

MINUTES, OLD FS 62 AD HOC COMMITTEE REGULAR MEETING
Co Chairs: Sharon Commins and Rachel Swanger

DATE: WEDNESDAY, February 18, 2009
LOCATION: Santa Monica College Bundy Campus, Room 123. Enter driveway immediately south of Bundy/Centinela and Airport Bl light; proceed downhill to parking lot.
TIME: 7-9 PM approximately
This meeting chaired by Rachel Swanger

1. Call to Order: 7:10 pm
2. Approval of minutes: postponed to next meeting
3. Introductions & Public Announcements/Comments:
4. New Business: 45 minutes, discussion with possible motions
 - a. Report on MVCC BOD meeting of 3-10-2009 re Old Fire Station 62 motions [general committee discussion and debriefing]
 - i. Report on advantages of Venice Blvd public transportation choices over those of Centinela Ave [Yvonne Nelson]
 1. Venice Bl has greater advantages with regard to locating senior housing, particularly if housing were located within a block of the intersection of Venice and Centinela [**Full report, Appendix A**]
 - a. Busses are frequent
 - b. Fewer transfers required
 - c. Metro runs on a 24 hour schedule
 - d. There is no 1584 foot hill to traverse—the old FS 62 site is problematic for seniors who require walkers or wheelchairs
 - e. Better access to services: CVS, small grocery stores and restaurants
 2. It was suggested the Committee invite guest speakers from the UCLA Division of Geriatrics and Center on Aging to discuss appropriate sites for senior housing
 - ii. Report on City real property funds
 - i. The City has over 35 trust funds listed in the Administrative Code, Chapter 5: Trust Funds. Examples: Venice and Potrero Canyon have trust fund accounts specifically for the proceeds of surplus property sales.
 - ii. Mar Vista has one significant piece of surplus city property: old FS 62
 1. Mar Vista Community Council should keep the money from this asset protected by ordinance in a similar trust fund for community benefit projects if the station is auctioned at any time in the future
 - a. Retractable bollards for Farmers' market, just one project example
 - b. MVCC has no other significant piece of surplus public land
 - c. Many other similar funds exists—there is precedent
 - d. The MVCC should be proactive in addressing the fiscal irresponsibility of auctioning this property in the future, and letting the funds disappear into a ONE OFF budget deficit balancing act when there are other ways to balance the City budget.
 - e. Time sensitive: there are other ordinances in play; go on public record NOW.
 - i. 08-0600-S49: this is a motion to create an ordinance amending Sections 5.500 and 733.1 of the Los Angeles Administrative Code to provide that all proceeds from the sale of City surplus property be deposited into the General Fund on a permanent basis. It is moving through the system; and it EXEMPTS property located in the Venice area and certain other properties addressed in separate Sections of the LAAC, including but not limited to Sections 5.121.1, 5.121.2 and 5.547.
 2. **Motion, OLD FS 62 AD HOC COMMITTEE RESOLUTION REGARDING A REAL PROPERTY TRUST FUND,** approved unanimously:
 - a. *Whereas the Mar Vista Community Council area has no surplus property fund to support community benefit projects, And, whereas the only significant*

*surplus property in the Mar Vista Community Council Area is Old Fire Station 62, 3631 Centinela Bl, Los Angeles 90066. And, whereas the possibility exists that Old Fire Station 62 may be sold at auction in the future: the Mar Vista Community Council requests the net proceeds from any future sale of Old Fire Station 62 be placed in a specific Mar Vista Community Council Area Trust Fund, which shall be established by action of the City Council pursuant to the City of Los Angeles Administrative Code, Division 5, Finance, Chapter 5, Trust Funds, and shall be devoted exclusively to capital or non-capital projects or purchases generally within the " Mar Vista Community Council Area " for purposes which will be of benefit to citizens of the City of Los Angeles **[see full text of proposed ordinance, Appendix B]***

