

Harbor City Neighborhood Council Governing Board Meeting  
 Narbonne High School Library  
 Wednesday, 1-26-11  
 6:00pm

### Official Minutes

<b>Board Members</b>	<b>Roll Call/Attendance</b>
Esther Cepeda	Present left 7:42pm
Jennifer Corral	Excused
Greg Donnan	Present
Joyce Fredericks	Present
Tom Houston	Present
Janet Mercer	Present
Raymond R. Moser	Present
Anto Nakkashian	Present
Wu-Ping Own	Excused
Grant Reed	Present
Olive Reed	Present
Craig S. Rutherford	Present
Christopher Sapien	Present

#### Call to Order:

President Tom Houston called the meeting to order at 6:20pm. There was a quorum. Also in attendance were staff members from Marymount College, as well as Paul and Ryan Kuhr of Kuhr Development Co. and guest Gary Dwight from San Pedro.

Roll Call: See Above.

Approval of Minutes: Grant Reed made a motion to approve the November 17, 2010 Stakeholder Meeting Minutes, seconded by Ray Moser. The Board voted in favor of approving the minutes with 10 yes votes, 0 no votes and 1 abstention. Greg Donnan made a motion to approve the December 2, 2010 Governing Board Meeting Minutes, seconded by Grant Reed. The Board voted in favor of approving the minutes with 10 yes votes, 0 no votes and 1 abstention.

Treasurer's Report: Steven Rutherford provided a copy of the revised budget. The current expenditures for this fiscal year total \$22,435 with approximately \$57,000 remaining. \$10,000 has been moved to neighborhood purpose grants to cover the Boys and Girls Club funding request which is in the process of being completed. A motion was made by Olive Reed that we approve the budget and the expenses as presented. The motion was seconded by Greg Donnan and passed by the Board with 10 yes votes and 0 no votes. Steven commented that DONE is falling far behind in updating the neighborhood council expenditures portion of their website. Esther responded that DONE is working on hiring additional help.

Marymount College Update: Vice President Jim Reeves was introduced. He is the Vice President of Marymount College since 1978. He introduced other staff members including Dr.

Michael Brophy, as well as non-staff member Jim Kraus, a consultant assisting at the PV Drive North Campus. The campus is located at PV Drive North and Western next to Rolling Hills Prep. Dr. Michael Brophy gave a brief history of the school and its growth. They have been in Rancho Palos Verdes since 1975. They are housing students in different properties in San Pedro. Navy land reuse has given them an opportunity to expand their campus to that location. Students at that location do service hours at the housing project across the street. They have about 300 students at the PV Drive campus and have been a very quiet neighbor to the other organizations in that area. Dr. Brophy has spent time with Councilwoman Janice Hahn and LA County Supervisor Don Knabe who have been supportive of the project over the years. The college staff is now taking the next step and meeting with the neighborhood councils. Their goal is to follow the path that Rolling Hills Prep has followed with the City. They will now have to go through the CUP process and will conduct traffic studies etc. The only reference point they have is that RH Prep got approved for 900 students. Marymount doesn't know what their ultimate number of students will be. They are hard at work determining what they will have to do at that site which is 11 acres. They plan to come back in the Spring (tentative dates being looked at are April 13 & 20) to present preliminary plans to the community. In May or June they will share their plans with the two neighborhood councils, as well as keeping in touch with the Council Office and Don Knabe's office. Dr. Brophy then responded to questions from the HCNC Board Members:

- Greg Donnan commented on previous traffic studies.
- Anto Nakkashian asked how the expansion of the RPV campus is coming along? The response was that the city has approved a library and a recreation complex in RPV in June of 2010. They hope to have housing as well as a campus at the PV Drive location.
- Janet Mercer asked if community organizations would be allowed access to meeting rooms.
- Chris Sapien asked about the percentage of South Bay residents in their enrollment. The response was 86% from California, 15-20% from South Bay.

**Proposed Land Exchange at Ken Malloy/Harbor Regional Park.** Developers Paul and Ryan Kuhr were introduced and provided a handout. One of those handouts was a letter with comments from the Harbor Regional Park Advisory Board with regard to the proposed land exchange. Paul Kuhr showed a Powerpoint presentation which detailed the site location, access easement, length of frontage, etc. The idea of a land swap was originally presented in 2007, but due to the length of the process, they decided to forego it at that time but have decided to start the process again. They have entitlements for the property to do a project with 6 foot and 15 foot setbacks from the park on the sides of the property. Paul Kuhr showed the parcels they want to exchange which they feel would be mutually beneficial to the park and the developer. Entrance and egress would be on Vermont. There will be a 25% less footprint on the lot compared to the old project which was 44 units. The developer originally planned for 2400 sq ft units but has now decreased the size to approx 1800 sq ft per unit to make them more affordable. They foresee that Kaiser nurses and staff could consider living there. Benefits listed for the land exchange are:

- Having the common access eliminated and access easement terminated.
- Setbacks from the new project buildings could be increased from 6 and 15 to 54 feet.
- The length of frontage abutting to the Park could be reduced by 188 feet and intrusion into the Park could be reduced by 154 feet.
- Exchange of unused portions of the Park for more useable land for Park patrons.

- More consolidation and segregation of the Project from the Park.
- Cleaning up of a blighted area.
- Additional funds provided to Parks/Schools from Quimby fees.
- Fulfills the need for new affordable housing without tearing down old developments.
- More revenue paid in taxes to city and county.
- Increase in values to neighboring properties.

