

**ANDASOL ELEMENTARY  
10126 ENCINO AVE.  
Northridge, Ca 91325**

**Wednesday, January 16, 2008  
7:00 pm**

**7:05 minutes taker arrived. Meeting had already come to order.**

**Kelly Lord was excused from the meeting.**

**Present:**

**Don Dwiggin (presiding)**

**Thomas Baker, Judith Nutter, Steve Patel, Ray Calnan, Yeprem Davoodian, Alice McCain, Lucille Meehan, Sara Adelman, Travis Daniels, Barry Greenberg, Peter McCarty, Carol Moore.**

**Fire Chief has the floor.**

- **Offers an invitation to upcoming function, relays a previous event with Obama, Clinton will be addressing January 17th.**
- **Red flag alert this morning - high pressure development. Santa Ana vent normally between September to April. Expecting wind to increase tonight with gusts up to 80 mph which can be damaging to signals, wires, and trees. With moisture it's funny to talk about critical fire weather but it can dry quickly. Right now it's 15% humidity.**
- **New group, assessment division with 4 new members. Brought staff assistant Scott Quinn who's up for promotion to Captain.**
- **Thank you to visitors, stop by anytime. Happy 2008!**

**Audience comments on non-agenda items:**

**Christopher Wescom who lives in Granada Hills gives an update on Hospital High.**

- **There was a behind-closed-doors meeting with Mark Glassen to discuss possibly not building the school and restoring area to community.**
- **The Coles project went through, an appeal has been filed. The hearing is set for January 22<sup>nd</sup>. There are issues that it's too big for the area, which is grounds for appeal.**
- **Greg got a letter of condemnation for inactions on a residential project, at a meeting on January 28th he will appear to answer questions for why he voted.**
- **Mayoring project - matter of building more houses/structures than was allowed by code.**

**Agenda #1:**

**Hilary Norton-Orozco, VP Palmer Investments  
Las Lomas Development Presentation**

**Hilary is accompanied by 2 experts -- Richard Thompson & Michael Meyers.**

**The Las Lomas project is 558 acres, they're trying to annex to City of LA to build a corporate campus which will provide new corporate jobs -- 9000 permanent jobs, plus 5500 homes.**

**Not enough jobs are being created so they're committed to building jobs to encourage the biotech industry to come to Los Angeles by creating a campus with a school, hotel, police and fire station. It will be 550 acres with over 300 acres committed to a wildlife reserve, and 28 acres of parks & recreation. The school will be a K-8 charter school, maybe a high school.**

**They'll provide a 150 million dollar traffic plan & sustainable community to create a brand new infrastructure. They're appealing to neighborhood councils, beginning a yearlong process how to go through EIR process - having the valley be primarily the constructor.**

**local training/local hiring**

**netting with chambers of commerce - so their development appeals to local businesses**

**#1 expert Richard Thompson - 3rd year veteran in creating sustainable communities,**

**create a community to use less resources, provides opportunities - walk to work, school, walk kids to school, shop in neighborhood**

**Showing images of the complex idea**

**using waste water management program to use grey water - for all irrigation, non-potable usage on site - basically recycling water**

**creating solar/wind energy**

**Connecting jogging trails and bike paths**

**designed so that we have a need 114,000 new housing units - where to go - we want to create a model environment to show how -**

**sustainable - provides adjacent jobs & housing, technical solutions for issues of environmental pollution and gas issues. Cutting edge product goal.**

**#2 expert**

**transportation for Las Lomas - out on street in Spring for all to read because of strategic location north - needs to be more than normal traffic study - bigger than intersection studies - Cal Grove a 2-lane road will become a 5-lane road. needs to rebuild a little bit of the**

**truck overpass. widening foothill blvd from 2-lane to 4-lane**

**Sepulveda from 2-lane to 4-lane -- throughroad.**

**creating a new parallel capacity to the freeway - to serve Las Lomas & freeway traffic**

**building intersection improvements**

**Metrolink station - under Las Lomas or nearby. 1 concept by earth tech below ground - or alternative stations nearby with shuttle buses shuttle systems that Las Palomos would be implementing - from Las Palomos to Cal State Northridge, Metrolink center in Sylmar, etc. paid for privately - subscription service to Las Palomos residents and employees.**

