Mobile representative: We're proposing cell towers at 7261 Louise, outside of the neighborhood council area. Photo simulations and plans passed out. Steve Leffert adds that this isn't in our NC area, it's across the street. It is within the Northridge South area. The issue that came up, particularly with T-Mobile cell phone towers is not the

aesthetics, is the question of health hazard. We're going to do a hands-off and let Northridge south make a decision on that.

- c. Shawn Morodian, business stakeholder in community within 500 feet of the proposed cell tower and is upset the tower may be installed.
  - d. Valerie Craig: Lives on Keswick St., "I would never have bought my house if it was going to be four doors down from a 24-hour gas station. I attended the hearing. There was no one present from this council or the city. No one can tell me a 24 hr. gas station will not make noise or lights."
  - e. Daniel Skolnick: We're waiting for the zoning administrator to make a decision next week. The hearing has already been held, it's under advisement, is close to being done. Trying to avoid and appeal process. The meeting on Friday is not open to the general public, just those immediate to this project.
  - f. Larry Buck: Last month, posed a question to the members of the board. he had to leave before he got his answer. His question was "Would you like a cell tower within 500 feet of your house?" —Point of order by Bill Haller as this is a public comment period, not questioning time of the Board.
  - g. Glenn Bailey: Financial statements need to be on the agenda. Concerned that cell towers are controversial. VN CAC - on June 7 by the Board of Airport Commissioners approved of the lease for the Van Nuys golf course property, which is controversial.
  - h. Richard Hayworth, stakeholder living near Saticoy and Louise: Worried about gas station and late-night deliveries.
  - i. Lisa Reveen: We did scrutinize Ralph's when they came (with plans for the proposed gas station at Louise and Saticoy), Sylvia Silva and I were both asking about the use of the alleyway and added traffic. They told us they'd have that the alley entrance closed off and landscaped.
  - j. Bill Haller: According to Robert's Rules of Order, anybody who voted yes can bring a motion to reconsider it at the next meeting.
  - k. Dave Bernardoni: There's also a grievance procedure for stakeholders.
6. Request by LAPD West Valley to allocate money towards the August 3, 2010 National Night Out event—Motion—Bernadoni  
Bernadoni: We need to have a presence at the event if we're going to allocate funding.

**Reveen moves to allocate \$500 toward Aug. 3 National Night out—seconded by Mojallal.**

**Pruett moves to amend the amount allocated to \$750, Pollock seconds.**

**Motion to amend the monies to \$750 is approved. (9-0-1). Doxsee abstains.**

**Motion to allocate \$750 towards the August 3, 2010 National Night Out event. Approved. (9-1-1). Doxsee abstains.**

7. Discussion regarding zoning change relating to proposed apartment complex at 7355-61 Balboa Blvd-Possible Motion—Leffert

The proposal is for a 14-unit apartment complex built to condo specs. Developer requests zoning change to RD1.5. The northernmost of the two lots to be built on is already rezoned to RD 1.5. Under regular zoning, it would have 11 units, but with a low income unit there's a density bonus to build 14 units. Changes on plan: Balconies had full railings, and per request of the NC, balcony

walls are to be 2/3 solid covering, 1/3 open railing. Anna Buchting lives north of the proposed building and is concerned she will no longer have privacy in her yard or bedrooms because of the new building. Her relative, Marilyn Hiedeman, another stakeholder, agrees. Kim Ferguson worries about parking. Developer says there will be guest parking, 31 semi subterranean spots total with the entry on Valerio, including three guest parking spots. Skolnick says this is more than the city requires. Sylvia Silva suggests large trees be put up for privacy for the surrounding homes. Developer promises that landscaping will be done.

**Steve Leffert moves to support the zoning change with the requested modifications previously adopted and with doing as much as possible in terms of landscape screenings in between properties. Clay McFarland seconds it.**

Size of trees and landscaping is discussed.

