

**Northridge East Neighborhood Council**  
**Monthly Board Meeting Minutes**  
Andasol Elementary School Auditorium  
10126 Encino Ave., Northridge, CA  
**June 21, 2006**

1. **Call to Order by Chuck Bunnell, NENC Secretary.** 7:11 p.m.  
**Roll Call:** 14 board members: Kelly Lord, Judie Levin Sanchez, Don Dwiggins, Chuck Bunnell, Steve Patel, James Gardner, Alice McCain, Judith Nutter, Harold Ellison, Thomas Baker, Lucille Meehan, and Joe Nam. Scott Hayman and Caroline Moore arrived after roll call/ Scott left early. Not present: Matt Adelman (excused absence).

Following the Pledge of Allegiance, Chuck thanked Judie Levin Sanchez and Matt Adelman (in abstentia) for service to the Board. Both completed their terms of service: Judie, as 1<sup>st</sup> Vice President and Matt as Youth Representative. Outreach Chair Thomas Baker suggested as a follow up, that the Board get a certificate of appreciation from Councilman Smith's office for the two Board members.

2. **Approval of the May NENC Board Meeting Minutes:** Kelly Lord moved to approve the May minutes. The motion passed unanimously.
3. **Senior Lead Officer Kathy Bennett of Basic Car 17A55** introduced herself to the Board. She suggested that if the Board doesn't have a Public Safety Committee, that it would be helpful to create one. She also spoke about a need for Neighborhood Watch signs and asked the Board to consider funding them. On the issue of disturbances caused by local fraternity houses, she mentioned that she is working on this issue with the City Attorney's office. She suggested that anyone with tips on any illegal activity should call the Devonshire division's anonymous We Tip Line at: (818) 832-0653. To reach Kathy directly, call: (818) 756-9011 (1755).
4. **Giovanni Calix, Oak Tree Properties:** The developer unveiled his company's proposed, three, single-family development proposal for 9933 White Oak Ave. (north of Lassen St.) The three homes would be two stories high, 2,200 – 2,500 sq. ft. each, with a 2-car garage and with driveways that open to White Oak. The lot proposed for these homes measures 110' wide by 100' deep. In order to get approval to move forward with the plans, Mr. Calix said they would need to request a zoning change request for a small lot subdivision. Thomas Baker proposed that the Board table a decision until next month so the Board Members can take a look at the lot and surrounding structures to see whether it would fit into the neighborhood.

5. **Candidate Speeches for NENC Elections:** Jerry Kvasnicka moderated the election speeches of candidates for this Sunday's (June 25<sup>th</sup>) NENC election. **Youth – There were no candidates. Write – ins will be accepted up until June 24<sup>th</sup>)**

**Business Owner or employee:**

Board Member Steve S. Patel has served on the NENC Board for 1 year and has been active as treasurer. He would like to continue with a two-year term.

**Owner of Property (vote for one)**

1) **Scott A. Hayman: Unavailable for a speech.**

2) **Peter C. McCarty:** Peter has been involved in the community since 1988. He is currently involved in the community with the North Valley Regional Chamber of Commerce and the YMCA. His vision is to improve the quality of life through communication.

**At Large: (vote for two)**

1) **Barry M. Greenberg:** Barry was a charter member for the NENC and was one of the authors for the bylaws. He wants to contribute more to community and wants to see more outreach efforts.

2) **Ray Calnan:** Ray has been attending meetings since the middle of last year and is gaining knowledge of land use and zoning laws. He's also been involved with Councilman Smith's office. Ray is a property owner on a street with three fraternities so he's aware of the problems there. He lectures part time at CSUN, is a business owner and holds a Master's degree in Intl. Business and Finance.

3) **Joe Woong Nam** (write in candidate): Is a Korean – American businessman, an architect with an engineering degree and a former general contractor. He is proud to serve his community, particularly since there are many Korean Americans in the area. He's active with the Korean American Federation and wants to give back to his community with his service on the Board.

The election takes place at the Andasol Elementary School Auditorium from 1 pm to 5 p.m. Jerry explained that stakeholders must have proof of stakeholderhood to vote, meaning, they must live, work, own property, or participate in the community within the NC's jurisdiction. After voting ends, Jerry will count and announce the preliminary results.