**Small remaining impact in freeway like most projects - since freeway to capacity;  
been going to councils getting good feedback**

**Hilary Roscoe: thanks for hearing this and looking at it. Before city is a request for a motion to require the developer to pay fully for all the vetting - in order to annex need to go thru entitlement process - want to be part of LA , make sure all of mitigations are going to be through city**

**Questions**

**Peter: one step is to become annexed to city of LA - why?**

**Hilary: city of LA forward looking in green, needs more jobs, more consistent supply of water, beyond that city of LA needs more housing - of 5500 homes, 750 will be work force affordable housing at 'our' cost.**

**Don: cost of doing business in LA is more expensive - creating 9000 jobs, great, wouldn't you rather get exempted from business tax, etc.**

**Hilary: businesses are leaving - between city of LA & Santa Clarita. Reasons said. businesses are looking for more consistent and nearby housing to LA and that's their commitment. LA is making an aggressive push to green tech jobs.**

**question audience: what formula do you have to attract businesses - other complexes are empty -**

**Hilary: No one says they have the answer - new developments that are sustainable and model housing - freeway adjacent, affordable houses, green tech**

**question audience: density of people - 9.6 people per acre, their numbers are 42 people per acre - why?**

**Hilary: not that many other places to live, want to be close to LA**

**question project prices**

**400,000 condo prices**

**question: calculations how much to cost taxpayers**

**Hilary: goal to cost nothing - be on our nickel - freeway improvements, pay above and beyond 150 million or more for that. undergrounding all power poles. We will have to be a benefit not a cost to annex, part of pre-annexation agreement. 22 million contributed to LA every year above and beyond what it costs to service community.**

**question: water rights value?**

**Hilary: can't answer - creating on site treatment center for water. Will be paying for water rights, above and beyond for creating treatment centers.**

**question Alice: talking about a water shortage, dependent on Northern California**

**Hilary: in entitlement process, more than a year of entitlements - tapping into water in a couple years, we have approved water supply but actively participating in water discussion. 12,000 new units will need new water in LA - this community is 5% & will be highly efficient,**

**Steve: time plan**

**Hilary: longest phase out would be 12 years, based on plan to shorten - 12 years of building out phasing in**

**Steve: how much additional traffic?**

**expert: if typical development - estimate 65,000 trips per day, other scenario - more realistic with transit bonus and incentives to walk, etc - 43,000 trips per day.**

**Steve: 400,000 for condos, just condos?**

**Hilary: yes, condos & town homes - prefer to have open spaces, use space efficiently  
doesn't know high end for housing cost.**

**Steve. parking?**

**expert2: provided by code - office space requires 4 spaces per 1000 sq feet, etc.**

**whit: parking is always a problem - plus traffic flow.**

**Hilary: good point.**

**Steve: 300 acres of open space?**

**Hilary: yes, dedicates as part of agreement plus more dedicating.**

**Don: building standards - area more earthquake**

**expert: in geology report is list of standards which they've adopted**

**hill: working with building and safety**

**grey coat: along route - how many new exits**

**expert: 1 new interchange - 3 points of access to site**

**grey: how many miles**

**2 1/2**

**have they invested to previous projects on this scale**

**project in Windsor, Colorado completed - successful, single family project. right now doing Arnold Palmer golf course and estate homes in Glendale**

**Barry: How to get around campaign financing - smacks of slime politics - sounds like pay to play**

**Hilary: article as written was misleading - 10,000 was paid for a sister city event in Mexico that was cancelled - they contributed to a mayor's event - we'd contributed at the request of LA ink for the Mexico trip. there's a Las Lomas region of Mexico, they saw connection in lieu of Mexico connection - thought it was appropriate - no one from Arnold Palmer went on trip, no one played for pay and it didn't happen**

**hotel - how big?**

**300 rooms. more and more corporate campuses are looking for large hotels on site for trade shows and company execs can come out for long-term stays. Starwoods take hotels and condos - looking at other companies how they do hotels - golf course 15 minutes away**

**sounds like a lot more traffic.**

**not a convention hotel - more a business hotel.**

**concept is - clients are looking for nearby hotels and lodging to bring in people for internal meetings - stay at hotel but walking half a**

