

Northridge East Neighborhood Council

Minutes for General Board Meeting held Wednesday 7-16-14

Elected Executive Board

Steve S. Patel – President ✓
Glenn Bailey – 1st VP, Membership ✓
Kelly Lord, Jr. – 2nd VP, Outreach ✓
Joe Seoane – Treasurer ✓
Don Dwiggin – Secretary ✓

Elected Board Members

Nestor Fantini _ Lori Fass (I) Roland Faucher ✓
John Hardy _ Alice N. McCain ✓ Nadine McNulty ✓
YJ Draiman ✓
Francesca M. Vega – Appointed CSUN Faculty / Staff _
Sarah Garcia – Appointed CSUN Student _
Shawn Silleman – Appointed Youth (I)

Associated Documents available at <http://is.gd/QxCuPT>

Summary

1. Call to Order (President) 7pm
2. Pledge of Allegiance
3. Roll Call – Determination of Quorum (Secretary) [see official funding vote count form]
4. Agenda Setting Meeting Participation (President) Steve Patel, Glenn Bailey, Kelly Lord, Joe Seoane, Don Dwiggin, Ankur Patel, Bill Kuzmin
5. Approval of 2014 Minutes: (Secretary)
 - April 16 – Motion to approve with corrections – ALL in favor (refer to Vote Count Sheet)
 - May 7 – Motion to approve with corrections – 7 Yes, 7 Absent, 1 Ineligible (refer to Vote Count Sheet)
 - May 21 – Motion to approve with corrections – ALL in favor (refer to Vote Count Sheet)
 - June 4 – Motion to approve with corrections – 8 Yes (refer to Vote Count Sheet)
 - June 18 – Held for further consideration
6. Comments from Public Officials:
7. Public comments (3 min. max.)
8. Campaign Presentations
 - Mark Reed, Congressional Candidate**
9. Proposed Verizon Cell Tower at 16324 Lassen St. (Lord)
 - Glenn Bailey moved that NENC issue the following statement: “The Northridge East Neighborhood Council opposes construction of the proposed cell tower at 16324 Lassen Street – Case # ZA 2014-1133(CUW) – for improper notification in the wrong neighborhood, giving those in closest proximity to the proposed site, insufficient time to respond. (2nd Roland Faucher) Note: ALL eligible and present NC members voted in favor of the motion.**
10. Appoint 2 representatives to the Budget Advocates for 2014-2015 (Patel) After Lydia offered a brief statement on this topic, the NENC Board decided that Joseph Seoane and Glenn Bailey would represent NENC interests as Budget Advocates.
11. Standing Committee Reports

RECESS Called – SPECIAL BOARD MEETING

1. Meeting called to order at approximately 8:35 pm
2. The NENC PLUM Committee recommends that the NENC Board approve the following motion:
 - a. For Case No. ZA 2014-1061-ZZA, 17133 W. Stare Street, Northridge, CA 91324, LADBS Plan Check No. B13LA14677, that a Zoning Administrator’s Adjustment (ZAA) be approved from Section 12.09-A, 2 to permit the continued use and maintenance of an existing 152 sq. ft. storage room and 26’6” x 17’ 9” carport with a varying height of 7’9” to 8’, both without permits, on a 10,998.8 sq. ft. lot; and from Section 12.09-C, 2 & 3 to permit a 3’6” side yard in lieu of the required 7’, in the R11-1 zone, pursuant to provisions of Section 12.28 of the LAMC.
3. Kelly Lord restated the motion (2nd Alice M) The motion passed. (7 Yes, 0 No, 3 Abstain, 0 Recused, 4 Absent, 1 ineligible)

SPECIAL BOARD MEETING ADJOURNED

Continuation of Agenda Item 8 Campaign Presentations [Candidate arrived at the meeting during the SBM]
Matt Dababneh, CA State Assembly Member

12. **Motion: The Membership Committee ("MC") is directed to solicit information to include job descriptions and rate of pay for the following positions: Assistant Treasurer; Minute Taker; and Data Management. The MC is then directed to report back its findings and recommendations to the Executive Committee. (Lord)** (See attached form, not required but submitted for clarity)

13. **Status of new NC funding plan (Seoane)** – Tabled

14. **Approval of monthly checking account deposit amount to cover recurring expenses (Seoane)**

15. **Street vendor motion (Council File 13-1493)**

Steve Patel, unable to table in consideration of the late hour, this motion is time sensitive: Council File 13-1493.

