

KENTWOOD HOME GUARDIANS MEETING NOTES
Monthly Board Meeting – Tuesday, February 13, 2018 @ 7:00pm
Fire Station #5 Community Room – 8900 S. Emerson Avenue

Present: Tracy Thrower Conyers, President; Aaron Torrence, 1st Vice President; Christopher Blatter, Secretary

Absent: Marion Koh, 2nd Vice President (excused); Todd Harris, Treasurer (unexcused)

1. Call to Order: 7:05 pm by Tracy Thrower Conyers
2. Officer Reports
 - a. Secretary's Report – Review and approve January meeting minutes
 - i. Motion made, seconded and unanimously carried to approve
 - ii. Agenda for this meeting posted late. No substantive business will be conducted
 - b. Treasurer's Report – No report
3. Committee Reports
 - a. Architectural Committee:
 - i. Discussion about informing more neighbors through survey about DPR requirements
 - ii. Last month committee proposed guidelines for reviewing homes – push draft review of procedures /comments on procedures to next meeting
 - b. Outreach Committee:
 - i. Winter newsletter has gone out – still in need of newsletter editor
4. Operations Manager Report
 - a. Assessment Update / Past Due
 - i. First round of assessments went out in the Fall
 - ii. 580 properties delinquent at this time – second mailing to go out this month
5. New Business:
 - a. Flyer available regarding SB 827 – Call by president for community members to review the dramatic expansion of potential development contemplated by the proposed bill and contact local representatives on the flyer to support or oppose
 - b. Presentation by developer for former Grinder Restaurant site
 - i. Presenter - Tanner Blackman of Kindel Gagan – Public Affairs Advocacy on behalf of Caladan, the developer
 - ii. General Project Details
 1. Lot is L-shaped around gas station/Jiffy Lube and difficult to develop
 2. 87 units multi-family, apartment building w/ 8 units for low income residents
 3. Average height over sloping lot of 77' (72' on Sepulveda, 82' on Manchester)
 4. 1,000 square feet of retail, on Manchester side
 5. Parking required by law is 46 spaces; developer is planning to build 80 spaces
 6. Vehicular entrance on Manchester, pedestrian entrance on Sepulveda
 7. No Vehicular or pedestrian access to/from 85th Place
 - iii. Feedback Received From Local Community Groups
 1. Presented to Neighborhood Council's PLUC in July and Nov 2017, and three meeting w/ KHG groups
 2. Also met with LAX Coastal Chamber of Commerce, Westchester BID and Westchester Streetscape Improvement Association
 3. Door to door outreach in the surrounding neighborhood in July and Nov 2017 and Feb 2018
 4. Requests from those meetings
 - a. Photorealistic images

- b. Viewshed Photos
 - c. Increase parking count and off-site options
 - d. Traffic Study during peak school times
 - e. Address loading and street parking concerns
 - f. Continued outreach to community
- iv. Photo-realistic renderings (Tanner presented drawings of the proposed project with the Jiffy Lube and gas station drawn in)
- v. Traffic study details presented:
 - 1. Daily Trips:
 - a. Grinder – 552 trips (actual from when restaurant operated)
 - i. 47 AM/46 PM (commuter hour trips)
 - b. Chick Fil A – 1432 trips (real number 1984+)
 - i. 91 AM / 63 PM (commuter hour trips)
 - ii. 260% increase over Grinder traffic
 - c. Retail Center – 1600 trips
 - i. 290% increase over Grinder traffic
 - d. Caladan Proposal – 602 trips
 - i. 45 AM / 63 PM (commuter hour trips)
 - 1. 9.4% increase over Grinder traffic
 - 2. Compared to Flow in Area
 - a. MANCHESTER AVENUE: approx. 30,000 total vehicle trips per day
 - b. SEPULVEDA BOULEVARD: approx. 45,000 total trips/day
 - c. Caladan Project Increases traffic by less than 1%
- vi. Loading zone solutions proposed by Caladan
 - 1. Package Delivery and Move-Ins
 - a. Encourage midday non-peak move ins – minimize impacts during “rush hour”
 - b. Encourage tenants to receive packages at local third-party delivery locations
 - c. Investigate a loading zone on Manchester between the Jiffy Lube and the Grinder Site
 - d. Encourage use of the 1,200 linear feet of curb along north side of Manchester:
 - i. This section of Manchester rarely has parked cars
 - ii. Parking is prohibited after 10pm
 - iii. No homes, buildings, or businesses front on Manchester – won’t impact homes or commercial uses
 - iv. Plenty of room for UPS, Fed-Ex, etc. to park
 - 2. Access to /from Kentwood Neighborhood
 - a. Concerns raised from community meetings about potential residents/guest parking on residential streets in Kentwood and other nearby neighborhoods
 - b. Developer response:
 - i. Parking garage of new building eliminates any ability for pedestrian access from the project – there will be no walkway on the property
 - ii. A pedestrian gate exists to the West of the Grinder site and the lock is always broken → Developer has reached out to building management and offered to pay for new lock to prevent