Questions and comments from Board members.

- Greg Donnan commented that all entrances to the park will be locked at dusk.
- Esther Cepeda-Hatch commented that the views of the current buildings would be compromised. In response, Paul Kuhr commented that the developer of that property was aware that this project had been proposed.
- Tom Houston is concerned about the number of units for the project. Paul Kuhr responded that they will come back and present their plans in the future. Tonight they only seek approval for the land swap.
- Janet Mercer asked why the developer is presenting this tonight. The response was that there are here for the land exchange which will help retain the zoning.
- Joyce Fredericks is concerned that these units may become rentals. Ryan Kuhr responded that he hopes to keep it about 50%-50%.
- There was a comment that the Park Board voted unanimously for the land swap.
- Chris Sapien feels that there are issues with the entrance going from two to one. Gary Dwight commented that this will all be addressed during the EIR process.
- Janet Mercer asked how soon they would be breaking ground. She is concerned that too much construction will be going on at the same time.
- **Olive Reed made a motion that the Harbor City Neighborhood Council accept the proposal by Kuhr Enterprises for the land exchange at Ken Malloy Park. The motion was seconded by Esther Cepeda-Hatch.** After discussion, the motion was passed by a vote of 10 yes votes, 0 no votes.

**Proposed Agenda for February Stakeholder Meeting:** LAUSD's Dr. Vladovic will be the program.

**George Becker Tribute:** Tom Houston proposes that we look into equipment for those hard of hearing. There was also a suggestion that we buy wireless microphones. It was also commented that we should buy a flag in George's memory. Grant will find out more about the microphone system. Chris Sapien thinks that the meeting runs a lot better when we have the microphones.

**LA FIRE STATIONS 85 request for funding:** Greg Donnan commented that he has spoken with all the commanders. A letter was read from the station with the following proposed improvements:

- New clothes washer/dryer
- Interlocking rubber mats for the exercise/weight area
- Flat screen TV for presentations/training in the rear shed
- Approx 350 sq ft of carpet to replace worn carpet in the crew's dorm hallway.

The following Board Members made comments:

- Chris Sapien would like the Board to look into businesses taking part in donations.
- Janet Mercer suggested that there be a drive at next stakeholder meeting with bins outside the library.
- Olive Reed commented that the fire captain doesn't want the community to think that they are in dire straits and not providing the services they should.
- Greg Donnan commented that neighbors brought the fire station lunch today.
- Olive said that Kaiser might be able to donate something.

**Narbonne High School Sniffer Dogs:** Jacob Haik is checking into the issue. The principal is working on getting the prices but after what happened in Gardena there are more specific things they are asking for. They also need chargers for their golf carts and batteries for their walkie talkies. There was a short discussion on safety at the schools.

**Harbor City 2011 Grand Prix:**

- Tom Houston commented that he is leaning towards not having the Grand Prix. He also commented that he is not able to give as much time this year towards a project.
- Joyce suggested a different type of event.
- Greg Donnan said that he could assist.
- There was a suggestion that the funds be utilized for signs instead.
- Olive Reed commented on the Harbor Pines signs. Even if they raise money for the signs they need city signs and the city can't accept the money for the signs. Now because we refused to pay for the signs, Celina has to find a way to get the signs paid.
- Chris Sapien agrees this is not the time to have the Grand Prix.
- Olive would like to suggest that we find out what each of the 7 areas in Harbor City need. Maybe have block parties in each area to get stakeholders to get to know the neighborhood council. There was a short discussion on the idea of block parties.
- There were also suggestions for funding the following: Go to each school in the area find out what they need; have a National Night out event; Price items for the library and also for the fire department.

**Ethics Training – 2011 Board Members schedule:** Tom Houston read the names of those board members whose ethics training has expired and they need to renew.

**Operational Rules:** Grant Reed made a motion that the HCNC Board purchase a speaker timer for use during the stakeholder meetings. The motion was seconded by Greg Donnan and passed with 8 yes votes and 1 no vote.

**Committee Reports:** The following committee chairs made comments:

- Tom Houston got an email from the President of the Harbor Gateway NC announcing a Resource Job Fair to be held at Normandale Rec. Center. Feb. 24<sup>th</sup>.
- Outreach: There was a suggestion that we encourage attendance with a prize at the end of the meeting. It was explained that the neighborhood council cannot buy prizes. Vendors would have to donate.

- HANC: Tom Houston commented that at the last meeting they had a motion that neighborhood council's should be required to only post in one location and on the website as set forth in the Brown Act. They also resolved that the ordinance that assigns the city clerk authority over elections should be repealed.
- There was a short discussion on the issue of a Google search bringing up the names of stakeholders as they appear in the minutes.
- There was also a short discussion on hiring the city to grind sidewalks.
- The Park Advisory Board sent a letter to Janice requesting the start time on the Prop O project. The PAB a walkthrough of the Park on Saturday.
- Public Safety: There continues to be a problem with around the Narbonne High School Campus. Olive will bring it up at the safety meeting.
- There was a suggestion that the Board buy some decals so that we can identify trash cans etc. that are donated by the HCNC.
- Chris Sapien commented that he would like a banner to put up in his community prior to the meetings.

Adjournment: The meeting was adjourned at 8:53pm.

Respectfully submitted,

Kristina Smith  
Admin Asst to HCNC