Discussion: There are two types of street vendors: food and merchandise. Called for motion to produce two different reports: 6 Yes, 3 No (NM, RF, GB) 1 abstain (Lori Fass raised hand and spoke in abstention) 0 Recused, 4 Absent, 1 ineligible. **Request for clarification - is Lori eligible for this non-funding vote?**

16. **Approve funding for disaster preparedness fair, up to \$2000 (Patel)**

Steve Patel, moved for approval. (2nd YJ Draiman) A vote was taken (see attached form) and the motion passed subject to Board approval of the detailed accounting. (9 Yes, 0 No, 0 Abstain, 0 Recused, 4 Absent, 2 ineligible)

17. **Approve Post Office Box for NENC mail (up to \$150/yr) (Bailey)**

Motion for approval of P.O. Box Rental – up to \$150/year. (The motion died for lack of a 2nd) Kelly Lord moved for postponement (2nd YJ Draiman) – A vote was taken and the motion carried.

18. **Approve recurring expense for Ankur Patel, Treasurer's assistant, up to 10 hrs/month (or up to \$325) (Seoane)**

Treasurer, Joe Seoane, moved for approval of the above stated motion. (2nd Glenn B) A vote was taken (see attached form) and the motion passed. (9 Yes, 0 No, 0 Abstain, 0 Recused, 4 Absent, 2 ineligible)

19. **Treasurer's Report [Seoane]**

Treasurer, Joe Seoane, moved for approval of the June Monthly Expense Report. (2nd Glenn B). A vote was taken (see attached form) and the motion passed. (8 Yes, 0 No, 0 Abstain, 0 Recused, 5 Absent, 2 ineligible) Please refer to the attached Monthly Expense Report for the figures required below.

a) Prior Month Expenses \$ _____

b) Current Balance \$ _____

c) Committed Funds budgeted \$ _____

d) Uncommitted funds \$ _____

e) Approval of April 2014 and May 2014 Monthly Expense Reports (tabled)

f) Ratification of January, February, and March 2014 Monthly Expenditure Reports (tabled)

20. Adjournment – the meeting was adjourned at approximately 10:15 pm

Full Minutes

1. Call to Order (President) 7pm
2. Pledge of Allegiance
3. Roll Call – Determination of Quorum (Secretary) [see official funding vote count form]
4. Agenda Setting Meeting Participation (President) Steve Patel, Glenn Bailey, Kelly Lord, Joe Seoane, Don Dwiggins, Ankur Patel, Bill Guzman
5. Approval of 2014 Minutes: (Secretary)
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 - June 4 – Motion to approve with corrections – 8 Yes (refer to Vote Count Sheet)
 - June 18 – Held for further consideration
6. Comments from Public Officials:
 - CD12 – Jessie Levine represented Council Member Mitchell Englander. Among other announcements she invited anyone in need to reach out to the NC Board or come directly to CD12 for help. She also announced the installation of two new General Managers: Ralph Terraza (FD) and _____ (Transportation) Noted a retired Ambulance was donated to California Emergency Mobile Patrol. Also mentioned National Night Out – Tuesday, August 5th- Lego Movie @ Northridge Park.
 - Mayor – There was no one in attendance from the Mayor’s Office
 - DONE – Melvin Cañas thanked those who came early, at 5 pm, to take the Funding Training noting that just three others who will need to complete the Funding Training. He announced the possible need to call a Special Board Meeting in order to finalize the Strategic Plan and approve an Annual Budget, as per the letter. He stated that the Treasurer and 2nd Signatory have already completed their mandated training. He announced Budget Day, the Congress of Neighborhood Councils on Saturday, September 20th, and Commissioner Lydia Grant’s Roundtable for NC members to be held at Our Lady of Peace Catholic Church on Nordhoff St. (Call: 818-470-6629 or e-mail Melvin.canas@lacity.org)
 - BONC – There was no one in attendance from BONC (at this point in the meeting. Lydia arrived later, see agenda item #10.)
 - LAPD – There was no one in attendance from the
 - LAFD – There was no one in attendance from the
7. Public comments (3 min. max.)
 - A. Stakeholders Estelle Goldman, Susan Thomas, and others – read prepared statements (see agenda item 9, below)
 - B. Bob Bindy addressed the Board seeking support in dealing with property zoning [violations] at 18257 & 18259 Halstead, a single-family dwelling slowly being converted into multi-unit rental property, explaining that first the garage was converted to a “rec room” then plumbing/toilet was added and now the owner is renting the space for \$1,100/month – circumventing the area zoning laws. He asked that the PLU committee look at RA1 zoning and the build-up of multi-unit “Build-Outs”. AB 1865 (?) deals with the conversion of Single Family Dwelling to Duplexes for rental property.

