



July 2023 Membership and Board Meeting Agenda

Thursday July 6, 2023

7:00 pm

Zoom Meeting ID: 858 215 9044

Or click [HERE](#)

1. Greeting and Meeting Opening

- a. Called to order at: 7:00pm
- b. Members Present: Bob, Angela, Ramiro, Tobi, Nicole, Angie, Chelle (late), Mike (late)
- c. Members Absent: Walter, Mark
- d. 33 Zoom guests present
- e. Approve June 6th Minutes
 - i. Motioned by Nicole. Seconded by Ramiro. Angela to amend security to attend in August, not July. Motion passed 6-0 (Chelle absent from this vote)

2. Current Issues:

- a. What is the status of PLB's move to be a non-smoking community? Smoking violations continue and include the smell of marijuana permeating the units of other tenants. **Current protocol:** Patrol takes the tenant's statement regarding the issue which is sent directly to admin. Tenants can email admin directly and inform them of the ongoing reports to patrol. **Admin's response:** Tenant should light candles, purchase an air purifier/fan, submitted work orders resulting in effective seal ups, and suggested that the tenant move. These remedies are both unacceptable and ineffectual. The lease states that tenants "*should not disturb tenants with noise, cooking or other ODORS....*" PLB places the burden on the lease abiding tenant vs. holding the tenants who are not abiding by the lease responsible for their actions. What can we do? Start a petition?
 - i. Sylvie asked us to call patrol daily because 3rd party complaints bolster their leverage
 - ii. Neighbor Elden reported similar concerns and shared a disability angle with complaints and official filings in addition to patrol complaints. She feels patrol is gaslighting. She also shared she has had past success with filing disability smoke claims.
 - iii. Nicole shared the complexity of lease renewals v. new leases.
 - iv. Angie shared the "non-bother" element of the lease to not bother other neighbors
 - v. Ramiro suggested Aryn attend the next meeting to clarify on what we can do to reach remedies to resolve this situation for multiple residents
 1. Aryn's response to Angela via email: As an RSO community, existing residents cannot be required to sign the addendum, it is optional-beginning July 2022. And she asks for Board assistance
 2. Question to follow up is whether this applies to new tenants
 3. Aryn updated that Burnside Circle - could this non-smoking circle be moved somewhere the Board will approve?- 5 of the smoking areas are in green spaces.
 4. Solutions

- a. MOTION: PLBRA renews the effort to expedite the non-smoking status of the property. Motioned by Ramiro. Seconded by Angela. Passed 6-0-2 (Chelle and Mike abstained)
 - b. Aryn will be invited to the August meeting
 - c. Elden will continue to take legal action
- b. Update on PLB financing and ADU's
- i. ADUs are small square footage units not to exceed 800 square feet that include a kitchen and a bathroom at minimum. They also do not require additional parking for a master planned community.
 - ii. Management's position is to help the housing crisis by adding ADUs; and that they will not be built on green space. The primary areas are on top of garage and carports and perhaps other small paved areas. Management also said this will not add more than 100 ADUs.
 - iii. Bob questioned if ADUs are rent controlled. Nicole shared that in California they are not.
 - iv. The concern is that financing was tied to ADUs to increase revenue.
 - v. Valerie says the ADUs are "by right" as a land use attorney. She raises the issue of how many ADUs and what size can be built.
 - vi. Michele shared that her courtyard was measured and maxed at 2 so her courtyard was eliminated as an option, even though this is a paid amenity. Michele is advocating for all of her neighbors in her courtyard who are opposed to ADUs blocking their courtyard, She shared the max is 2 per lot and she feels PLB is only 16 lots. She also raised the issue of whether a historic preservation could prevail here.
 - vii. Bob questions if there is a political impact amidst a housing shortage because that is a large issue- is the power play to control where and how if. Valerie echoed that we should clarify our message.
 - viii. Tobi questioned how they can support even more infrastructure if they add even more ADUs.
 - ix. Bob motioned that PLBRA oppose the installation of ADUs into courtyards. Angela seconded. Mike wanted a larger scope. Nicole amended the motion to specify an opposition to ADUs not built on the roof of carports or parking garages. The motion passed 7-0-1 (Angela abstained)
 - x. Loan update regarding the refi- "Is any of this money coming back to residents for improvements". Aryn said yes but that it is primarily infrastructure work. There is a \$30-50 million annual capital budget that mostly addresses infrastructure. Examples include fobs, Lobby HVAC, garage improvements, carport improvements, etc. but mostly electrical and plumbing because the buildings are so old. There is a large question of where the money is being deployed and what the servicing is.
 1. Mike and Nicole echoed a concern along with Angela and requested some transparency
 2. Chelle questioned why they don't seek specific loans/grants if it is for infrastructure. Angela is skeptical and stated they are a private business who are holding these close to chest and to build a real estate empire to buy other properties- she feels much of the funds may be going to fund their other ventures
- c. Update on other Management questions
- i. Laundry - issues with availability. Angela pressed Aryn for a timeline to add additional machines

