

Kentwood Home Guardians Minutes

Monthly Board Meeting – Tuesday, August 8, 2017

Fire Station - #5 – 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers – President; Audrey Melton – Interim Operations Manager

Absent: Aaron Torrence – 1st Vice President; Marion Koh – 2nd Vice President; Colleen Fracisco – Secretary and Todd Harris – Treasurer. Audrey will be taking minutes in Secretary's absence.

1. **Call to Order:** Called at 7:03 pm by Tracy Thrower Conyers. Tracy announced that without a quorum of directors, no official business would be conducted.

2. Officer Reports:

- a. Secretary's Report - No report
- b. Treasurer's Report – No report

3. Committee Reports:

- a. Architectural Committee

- Tracy provided an overview of the meeting with the developers of the Grinder site (Owner Tract 12602, Lot 103B) - They plan to hold meetings with different community groups and seem very responsive to questions and concerns so far. 11% low income housing (8 units) being built in exchange for AB1818 density bonuses, including an increase in the height of the building and other density bonuses. Planned to be "workforce" housing. Developer recognizes that parking is an issue and more is needed. Developer is investigating Neighborhood Council PLUC's previous suggestion that they looking into leasing parking in the medical building across the street on Sepulveda & Manchester.

Community Concerns & Comments:

- Traffic Study should be delayed to when all schools are back in session; not conducted on the Jewish Holidays and the time of day should be considered. Traffic is a huge issue at this intersection already. Left turns should not be allowed out of Grinder driveway. What happens if traffic study comes back negatively? What then?
- Where will trash trucks pick up dumpsters and where will there be space for moving and delivery trucks?
- There is no turnaround
- Environmental impact study is a necessity with hazardous waste on the adjacent lot
- Community members would like to see Jiffy Lube added to the rendering for a true picture of the density
- As this property is within KHG boundaries, will they be a part of KHG and the DPR's. Will they be individually assessed?
- Since this is a commercial lot being turned into residential, are there different restrictions for building setbacks? And building right up to the property boundaries?
- Concerns on the 2 roofdecks that will overlook Sepulveda and Manchester (not 85th Place neighbors) – will nuisance issues apply according to DPR's? Westchester CDP pdf available for anyone interested. Audrey can email.

- Neighbors also wanted to ensure there is no access to 85th Place from this property (walk-through)

b. Outreach Committee

- No report

4. Operations Manager's Report:

- a. There is an uptick in neighbor complaints and requests for KHG involvement. Board needs to ensure we enforce violations or nuisances that are within DPR restrictions, within KHG power and budget. Community member brought up concern about POD storage/container at 8300 Kenyon.
- b. Dead tree and/or overgrowth on properties: Contacts suggested: Bureau of Street Services; Dept. of Urban Forestry; Bureau of Environmental Sanitation (handles trash, debris, accumulation of growth); Mike Fuhrer, City Attorney can also get involved.
- c. Board members will be attending Adams Stirling training on August 17.

5. New Business: None

6. Old Business:

- Old Fire Station Update – Tracy has maintained contact with Councilman Bonin's office on this and there has been no movement on future plans for this site. KHG has checked in within the past month.
- Community member asked what the zoning of this municipal property. Certain tracts have different DPR's that reference commercial/church lots.

7. Community Comments & Discussion:

- Richard Wolfe indicated that he is involved with Senior Services. Goal of his group is for preservation of their life and safety. He would like to see and be part of an outreach to older Kentwood residents and develop a strategy to support them. Question was posed on how we find out which residents are older.
- Another community member asked what was happening with the new stadium in Inglewood. Will it have any effect on Westchester, Playa del Rey and Playa Vista. The LA City Community Plan for our area hasn't been updated since before Playa Vista.

8. Adjournment: Called at 8:14 p.m. by Tracy Thrower Conyers