**block to offices nearby so they're not driving.**

**Tom: in regards to why LA - LADWP approval needs to be incorporated with city to avoid complications. question: guarantees?**

**expert: water supply needs are based on standard use they can see, doesn't take into account other uses - same with energy reduction,**

**Tom: if you're going to use a water treatment using a lot of electricity - unless lots of windmills, solar, etc -**

**don't have an answer to electrical - what they'll commit to is what they can do.**

**Hilary: part of sustainable - least energy taxing treatment - companies are increasing abilities. Will have a contract in writing.**

**Tom: Because this area has been so developed, one way that people avoid freeway is cutting through north end on Balboa - is there a link to building a bridge across one street to bypass one street to get overflow.**

**working with LADT to come up with alternate routes.**

**Don: cut short**

**15,000 people up to in that - plus 9000 jobs. potentially 24,000 people.**

**Barry: modeled after another community?**

**expert: models all around the world that are new that are smart grow communities, sustainable, one in Sacramento - that is similar. about half of the density, multi-family - other half is single family and commercial space. first phase is complete, couple communities back east under construction that we're studying as a model. sustainable work being done in Europe in last 15 years, so they're ahead - England and Switzerland - zero energy use homes, etc. probably won't get zero energy use here, but as close as we can**

**Steve: pushing envelope for next model village - that's an incentive. 10% condos here in this community - seems like a lot -**

**Hilary: good point, if people could afford average price of single family home would do that - condo market because of opportunities for use of energy - saving time for lawn and upkeep - people are compromising not to have lawn, live closer to work. with Playa Vista**

**there are thousands of people on waiting list for condos.**

**Steve: this area more family. biggest reservation that condos too much,**

**Hilary: we may- but by putting condos where we are makes single family dwellings home more valuable.**

**Don: worthy of further study - thank you**

**8:00**

**#2**

**makila ? here to LA City AIDS COORDINATOR - inviting everyone for HIV prevention survey in your area - 10 minutes to complete survey, anonymous. (passing out)**

**question; who is vital research.**

**research company contracted through the city.**

**Barry: respectfully request fill out surveys at end of meeting - waste of time agreement**

**Steve: don't think its a waste time, valuable info, but to move on if that's ok**

**agreed**

**Don: 3 - people here?**

**mention that the topic is - name of council research recommends - next election is June - session this weekend.**

**Tom: comment.. looks like Manuel is not going to stay with the department, another person assigned to them working with them. since elections in June brings strange area that they don't have representation. will contact someone to take over interim - north hills west neighborhood council is a conflict for Manuel**

**8:10 Manuel enters**

**#3**

**Manuel:  
any questions?**

**Tom: our election is in June, no memo - should we work with you**

**Manuel: your election falls under city clerk's jurisdiction. On your agenda - is to vote to amend your bylaws to read - basically the same - that stakeholders are anyone who lives/works in community, but also anyone who affirms their stake in the community.**

**Barry: who is behind this ?**

**city clerk**

**under what legislation**

**City Council approved this - back on Dec 20th voted to give city clerk jurisdiction over council elections, and this new stakeholder initiative. needs to be amended into the bylaws**

**Barry: doesn't any amendment have to be public 30 days before amended.**

**Manuel: that is your bylaws.**

**Barry: no, city charter/**

**Manuel: the way those are dealt is out of bylaws.**

**Barry: no city charter which supercedes everything. needs 30 day published I believe before it can be effective**

**Manuel: no, that falls under each neighborhood council how they handle bylaws amendments. in your case you do have that an amendment has to be presented, then voted on at next regular meeting. So tabled as agenda at next meeting to vote. So they may propose amendments during the public published 30 timeline. The department will still hold election, city clerk is being strict, set up deadline Feb - very swift - lots of council complaints that this is rushed. - city council meeting brought up that this is approved - and sticking to Feb 1st deadline.**

**Barry: excuse me - appealing to audience - are you aware of this?**

**yes,.**

**Steve: you want use to change bylaws to allow city clerk to conduct... you want us to adopt the staple definition put up by city council.**

**Tom: will you be giving us exact wording**

**Manuel: by your bylaws - your amendment isn't going to happen tonight. will give the exact wording -**

**Tom you'll propose it tonight, have the wording to us, we can vote next meeting**

**Manuel: your election will not be done by city clerk this year, would have to have been done this month == election will be the same way for this year. Dunst. In 2009 there are no empty seat elections, moratorium elections. So those whose terms are up in 2009 - whether to extend terms to 2010, or let them expire and those remaining will make appointments,.**