- c. Report on zoning—Q conditions
 - i. Other areas of Mar Vista desire the same height limit be applied to preserve neighborhood character. SouthMar is researching it already
 - ii. The probable need for a full EIR on a proposed housing entitlement was discussed briefly as any zone change for the property would create precedent on both sides of Centinela and would not be in accord with the community plan
- d. Revisit the Fire Station Resolution based on Mar Vista Community Council Board action and meeting events and develop new strategy and/or approach to retaining Fire Station 62 for Community Use.
 - i. Committee members felt the MVCC BOD was generally favorably disposed to preservation of the station
 - 1. It was pointed out that the motion was tabled solely as a courtesy to the CD11 office which indicated another plan would be presented at the regular April meeting of the Old FS 62 Ad Hoc Committee
 - a. Len Nguyen stated the next LAHD proposal will be 14 units, 1000 sq ft of 'community space' and 7 parking spaces angled off the alley. Maximum height 33 feet in front and 22 feet in back.
 - i. Will need a parking variance: Community room parking would normally require 1 space per 35 sq ft or 28.5 spaces for the 1,000 sq ft in addition to the 7spaces required for senior housing
 - b. No need to amend resolution until the next LAHD plan has been thoroughly vetted and evaluated
 - 2. Still need to obtain all reports and plans pertaining to Fire Station 62
 - a. *It is apparent that the housing group and probably others within the City have site documents, plans and reports pertaining to Fire Station 62. Some of the documents the committee needs to obtain include: Site Plan; Floor Plan, Sections and Elevations; Structural Plans; Mechanical, Electrical and Plumbing Plans; Environmental Review documents; information on any past Underground Gas and Diesel tanks, etc.*
 - b. Len Nguyen will undertake to get the plans from Piper Tech
 - 3. It was felt there is insufficient understanding of the importance of physical location of senior housing
 - a. Centinela is a busy street
 - b. There is a steep incline [falls] and 24 hour bus service is over 1500 feet away
 - c. Poor sidewalk conditions for those who use walkers, wheelchairs, or canes
 - d. Some agencies will not fund housing projects with the aforementioned problems leading to concerns even a new building at a problematic location could remain empty, and become another magnet for squatters and graffiti
 - e. *NOTE: Seniors are not removed from housing if they become incapacitated or suffer dementia or require more services; location is very important from a health and safety standpoint*
 - 4. A short list of 'recycled' fire stations that are now serving as dedicated community centers was presented:
 - Fire Station 54/Crenshaw
 - Fire Station 53/San Pedro
 - Fire Station 44/Eagle Rock (City offices inside as well)
 - Fire Station 21/South Central (Not in service yet)***
 - Fire Station 67/West Adams (William Grant Still Center)
 - Fire Station 46/South Los Angeles (Stentorians Center)

Fire Station 57/Southeast L.A.*

Fire Station 82/Hollywood**

*being used as a community center after years of being part of the L.A. Conservation Corps.

**Fire Station 82's original station is STILL in service, but once the new station is put into service, it has been proposed that the old station will become a community center maintained by the LAFD.

***Like Fire Station 82, Fire Station 21 will be a community center maintained by the LAFD.

Stations serving other community related purposes include:

Fire Station 30/Central Avenue (African Amer. FF Museum)

Fire Station 22/South Los Angeles (L.A. Conservation Corps)

Fire Station 66/ Chesterfield Square (Nonprofit Offices)

Fire Station 8/Pico Union (L.A. Conservation Corps)

Fire Station 27/Hollywood (LAFD HS Museum)

Fire Station 36 San Pedro (LAFD HS Museum)

Fire Station 7/Downtown (L.A. Conservation Corps)

[Courtesy of, and thanks to, WESTLAKE SIGNAL GROUP]

e. Report on time/place of Committee meeting date with the Councilman

i. THURSDAY, April 23, 5:00 PM in the West Los Angeles office on Corinth

- f. Report on all existing and proposed permanent supportive housing units by number and location in the Palms Mar Vista Del Rey Plan area and Venice area within a 1.25 mile radius of old FS 62 [the map graphic may be viewed at <http://sites.google.com/a/marvista.org/fs62/?pli=1> in the file cabinet, Agendas, minutes and documents section

4429 Inglewood	32
4216 Centinela	14
12525 Washington Pl	30
3845 Inglewood	12
3855 Inglewood	14
3927 Inglewood	14
3965 Inglewood	12
4315 Inglewood	14
12449 Louise	2
3101 Sawtelle	10
11904 Culver [proposed]	178
3920 Grand View [HUD, senior]	191
TOTAL [TO DATE]	523