The matter was referred to the Planning and Land Use Committee. Senate Bill overrides our local zoning regulations – splitting up a residence for rental to students who aren’t invested in the community, instead of single family home-buyers who are making a long-term investment. Resident asked for NENC & PLU to meet with Zoning Department officials and address this issue. Kelly Lord, I’ll address this issue with the PLU Committee, which had already spoken with Mr. Bindy about it. Nadine McNulty was consulted.

Jessie Levine (CD12) “Call 311 and look up “LA GPS” (?) Steve Patel commented that whoever signed off on that [the garage conversion] there’s something *very fishy* about it. Brian Rough observed that addresses may be added onto a property by filling out a form at the local Post Office.
8. Campaign Presentations
 - Mark Reed, Congressional Candidate** – Local roots, married H.S. sweetheart. Federal, State, and County regulations have changed industry in the [San Fernando] Valley, driven businesses out of state or overseas costing stakeholders good middle-class jobs. He said, “Now we need more trade schools [feeding into] industries right here at home. We’ve lost

Raytheon, Pratt-Whitney, and Teledyne – all off-shored to other countries. Voters have the power to change things. Eighteen years of Brad Sherman’s policies have killed jobs in LA.”

9. Proposed Verizon Cell Tower at 16324 Lassen St. (Lord)

Stakeholders Estelle Goldman, Susan Thomas, and others – read prepared statements requesting Board support in opposing the proposed 45’ Cell Tower (Monopine) to be erected at 16324 Lassen St. in Northridge, particularly in light of the fact that the Notice of Public Hearing listed Mission Hills, Panorama City, and North Hills but failed to include Northridge. (see attachments)

Bob Bindy mentioned Lead-Acid Batteries (posing a public safety issue.) Don [redacted], spoke out as a pilot using Van Nuys Airport – It’s not safe to waive the height restrictions. Brian Rough cited the number of cell towers already in use, stating that they work on “line of sight” basis, and the electro-magnetic-frequencies are known to cause deleterious side-effects. The specifications listed and assurances offered by the original installers have little meaning given that they’ll sell the towers to another company that will then expand capacity by installing additional antennae in the extra slots – therefore the estimates and “safe” radiation readings aren’t accurate. The new owner won’t maintain the equipment [to factory specs] leading to many health concerns.

Susan T stated that this project won’t serve NENC stakeholders; it helps the church that gets up to \$20,000/year and Verizon that gets extra storage capacity – but residents will be harmed, not helped. It will be damaging to property values. They asked for NENC Letter of support.

Steve Patel asked about the location (the church next to Heritage School, SW corner of Woodley and Lassen. Steve Patel noted: “The Public Hearing will take place on Tuesday, August 5th. If we don’t act NOW, it will be too late.” Glenn Bailey made a motion that NENC issue a statement of opposition to this Cell Tower.

Karen objected stating the recommendation should come from the PLU Committee. Kelly indicated that they’d met and discussed the issue but had not taken a vote. Steve Patel, in the absence of this meeting [the Public Hearing] being postponed, we owe it to the stakeholders; we cannot say nothing, or DO nothing (by strictly adhering to committee-referral & recommendation protocol.) He acknowledged that the Land Use Committee hasn’t had time to fully study the issue, but emphasized the need for action.

Don Dwiggins suggested that NENC ask the Land Commission for a postponement. Glenn Bailey expressed his concern that the City had failed to properly notify residents (failed to include Northridge residents in the Public Hearing Notification.) There’s not enough time or information. We could have a [Special] Board Meeting.

Stakeholder Karen stated that a representative from the PLU Committee could attend the zoning meeting on August 5th, inform them of the improper notification, and ask them to postpone. Steve Patel strongly recommended support of the stakeholders who cared enough to rally around this cause tonight. We can revisit and reconsider the issue later, with more time.