**Sylvia Silva makes the amendment that the developer plant trees that would provide the most privacy to the adjacent residences. It was seconded by Pollock. (8-1-0) Allen Nelson opposed.**

**Steve Leffert moves to recommend approval of the zoning change to the proposed apartment complex at 7355-61 Balboa Blvd., conditioned upon the modifications previously adopted by the land developer and upon the condition that the developer plant trees which provide the most privacy to the abutting residences.** Clay McFarland seconded it. Vote is approved. (8-0-2). Sylvia Silva and Evan Doxsee abstained.

8. Discussion regarding conditional use permit to full line liquor at Circle K market at corner of Woodley and Sherman Way—Possible Motion—Leffert  
Steve Leffert states that this store has a permit to sell beer and wine and wants to have a conditional use permit to sell a full line of alcohol, including hard liquor.  
Sherri Olson, from Circle K: It'd be a limited amount of high-end liquor kept behind the counter. We obtained over 100 signatures from supporting residents. Circle K Markets has a strict policy on alcohol sales. Visited by local police dept with an underage decoy and received a congratulatory letter for being a responsible retailer. Might reface the store facade as a condition. We don't come close to having 15 percent of our sales as alcohol sales and 5 percent would be hard liquor.  
Frank Ahn, from Circle K: There's a liquor store across street, but it's hard to park there and it's across from the apartments on our side. I understand it's a privilege to sell hard liquor, not a right, and I would be honored to have that privilege. Our state of the art camera system can detect things across the street.  
Steve Leffert said the petitions have no value because it says alcoholic beverage, not hard liquor and they already has a permit for alcohol. Linda Pruett said she'd have a hard time supporting this because there's gang activity in the area. Bernardoni wants a condition that a liquor license be purchased from an existing store in Lake Balboa. Skolnick said the council office requests an alcohol license reduction policy, 2 for 1.

**Steve Leffert moves to support the request for a full line alcohol conditional use permit for Circle K on the condition that there be a net reduction in such permits in the Council District 6 area and preferably that there be a reduction in the Lake Balboa area and that there be improvements to the facade of the property. Sylvia Silva seconded motion.**

**Linda Pruett makes amendment to add exterior lighting and landscaping to the facility. Leffert seconds. Vote on amendment is approved. (9-0-0).**

**Steve Leffert moves to support the conditional use application to sell full-line liquor at the Circle K Market at the corner of Woodley and Sherman Way on the conditions that there be a net reduction in liquor licenses in CD6, and preferably no net increase in them in Lake Balboa, and improvements be made to the facade of the property, exterior lighting and landscaping. Motion is approved. (7-1-1). Evan Doxsee is opposed, Bahman Mojallal abstains.**

9. Approval of LBNC financial statements—Possible Motion—Treasurer.  
Treasurer is absent so it will be voted on next month.

10. Discussion regarding roll-over funds—Possible Motion—Treasurer  
Steve Leffert: There's a rollover of up to \$45,000 of this year's funding to next year in addition to \$45,000 next year. Cannot be discussed, as treasurer is absent.

11. Motion to appoint LBNC representative, and alternative representative, to Sepulveda Basin Wildlife Area Steering Committee-Motion-Bernardoni  
**Bernardoni nominates Cynthia Weichelt to be our designee on that committee with Lisa Reveen as the alternate representative. Steve Leffert moves to appoint Cynthia Weichelt as the representative of the LBNC and Lisa Reveen as the alternate representative to the Sepulveda Basin Wildlife Area Steering Committee. Seconded by Linda Pruett. Vote is approved (8-0-0)**

12. Unfinished business:

Mojallal asks that people leave right after meetings and clean up after themselves.

Bahman Mojallal asked that the Ralph's gas station motion be reconsidered at the August meeting.

13. Adjournment  
**Evan Doxsee introduces motion to adjourn. McFarland seconds. (8-0-0).**