- i. Other 'institutional uses': there are six sober living homes within 1.25 mile radius of old FS 62
- ii. The need to fully establish a reasonable balance of these types of housing was emphasized.
- iii. Any further restricted or controlled units development should be in the context of a regional plan to prevent overburdening any one single zone area of Mar Vista considering the existing 523 units
- iv. It was also emphasized Mar Vista is one of the most affordable areas on the Westside, with ample housing stock.
 1. Many students and young families seek to live here because rents are comparatively modest.
 2. Proof of urgent need for more Mar Vista Community Council area restricted or controlled units has not been tendered in the form of a study of rental rates.
 3. Demographers have noted a negative net domestic migration trend in LA County over the past 10 years
 4. Present economic conditions are anticipated to play out over a number of years; recovery will be deliberate rather than quick

- 5. Old Business:
 - a. Timetable for city action on its future
 - i. Report on website and survey
 - 1. Website up and running; still a few kinks to iron out
 - 2. Survey still being refined; no motion to move it to the MVCC BOD was tendered
 - 3. Outreach: to date, over the past three years, there have two unanimous votes by the MVCC BOD and an election poll in support of preserving the station as a multipurpose community center.
 - ii. Process and costs of transferring it to another city entity-deferred
 - iii. Feasibility of temporary uses until the real estate market has stabilized-deferred
 - iv. Process and timetable if the property is declared surplus a second time-deferred
- 6. Public Comment
- 7. Future Agenda Items: none tendered at this time
- 8. Adjourn 9:10 pm Note future meeting schedule: April 15, 2009 [Location TBA] 7PM-9PM

APPENDIX A: BUS REPORT

Venice Blvd and Centinela Ave Public Transit:

Comparison in Respect to the Suitability of the Fire Station 62 Location for Seniors

Key: No designation given before a route number indicates a Metro bus (Los Angeles' transit service)

BBB is Big Blue Bus (Santa Monica's transit service) CC is Culver City Bus FS 62 is Fire Station 62

In Mar Vista, Venice Blvd from Walgrove Ave to the 405 Freeway is effectively serviced in whole or in part by three lines (33 and 333, CC 2), although an additional two lines (BBB 6 and CC 5) operate with a schedule too restricted to consider for our purposes. At the FS 62 location, Centinela Ave is effectively serviced by one line (BBB 14). Like Venice Blvd, FS 62 is also serviced by the restricted BBB 6, the "Santa Monica College Commuter," a weekday line running between Palms and SMC campuses with a schedule timed for student attendance, stopping no more than 6 times a day at the FS 62 bus stop and at Venice Blvd locations between Centinela and the 405 Freeway. Likewise, CC 5, servicing Venice High School students to and from the high school to eastern reaches of Culver City, runs only once a day along one segment of Venice Blvd. Therefore, **this examination will only consider 33, 333, CC 2 and BBB 14.**

This examination is also predicated on the assumption that the hilltop location of FS 62, especially if designated as a *transitional* living residence as previously indicated, will be too steep for certain seniors to negotiate by foot to and from Venice Blvd, thereby requiring bus transfer to Venice Blvd routes, whereas the same .3-mile distance traveled by foot (1584 ft.) may be feasible along the flat stretches of Venice Blvd.

Number of buses required to reach destination:

Downtown Station	Venice Beach	St. John's Hosp	UCLA Hosp, WW	UCLA Med, Sawtelle	Kaiser office - MV	Kaiser & Brotman Hosps	Vets Administration WW	Social Security Administration	Westminster Senior Center (in Venice)
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Venice Bl	1 ¹	1	2 ²	1 to 2 ³	2 or 3 ⁴	1 or 2 ⁵	1	1 to 3 ³	2	1
FS 62	2	2	2	2	2	1	2	2	2	2

	Mar Vista PO & Frmer's Mkt	Mar Vista Library	Centinela Vons	Culver Ctr w/Ralphs (Best Buy, etc)	Fox Hills Mall w/hub ⁶	Westside Pavilion	LAX, Green Line	Downtown w/ hub, ⁷ Union Stn
Venice Bl	walk or 1	walk or 1	1 or 2 ⁵	1	1 or 2 ⁵	2	2	1 ¹
FS 62	1 w/walk	1 w/.3 mi. walk	1	2	2	2	3	2