unauthorized access between Manchester Ave and Kentwood neighborhood

- iii. Kentwood will be further protected from pedestrian and vehicular traffic associated with the project providing initial funding to establish preferential parking district for Kentwood homes near the project (no details provided)
- vii. Presentation of Aerial Images (Tanner showed view from various roof locations, using a drone with a camera)
- viii. Outreach Efforts
 - 1. 157 doors knocked
 - a. 10 direct interactions (July 2017)
 - b. 19 direct interactions (November 2017)
 - c. 9 direct interactions (February 2018)
 - 2. Project changes and community benefits
 - a. Tree replacement along Manchester Blvd to Sepulveda West Way
 - b. At least 80 onsite parking stalls
 - c. Guidelines to tenants regarding timeframe and location of move ins and deliveries
 - d. Provide initial funding for preferential parking district near project
 - e. Pursue loading zone on Manchester
 - f. Bollards and traffic signs on Manchester preventing left hand turns on Manchester from the project
 - g. Taking community input/preference for leasing of retail spaces
- c. Audience Comments/Concerns
 - i. Comments by Vince of KHG's Architectural Board (advisory only):
 - 1. Zero lot line – articulations over line
 - 2. Density is much too high – All one bedrooms (explore market studies)
 - 3. Parking is inadequate – tough locations/no guest/no commercial – Should have more like 100 cars
 - 4. Driveway is recessed – loading zone should be addressed on site
 - 5. 82 feet on side of 85th Place
 - 6. Light and air inadequate for the existing apartments
 - 7. Perspectives of the drone photos – drawn back to make it look smaller
 - 8. Loading zone offsite – not a good use – removes public right of way
 - ii. General Comments from the audience (each item = comment):
 - 1. Difficult property to develop; community doesn't want it; people will be parking all over the neighborhood to walk there; parking on Manchester will cause hazards; kids partying
 - 2. How big is the recreational area on the top? Smaller areas/could be less noisy; preferential parking is difficult to obtain; people have more than 2 cars – offer to pay for permits is inadequate
 - 3. Concern for residents of the building; south on Sepulveda high traffic; Going west on Manchester – people speed up to make light; bus stop on Sepulveda causes more problems
 - 4. Parking study – Sepulveda has a grade of F for traffic; residents have been prevented to get up to Sepulveda; holiday traffic from airport; large apartments in the area that are continuing to increase traffic
 - 5. Comparison to large apartment buildings behind Bed Bath & Beyond

6. Will there be limitations on number of people occupying apartments?
7. Put solar instead of trellis on the top of buildings; outreach has been inadequate according to local landlord; permit parking inadequate; left hand turns islands can be installed
8. Parking – there will be minimum 80 spaces
9. Turning around after turning right on Manchester is an issue – traffic study does not consider traffic patterns and behavior of drivers based on the area
10. Vote to scale the project down??
11. Who will be potential tenants in the building?
12. So many projects coming on line – how do you account for all of the new housing?
13. What will the apartments rent for? Feasibility study on rental pricing?
14. Commercial locations? Parking includes commercial space/employee spaces – 2 spaces for that 1000 sq ft
- iii. Closing Comments from developer
 1. Setbacks – 5 ft setback from parking lot to where residential units are
 2. Guest Parking – only condo buildings are required to have guest parking in Los Angeles
 3. Current law is ½ parking stall per bedroom now
 4. Density would be higher under the new transit guidelines JJJ, but they are not going to apply for higher density – up to 103 units
 5. Open roof spaces – 1000 square feet each of recreation area – required by code
 6. Units – will generally limit to 2 people in apartment
- iv. Generally – Sentiment from the audience is NO
 1. KHG has no authority to stop project and very limited authority to object
6. Unfinished Business
 - a. Architectural Committee Process Proposal Review
 - i. Not discussed
7. Community Comments
 - a. None at this time other than those given in regards to the Grinder project
8. Adjourn Meeting – 8:40pm