

Minutes of the Board of Directors

May 20, 2010

LHCA Board meeting called to order by President Ronni Cooper at 7:05 PM

Secretary & Treasurer Report

- Minutes for April approved
- Treasurer's Report for April approved

Crime and Safety

- **LASD:** Sgt Thrash reported vehicle burglaries are on the rise. He cautioned people to remove any items of value that can be seen. There is a big increase in people digging into the blue recyclable trash cans again. LASD man power is low and they are not always able to respond to these incidents. Residents could consider taking their recyclables directly to the site located behind Von's on LaTijera. Deputy Crooks announced there will be a fund raising event on July 17th at Cal State Dominguez from 10a.m. until 2p.m. Flyers are coming. \$15 for adults and \$5 for kids – proceeds go to the Youth Activity League. A resident complained of panhandlers at LaCienega and Slauson who now enter her backyard to take fruit from her trees. Sgt. Thrash advised her to not approach these people when they enter her property but call LASD instead.
- **LAPD:** Not present.
- **CHP:** Not present. For traffic concerns you may contact CHP directly via email baustin@chp.ca.gov or on 310 642-3939.

New Business

- **IUSD – Parent Elementary Principal:** Garry Gregory, Principal of Parent Elementary shared that his goal is to make Parent a desired and suitable school to attend. He has seen the school transform itself within his tenure during the past 4 years. He is encouraged that some Ladera Heights students are returning. His First goal is to get test scores up higher. Scores currently at 771 which is good and a big improvement. He is trying to be selective when allowing students in on permits. He is not hesitant to revoke permits if the behavior is offensive. Parent is offering enrichment programs and working hard to make improvements. There are 450 students in grades 6 thru 8 and 350 students in K-5.
- **Baldwin Hills Relay for Life:** Troy Green gave an overview of the upcoming event and provided posters and fliers. The event consists of relay teams walking over a 24 hour period of time and will be on June 27th at the soccer fields on Fairfax behind the Home Depot. The board agreed to make a donation of \$300 towards this event.
- **TGIF Live Music - Noise:** Shelter Bay, Property Management group for the Ladera Center committed to attend this meeting but no one is present. The Board will escalate another request for representation.
- **Wiseburn School District:** Carmen Spiva suggested we make a donation to the new High School. A motion was passed to donate \$500 to the DaVinci Charter High School in the Wiseburn District.

Old Business

- **Senford Property:** Erin Stennis of Supervisor Ridley-Thomas' office introduced Jacob Williams, Assistant Director of Public Works. Mr. Williams provided an extensive overview of his recent contacts with the property owner. Other residents near the neglected property shared a history of their dealings with the property owner. He feels the key to a long term solution probably would be the owner getting information on a professionally engineered solution. The County has provided the owner with names of professional engineers and has been trying to orchestrate a meeting for over 3 weeks. The meeting is currently scheduled for tomorrow, May 21st. For the short term the owner has committed to take the tarps off the roof by next week. Mr. Williams will follow up with all due diligence and if the owner defaults on his current commitments the matter will be escalated to the L.A. County Supervisor.
- **The Jet Motel:** Rob Glaser of L.A. County Regional Planning provided additional information on the pending permit renewal. Jet Motel is requesting a conditional use permit to continue operations of a 41 room motel in a C2 zone at

4542 Slauson Avenue. They have had a legal non-conforming use permit since 1959 due to parking. In 1965 the county started requiring conditional use permits. The motel would need to have the same number of parking spaces as rooms. They are short by 4 spaces. There is a record of 152 calls to LASD for service at the motel during the last 5 years. The motel received a junk/salvage citation because of mattresses on the side of the motel. After the junk/salvage violation was issued the owner applied for a conditional use permit. This type permit allows the County to put terms and conditions on how the establishment would operate. The County will condition that the hotel must have additional lighting and security cameras in public spaces of the property. They would also need to have a security guard from dusk to dawn, require ID from patrons at check-in, and log information. Management would be required to have an additional room key on site. If they do get approved they are subject to inspection checks for compliance with the code and all conditions. Checks would be more frequent because the motel is a public place of business. If violations are found a citation would be issued. If violation still exists in the following 30 days a final notice would be given with 15 days to comply. If violations not fixed they would be fined and then referred to the District Attorney's office. A public hearing will be held on 6-23-10 at 9 a.m.

- **Old Ladera Parking Issues:** We have contact info for the Muller Company, property management for the Watteridge Building, plus info for the 24 Hour Fitness Center. We also researched the terms agreed upon in 2005 with the 24 Hour Fitness Center. Letters will go to each company within the next few weeks.

Committees & Work Groups

- **Website:** No Update
- **CAC:** No Update
- **Ladera Center:** Not present.
- **Ladera Park:** Phyllis Stewart of Old Ladera expressed concerns about drug usage/sales on the park tables that face her home. President Ronni Cooper linked Mrs. Stewart with Director Darrick Davis who has been closely tied to recent issue resolution associated with Ladera Park.
- **BHC:** No Update
- **PXP:** Carmen Spiva reported the annual PXP meeting was not well attended. Attendees were mostly PXP employees and very few residents.
- **Senior Center:** No Update
- **Filming:** Not present
- **LMU Readout:** Of those that responded to the survey conducted by LMU, 2/3 didn't belong to a neighborhood watch group. LHCA will sponsor another survey this summer and the July newsletter will have the information. The county and LHCA will do something about the rusted faded watch signs. There will be more information on that at another time.
- **Beautification:** Not present
- **Traffic:** Allan Boodnick reported there will be 2 meetings regarding the LaCienega Corridor project: Wednesday, June 16, 2010 | 6 to 8 p.m., Los Angeles Baha'i Center, 5755 Rodeo Road, Los Angeles 90016 and Thursday, June 17, 2010 | 7 to 9 p.m., Inglewood City Hall, Community Room A, One Manchester Boulevard, Inglewood 90312 Residents can have input into the final plan and were encouraged to attend.
- **Block Clubs:** No Update
- **Oilfield Update:** No update
- **Newsletter:** No update
- **Representative from Supvr Ridley-Thomas Ofc:** No update.

In Attendance: Sandra Bennett, Allan Boodnick, Margaret Bowers, Ronni Cooper, Darrick Davis, Ruth Lawrence, Clifford Neuman, Alvetia Smith, Ron Woods, Florida Toussant, Carmen Spiva, and Charlee Williams.

Meeting adjourned at 8:55 p.m.

Respectfully submitted with apologies for errors or omissions,
Ruth E. Lawrence, LHCA Secretary