**6. Mary Ann Conron Community Relations with PALS Police Activities League Supporters:**

The Board heard presentations from Gregory Baker and Stan Bryant on their "Campaign for Capital" to build a youth center for PALS community youth activities. The center is proposed for a site at Parthenia and Wilbur. Mary Ann Conron presented a PowerPoint presentation showing highlights of the outreach program the police have been doing with youth in the community as a deterrent to gangs. Greg explained the history of PALS in the Valley, which offers kids access to a computer lab, cultural field trips, karate, water programs, horseback riding, and other activities administered by four dedicated police officers. Stan asked the Board to consider making

contributions or helping them by referring them to organizations that might want to support them. **“Alice McCain moved that NENC contribute \$4,000 to PALS program subject to approval by DONE.” (Thomas Baker 2<sup>nd</sup>).** **Thomas asked, in return, that the PALS participants help in future community clean ups. The motion passed unanimously.**

**7. Cell Towers located at Church of the Nazarene.** The representatives for the Church and for the cell towers did not attend this meeting so there was discussion from stakeholders who, unanimously, disapproved of this project. **Info:** Thomas Baker described the project as two, 55' cell phone towers proposed on the Church property at the S/E corner of Reseda & Chatsworth. There would be lights on the towers to provide lighting for the baseball field to be used at night.

**Comments:** Over a dozen stakeholders turned out for the meeting, presenting a petition against the Church's proposal for cell towers with 76 stakeholders' signatures. Stakeholders said they had not received proper notification from the Church about their proposal and felt that the cell towers and light towers would be disruptive, intrusive, and an eyesore towering over the single story homes in that neighborhood. Stakeholders were upset that the Church had not sent a rep to the NENC for this hearing, saying this is the third time they have failed to show up for a hearing.

**Action:** Steve Patel asked for a copy of the petition for future reference. President Kelly Lord said he notify everyone who was at the meeting about any upcoming meetings on this issue and would follow up with the Church on their plans.

**8. Update on Fraternity Houses located on Halsted at Etiwanda:**

Steve Patel told the Board that his group met with the City Attorney a few weeks ago to address the problem of frat house operating in residential areas, not zoned for these organizations. He said that, if this problem is not addressed, the frat houses will expand and the area will lose good neighbors, because nobody wants to live near these houses. The problem they are having now is in proving they are frat houses; they are hiding their identity to avoid conflicts with zoning.

The Board heard from two stakeholders who live near the fraternity houses in question. One stakeholder said that the noise and trash are out of control. While one frat house's occupants were evicted, new ones have moved in and are now causing the same disturbances. He said that if the community doesn't take a stand and regulate this problem with zoning, property owners would start leaving. Board member James Gardner asked for clarification on the zoning laws.

**Action:** Steve Patel said there is a proposed meeting set up with Mr. Pizzuti from the City Attorney's office. Kelly, Thomas, and Steve are on the committee that is trying to deal with this issue. The Board suggested looking

into helping homeowners near the frat houses by hiring security services, surveillance equipment, or hiring a private attorney. Stakeholders were also encouraged to call the Senior Lead Officer or the We Tip anonymous call line.

**9. Investigation of Sidewalk Repair for Elderly Stakeholder and lottery idea.** Board Member Lucille Meehan reported that she has been getting complaints from seniors who have fallen on neglected sidewalks. She, herself, had a trip and fall accident on an unrepaired sidewalk and was told it was the City's problem. She is also working to get streets repaved: 2 have been addressed; 12 more are waiting to be repaired. She said there are 325 homes in the area she termed "neglected." She has approached Councilmember Smith's office and been promised repairs but with no timeframes. She asked the Board to consider holding a lottery where seniors or handicapped persons could request that their neighborhood sidewalks or streets be given priority with the winners of the lottery given priority status for repairs. She hopes 4 – 6 homes would benefit each year by giving money back to the people who need it the most.

**Action:** Thomas Baker said he would explore the City's 50-50 Sidewalk Repair Program and ask Councilman Smith's office to share costs. He said he would look into the costs with DONE.

**10. Public Comments:** A stakeholder living on Garden Grove (off Kingsbury) told the Board about a neighbor who is operating a motorcycle repair business out of his home on the residential street. This is creating noise, parking problems, and possible safety hazards with chemicals possibly being used by this business. He asked that Building and Safety be alerted. Steve Patel asked the stakeholder to fill out a complaint form and the NENC would alert several agencies about the problem and investigate it.

**11. Board Comments:** Kelly Lord proposed purchasing medals for a youth soccer team in partnership with Kiwanis. Alice McCain moved that the NENC allocate up to \$300 for the partnership with Kiwanis for the purchase of medals for a youth soccer team. There was no second because it was not agendaized. This matter was tabled for the next meeting.

**12. Meeting adjourned:** 9:25 p.m.

- Minutes prepared by Pat Kramer, Apple One -