Glenn Bailey moved that NENC issue the following statement: “The Northridge East Neighborhood Council opposes construction of the proposed cell tower at 16324 Lassen Street – Case # ZA 2014-1133(CUW) – for improper notification in the wrong neighborhood, giving those in closest proximity to the proposed site, insufficient time to respond. (2nd Roland Faucher) Note: ALL eligible and present NC members voted in favor of the motion.

10. Appoint 2 representatives to the Budget Advocates for 2014-2015 (Patel) After Lydia offered a brief statement on this topic, the NENC Board decided that Joseph Seoane and Glenn Bailey would represent NENC interests as Budget Advocates.

11. Standing Committee Reports

Budget and Finance: (Report to be given at end of meeting.)
Education: Nestor Fantini - Absent (schools out for summer)

Environment: Don Dwiggins, Nothing to report at this time.

Executive: Steve Patel – Stepping back to attend to Family Medical Emergency. As 1st Vice President, Glenn Bailey will lead.

Outreach: Kelly Lord – Invited any and all present to offer their suggestions and participate in NENC Outreach efforts.

Planning & Land Use: Kelly Lord – Upcoming meeting 1-1½ weeks (month's-end) Three cell towers will be on the agenda, including another, 60' tower on Balboa, and another near Zelzah and Kinsey. Glenn Bailey observed that the Zelzah tower had already been decided upon. Kelly Lord – "I just received notification and have been in contact with the Zoning representative." Steve Patel – "Why aren't we being told about these in time to respond?" The 500 foot notification goes out with too little advanced notice for NENC and most stakeholders to respond. Kelly Lord – That would require a robust, efficient Outreach effort to investigate anything in Northridge East, to contact [stakeholders] and identify NENC interests.

Community/Public Safety: Roland Faucher – Just waiting for our signs!

RECESS Called – SPECIAL BOARD MEETING

4. Meeting called to order at approximately 8:35 pm
5. The NENC PLUM Committee recommends that the NENC Board approve the following motion:
 - a. For Case No. ZA 2014-1061-ZZA, 17133 W. Stare Street, Northridge, CA 91324, LADBS Plan Check No. B13LA14677, that a Zoning Administrator's Adjustment (ZAA) be approved from Section 12.09-A, 2 to permit the continued use and maintenance of an existing 152 sq. ft. storage room and 26'6" x 17' 9" carport with a varying height of 7'9" to 8', both without permits, on a 10,998.8 sq. ft. lot; and from Section 12.09-C, 2 & 3 to permit a 3'6" side yard in lieu of the required 7', in the R11-1 zone, pursuant to provisions of Section 12.28 of the LAMC.
6. The text of the motion, which Kelly Lord provided, pertains to permitting a wall. (property storage bordering, crowding wall)
7. There were no objections from neighboring owners so PLUM committee recommends approval of variance
8. Comments: Stakeholder Brian R. stated that this is a work in progress, the storage shed is adjacent to the wall, and expressed his opinion that it should not be approved since it doesn't match the architectural design [of the owner's residence or neighboring homes.] Stakeholder/PLUM committee member, Karen (?) stated, "The old storage shed was originally properly permitted; the new owner is asking for a new permit and applying for a variance. Alice McCain refuted the objection on the basis of design and appearance; the property is situated within her RE market area and there is no particularly unifying design in the area. The storage shed and carport aren't unsightly or disruptive to the look of the area.
9. Kelly Lord restated the motion (2nd Alice M) The motion passed. (7 Yes, 0 No, 3 Abstain, 0 Recused, 4 Absent, 1 ineligible)

SPECIAL BOARD MEETING ADJOURNED

Continuation of Agenda Item 8 Campaign Presentations [Candidate arrived at the meeting during the SBM]