At the 3/10/08 MVCC Directors meeting, Director Bob Fitzpatrick had made the case that a food market is readily accessible to the FS 62 location via BBB 14. Although it is true that the ride to Vons at Centinela is briefer than the one leading to Ralphs at the Culver Center, the advantage is offset by the fact that buses run far more frequently on Venice Blvd. Bob also made the case that BBB 14 directly accesses key corridors: Pico, Wilshire, etc. Perhaps one may argue the advantage is offset by the fact that the rapid line 333, extending from Santa Monica to downtown LA, has dozens of north/south transfer points in between and, unlike BBB 14, operates on a 24-hour schedule. Although it is true that line 333 is not technically a red bus "Metro Rapid" line, as a limited-stop bus it does offer the option of more rapid service than line 33. However, a Metro Rapid line operating along Venice Blvd in conjunction with the 2010 Expo light rail has been suggested at a recent Westside Central Service Sector Governance Council meeting of the LA County Metropolitan Transportation Authority.

After reviewing routes and destination and having decades-long experience with public transit on both Venice Blvd and Centinela Ave, it is my opinion that an individual living on Venice Blvd, overall, has more convenient access to services than one living at the FS 62 location. A small advantage is afforded to the FS 62 location in that there is more convenient access to the Veterans Administration and St. John's Hospital. (The best of both worlds could be had if housing were situated within a block of the intersection of Venice and Centinela.)

¹ Via 6 limited stops on Venice Blvd in Mar Vista.

² Although access is by 2 buses for each location, BBB 14 provides the FS 62 location a significantly more direct route.

³ It would be a single bus route to UCLA and the VA if the Venice Blvd senior housing were located near Walgrove.

⁴ 2 buses if location is on Venice, west of Centinela; 3, if east of Centinela.

⁵ 1 if senior location is on Venice, west of Centinela; 2, if east of Centinela.

⁶ The Fox Hills Mall hub is a significant one, with transfers to Bell Gardens, Pico Rivera, and South Bay communities extending to Redondo Beach. It is 1 route to the hub if senior location is on Venice, west of Centinela; 2, if east of Centinela.

⁷ The vast downtown hub connects to bus and rail lines servicing LA County communities and reaching into locations outside of the county.

APPENDIX B: TEXT OF PROPOSED ORDINANCE,

Mar Vista Community Council Area SURPLUS REAL PROPERTY FUND

Creation and Use of Fund.

All net proceeds collected from the sales of real properties located in the **Mar Vista Community Council Area** of the City of Los Angeles and such grant funds as approved by the City Council, shall be placed in a trust fund to be known as the "**Mar Vista Community Council Area Surplus Real Property Fund**", which fund is hereby created and which fund shall be used for the purposes as set forth hereafter.

1. The "**Mar Vista Community Council Area**" is hereby defined and described as being that portion of the City of Los Angeles within the following geographic borders:

South of the Santa Monica Freeway between Centinela Ave. and the San Diego Freeway,
West of the San Diego Freeway between the Santa Monica Freeway and National Blvd.,
South side of National Blvd. between the San Diego Freeway and Overland Ave.,
West side of Overland Ave. between National Blvd. and Charnock Rd.,
North side of Charnock Rd. between Overland Ave. and the San Diego Freeway,
North of the Culver City border between the San Diego Freeway and Zanja St./Walgrove Ave., East side of Walgrove Ave. between Zanja St. and Santa Monica City border,
South of the Santa Monica City border between Walgrove Ave. and Centinela Ave.
East side of Centinela Ave. between Airport Ave. and the Santa Monica Freeway.

2. "**Surplus Real Property**" is defined as those parcels of real property owned by the City of Los Angeles and neither dedicated to public use, such as recreation and park use or public street use, nor permanently devoted to some public use.

3. "**Net proceeds**" shall mean the gross sale price received for a parcel of real property minus escrow charges, title policy charges, appraisal charges, advertising costs, and any and all other costs and expenses attributable to conducting the sale and/or leading up to the sale of the property.

4. Upon adoption of a resolution by the City Council, the net proceeds from the sale of any of the properties mentioned above shall be devoted exclusively to capital or non-capital projects or purchases generally within the "**Mar Vista Community Council Area**" for purposes which will be of benefit to citizens of the City of Los Angeles

5. The Fund shall be administered by the Department of Public Works, Bureau of Financial Management and Personnel Services, in accordance with the prior approval by the City Council