**Don: after this year - , seems we have the option in 2009 to have election...?**

**Manuel; we need to make election bylaw amendment this year. in 2009 there are no elections. period, not by anyone.**

**Don: why can't we:**

**Manuel: because in 2009 city clerk will use that year to prepare.**

**Don: why cant 2009 be a repeat of this year.**

**Councilman Smith's office: change in redefinition - city council had a rep of this district - reviewed and deliberated - referred recommendations to city council - first set of recommendations, more than just change of definition but redefinition of the department - by having city council taking over reL city clerk, won't be departmental support for elections in 2009**

**Don: if we wanted to run elections, we'd be outside of the auspices of the city**

**councilman: can't do that, you're in the city. but you can appoint seats that are vacated.**

**Don: this matter of redefining stake holders is a separate issue...?**

**Manuel: boards need a position to include at-large positions. they've expanded role of the stake holder.**

**City clerk wants to do all election, but requires amendments by Feb 1st which cant happen here. So if they say we can still hold it...**

**Don: earliest to make amendment would be Feb meeting.**

**Manuel: city council will be using their mechanism to do outreach. will use that for neighborhood council elections  
. will send out candidate statements and names. mailer will still go**

out, city clerk will use their mechanism  
city clerk is running the show at this point. department is out of the  
election business, except for councils scheduled for first few months  
of this year.

Manuel will go back to the city, bring it up at a meeting tomorrow, let  
them know that Northridge because of bylaws can't do it this month -  
can we make an exception to Feb 1st - we can still run it the same as  
you've done it the last several years.

Tom: with redefinition of stakeholders, we have 8 at-large - will we  
be reducing that?

Manuel: your board composition will remain the same.

Tom: minimum requirement?  
we can amend it to have just one

Manuel: that amendment will have to go through neighborhood  
commissioners. you can try but it can be approved. Manuel will find  
out tomorrow if city clerk insists on doing it or the NENC

Peter asks to contact the man who ran the elections before - John?  
he might not be available because of downsizing

Steve: 27th Sunday retreat - asks if Manuel will be available. on 26th  
he'll be out of town, will try and make it back for retreat.

Don: questions?

no

8:30

#4

training course - Kelly was going to take the heat - city funding is  
offering training course, voting on a intercity month of Feb 4  
Saturday courses for council people

Tom: Kelly was hoping for board members to attend. 40 fee. maybe  
we'll get board members... if you didn't attend Jan 12 preliminary  
meeting you're ineligible. 4 Saturdays. Should vote to allocate 50  
dollars for Kelly to attend, he's the one

Peter: motion to allocate city fund neighborhood council training  
course - planning pilot program.

Steve: motion seconded

unanimous

**#5**

**retreat NENC - white hair: agenda meeting is go over housekeeping issues, public invited, breakfast and lunch there. specifics of the retreat.**

**moderator is David Crandell - 7 years, prior experience at USC, oversees the council for student body leaders. Going with David for retreat because of extensive experience and ability to manage meetings. retreat at Cal-State Northridge - will send out email to everyone with directions.**

**David: thanks. slow down, hurry up, moderating will be what I'm doing - you'll be doing the work, you're going to do some homework beforehand. proposing a review of the NCRC recommends - in small groups of 3-4 you'll report, Judy Nutter providing background info on who the neighborhood is, not time to do an analysis - but will start out and maybe opt for more later. knowing who stakeholders are, understanding recommends - 3 tasks: to review begin process amending bylaws, determining what policy and practice will be for outreach and increasing participation. 3 discussion how you want to begin event and service something or other. you'll be setting in place a process to continue in council later on. you'll be mailed a chart with a section of NCRC recommend - NCRC are divided into 4 sections for recommends - we'll ask for groups to prepare a brief overview of that section. you'll be asked to describe what the summary of the recommendation is, what's worth looking at, how you want to proceed on future action, and what format action. In next 10 days we'll ask you to work in these small groups in person or electronically to present for 10 minutes your section. Purpose is to develop a plan how you want to proceed, etc redux.**