Matt Dababneh, CA State Assembly Member – "The State budget is in much better shape today, without passing any bond initiatives. There's the "Rainy Day Fund", Proposition 44, and new rules on Capital Gains stating anything over 8% of the General Fund will go in this (Rainy Day) fund and we're only allowed to withdraw funds after three years of loss or in the event of a Natural Disaster. Simply proposing this raised the State's credit ranking from A to AA3. Previously the cap was set at 5%, now it's set at 10%. This is a complex topic but you can find more information on this subject online. The state needs to allocate more money for the Cal State University system, specifically to increase the number of available classes so that people can actually graduate (with a Bachelor's degree) in two years. He mentioned the Insurance Commissioner and offered assistance through his office in Van Nuys, specifically those having trouble negotiating state programs for assistance. (i.e. EDD) He mentioned two town halls on 8/23 at the Providence Campus and another on 9/6 at El Camino. He offered more good news on the budget via his website and his contact info: matt@mattdababneh.com. He asked for questions. Steve Patel asked about the State's position on a property owners' division of their single family dwelling into student housing rental property. (1866 - SB or AB?) Granny Flats? Matt answered: State law doesn't

circumvent dwellings, but there are NO FREE PASSES. State law won't circumvent local law. He recommended that those concerned contact their local city council member (CD12 – Mitchell Englander) and Los Angeles Department of Building and Safety (www.ladbs.org.) Stakeholder (Former NENC Board Member) Ankur Patel commented on the different economic impacts of High Speed Rail vs. Light Rail, the Water Bond – truly benefiting Big Agri-business, rather than residential ratepayers, \$6,000,000,000 (six billion-dollar) for Central Valley, which has been decimated by the drought. Instead, Ankur Patel called for investment in local ground water and L.A. River clean-up, stating that as the eighth largest economy in the world, California **can and must do better.** *Verify wording*

12. Motion: The Membership Committee ("MC") is directed to solicit information to include job descriptions and rate of pay for the following positions: Assistant Treasurer; Minute Taker; and Data Management. The MC is then directed to report back its findings and recommendations to the Executive Committee. (Lord) (See attached form, not required but submitted for clarity)

13. Status of new NC funding plan (Seoane) – Tabled

14. Approval of monthly checking account deposit amount to cover recurring expenses (Seoane)

Glenn Bailey called for a comprehensive breakdown.

15. Street vendor motion (Council File 13-1493)

Steve Patel, unable to table in consideration of the late hour, this motion is time sensitive: Council File 13-1493.

Discussion: There are two types of street vendors: food and merchandise. Called for motion to produce two different reports: 6 Yes, 3 No (NM, RF, GB) 1 abstain (Lori Fass raised hand and spoke in abstention) 0 Recused, 4 Absent, 1 ineligible. **Request for clarification - is Lori eligible for this non-funding vote?**

16. Approve funding for disaster preparedness fair, up to \$2000 (Patel)

Steve Patel, moved for approval. (2nd YJ Draiman) Discussion followed after which, it was determined that an indication of Vendor names and the amounts anticipated for allocation to each, should be provided. A vote was taken (see attached form) and the motion passed subject to Board approval of the detailed accounting. (9 Yes, 0 No, 0 Abstain, 0 Recused, 4 Absent, 2 ineligible)

17. Approve Post Office Box for NENC mail (up to \$150/yr) (Bailey)

Motion for approval of P.O. Box Rental – up to \$150/year. (The motion died for lack of a 2nd) Discussion: U.S. Post Office Box vs. Ship & Pack. Kelly Lord stated that it would be worth spending extra money to support local, privately owned, business. Steve Patel advocated support of local business but stated it would be more fiscally responsible to opt for the Northridge P.O. as it would cost less money and offer greater access; they have an open box and the \$150 allocation would fully cover this. He continued that Ship & Pack is possible but costs an additional \$100 or more per year. If the Board wishes to consider this would need to be re-agendized. Kelly Lord moved for postponement (2nd YJ Draiman) – A vote was taken and the motion carried.

18. Approve recurring expense for Ankur Patel, Treasurer's assistant, up to 10 hrs/month (or up to \$325) (Seoane)

Treasurer, Joe Seoane, moved for approval of the above stated motion. (2nd Glenn B) Discussion: Kelly Lord stated that he would be in favor of this action. A vote was taken (see attached form) and the motion passed. (9 Yes, 0 No, 0 Abstain, 0 Recused, 4 Absent, 2 ineligible)

19. Treasurer's Report [Seoane]

Treasurer, Joe Seoane, moved for approval of the June Monthly Expense Report. (2nd Glenn B) Note: BM Alice McCain departed the meeting after the last vote. No Discussion. A vote was taken (see attached form) and the motion passed. (8 Yes, 0 No, 0 Abstain, 0 Recused, 5 Absent, 2 ineligible) Please refer to the attached Monthly Expense Report for the figures required below.

a) Prior Month Expenses \$ _____

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