- ii. Parking enforcement- new towing company seems to be more aggressive and able to handle the volume (follow the rules such as 96 hours on general parking- Angela suggested people check their leases)
- iii. Fobs and tower lobby HVAC - new timetable announced through mid-summer 2024.
- iv. Valet Living - Aryn is aware that they are struggling with lack of pick up and cleanliness. The company is struggling with an employee shortage so Aryn is exploring other possible solutions.
- v. Burnside coffee cart replacement - 2 people have suggested proposals to replace/ PLBRA helping to vet them
- vi. Landscaping/engineering- big change here. New landscaping service is coming and replacing the current service. Allegedly new landscape and not just “mow and blow” so should improve greenspace quality.

d. Reminder that Adam Schiff’s field staff on site next Tuesday Jul 11th 2-5 pm.

- i. This is all constituent services for anyone- not political or partisan. Come if you have a need

3. Guest Speaker Updates, possibly including:

- a. Katy Young Yaroslavsky, CD 5- Michelle Forbes- tabled
- b. Daniel Park, Supervisor Holly J. Mitchell’s office- tabled
- c. Academy Museum – Eden Bui (or colleague)- tabled

4. Appoint a New Treasurer

- a. Mark resigned as treasurer and chair of the movie committee.
- b. Bob motioned to appoint Walter. Nicole seconded. Motion passed 7-0-1 (Mike abstained)

5. Committee Updates:

a. Communications Committee:

- i. “Three Things” weekly email- new weekly protocol
- ii. Angie will help run point on Newsletter advertisers
- iii. Nicole will share September publication deadlines with the newsletter committee

b. Community Services

- i. Responses from Jae/Pool/Fitness Management is [here](#)
 - 1. Question- If a children’s price is allowed- why can a senior price not be allowed under fair housing? Wendy echoed this.
- ii. Eduardo from the Pool is happy to meet with PLBRA at a future meeting to discuss salt water concerns
- iii. Tobi wants to test the designation and levels of the salt water pool
 - 1. Ramiro wanted to know the goal
 - 2. Chelle clarified the goal is twofold. One is that neighbors are complaining and second is that it is being used as a justification for the high price on guest passes

c. Security Committee

- i. USG to attend August meeting
- ii. Beverly Press article on fires

4 June 22, 2023

Alleged serial arsonist charged for Fairfax fires

BY EDWIN FOLVEN

A 34-year-old man was charged with six counts of arson on June 20 for allegedly starting fires at apartment buildings in the Fairfax District.

Delano Thompson was arrested on June 14 after officers pulled him over in Sunland. Authorities said Thompson is unhouse and was living in his car in the Fairfax area during the past two months when the fires occurred.

Los Angeles Fire Department arson investigators and the detectives assigned to the Los Angeles Police Department's Major Crimes Division investigated the arson fires, which started on May 19. Authorities believe Thompson may have started fires at two other locations, in addition to the fires he is charged with starting, and the case remains under investigation.

Capt. Laura Curtin, of the LAPD's Major Crimes Division, said the motive for the fires remains undetermined. No injuries were reported. However, the fires caused significant property damage. A blaze on June 10 destroyed a garage and at least two vehicles in the 400 block of North Curson Avenue.