**Ephrem Davodian is going to make signs for the retreat - spoke to introduce David, will email directions. parking situation for board members - Judith is going to get parking passes - will be ready, Ephrem will be in front to give you parking pass, will give cel, can do carpool. show of hands for parking pass - 4 people including David.**

**David: you'll receive email form David asking you and your perceptions of council how it works, that'll be private to give David sense of your perspective. 5 questions or so to help guide David in helping you.**

**dress code of retreat is - casual, be comfortable. no physical activity other than standing/sitting/talking**

**thanks**

**#6**

**Public campaign financing - introducing California Clean Money**

**Campaign - woman in white - pamphlet has been published. will provide copies for everyone - received a letter addressed to board members from Eric Garcetti - reading letter for city's proposal: Rules and government committee inviting councils to provide feedback and recommends to the way LA funds campaigns. Designing an education program to help council provide this. Letter is invitation to participate in program and LA full funding feedback project - unique opportunity to participate in structured dialogue with city and public. materials prepared to help educate you and state voters about options. Materials designed for an hour-long workshop led by trained volunteers. Council should consider assigning this to people or call a special meeting for [http.rules.lacity.org](http://rules.lacity.org) - more info. contact Don to find out more, to request materials, or volunteer to contact you for a 213 485 1360 Mark at this project.**

**White: recommends board to appoint committee to carry on this hour-long meeting with whatever stakeholders. Issues to be considered are all in the pamphlet,. Offers her home for a private meeting, public meeting if more than 1 board member. Deciding terms of being able to have a meeting without publishing - re: standing or ad-hoc. the moment stakeholders get involved its public -**

**Manuel recommends to do this to post.**

**Steve recommends extending pre-existing group for this. Asks if you want to vote - motion?**

**motion - Don moves that the committee brings workshop to Northridge committee - adhoc committee  
second - Steve**

**unanimous**

**#7**

**adopt neighborhood council review report -  
best to postpone for next meeting, Kelly much better informed  
any objections?  
no - postponed.**

**Steve: folder passed out contains copy of bylaws & summary, copy of 912 recommends. encourage everyone to look at it, any questions highlight them for the retreat meeting.**

**Manuel: [lacityneighborhoods.com](http://lacityneighborhoods.com) to review and download booklet that goes along with folder.**

**Steve: I took recommends and bare essentials... will bring copy of booklet for retreat, Manuel will instead**

**Steve thanking retreat committee members for putting it together - Ephrem, Judy, Peter.**

**Steve: address the menu for retreat, breakfast, dinner, lunch - voting for HAPPY HOUR?**

**Tom said you'll publish it on website - suggest put an RSVP.**

**Steve: RSVP only?**

**Tom: no, "Please RSVP."**

**Alice: announcements - city council is talking of doing a mandatory point of sale on sidewalk repair - came from Greg smith, not before city council yet - it would be if someone is going to sell house, they'd have to have a city inspector come out and check on sidewalks and seller would be responsible to close escrow. city will be looking for a lot of things to save them money.. just on e thing. Northridge east has bad sidewalks. She'll keep you posted**

**Peter: councilman Greg Smith asked them to recommend neighborhood tour sites - to put people on a bus to point and click - the St. Nicolas church would like council to consider to be one of those sites. He printed off recommend - open for discussion - agenda-ize it? - any ideas?**

**agree to agenda-ize it for next month - agree to compile a list. neighborhood Council tour of council 12 - for board members. Council is planning one for the community - Get To Know Your neighborhood Tour. Will probably have adjoining councils join - in the works - at end of summer probably**

**Peter: Don, you sent around the Andasol School PTA, hazarded a phone call to lady - next meeting is Feb 31 - room 5 or so on campus. they're trying to put together a program on physical fitness to fight obesity. Put together a plan., ideas, come at some point to make a presentation. Trying to build a relationship with Andasol. 16 grand to provide sports, no gym now. they go through YMCA.**

**comments, announcements?**

**9:05**

**Manuel: meeting on Saturday, for city clerk for elections - hoping 1or2 from board will attend. 10am to 12pm.**

**9:05 adjourned**

**Peter moved**

**Don second.**

**send to**  
**judithnutter jnutter@nenc-la.org**  
**t.baker@nenc-la.org**