"Obviously, it's concerning," Curtin said. "There is always the chance that these fires could have escalated."

Thompson was also linked to small fires at apartment buildings on

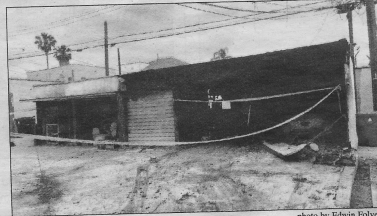


photo by Edwin Folven

A fire that destroyed a garage in the 400 block of North Curson Avenue on June 10 was attributed to the arson suspect.

June 7 in the 100 block of North Sycamore Avenue and 200 block of South Orange Drive. Detectives believe Thompson started a fire in a shed at a Jewish school in May. Curtin described the structure as an "out building." The fire is not considered a hate crime. Other fires attributed to Thompson occurred near Beverly Boulevard and Orlando Drive and near Beverly Boulevard and Genesee Avenue.

Curtin stressed that the investigation was a collaboration between the LAFD and LAPD. Once it was determined to be a spree likely involving the same arsonist, the case was turned over on June 13 to the Major Crimes Division. A day later, the suspect was in custody, Curtin said.

"The detectives here, they are phenomenal," she added. "We took investigative responsibility because it became a series. They drilled down and identified a suspect quickly. A warrant was put out on his car and officers arrested him in the Foothill Division."

Investigators determined a Volkswagen Jetta was seen near the fires and linked the vehicle to Thompson. The car was located and pulled over on June 14 in Sunland, where Thompson has family, Curtin said.

Thompson has previously been arrested for property crimes, but has no history of arson, Curtin added. He is being held on \$600,000 bail pending upcoming court hearings.

d. Movie Committee

- i. Appoint a new chair:
 1. Appoint Ramiro as the chair.
- ii. Last meeting: Tues 6/13 via Zoom; new movies chosen, see website or shared docs
- iii. Last movie: The Batman, no issues, head count: 16
- iv. Master schedule (Shared Docs) now has head count by request
- v. Next meeting Tues 7/11 / 7:30 PM / PLBRA ZOOM ROOM (Meeting ID 858 215 9044)
- vi. Promo
 1. Sylvie sending new schedule to all residents via email 😊
 2. Electronic Billboards up-to-date
 3. Whomever is posting on FB, please update master schedule (Shared Docs)
- vii. Ramiro will update everyone

e. Strategy Committee

- i. Set up first meeting - committee members see Doodble
- ii. Moving deadline to August

6. President's report

- a. Potential for integrating Television City Shuttle to Park La Brea to connect our residents to the Purple Line.- Advocate for a shuttle to reduce traffic- Bob wants to encourage discussions in good faith
- b. Update on Utility Pass-Through Transparency
 - i. Nithya's office had suggested the overdue report-back would occur by the end of June but that window passed. Bob will follow up.
- c. Time to start inviting Congressional candidates
 - i. Adam Schiff's seat is open for 2024 congressional election
 - ii. Time to invite candidates for the 3-minute intro sessions and a later candidates forum. This will begin in September as Bob can arrange
- d. Request for information re Fobs for Families

- i. Bob wants residents to report on issue of fobs for families. Management stated they would provide fobs for families, even if they are a minor. Is this true? Call for information.

7. Vice President's Report

a. Recap of Television City Visit and discussion about endorsing the project

i. Notes:

1. Hackman Group is the largest studio builder/owner in the world and they intend to use the Television City area to continue its legacy as a studio.
 2. They will keep the main building, awning, and most plants intact and are consulting a conservation group on what they should keep and how to maintain its history.
 3. Adeena really seems committed to helping our community and we have brainstormed ideas of how we can combine resources to hold events at TVC and PLB. Adeena's background is with non-profit groups and she took this new role with a lot of deliberate thought of how she can help the community.
 4. Building state of the art studios will keep TV/Film work in Los Angeles for years to come.
 5. Construction is to last 3 years and Hackman Group will be working hard to maintain that schedule.
 6. Hackman Group is doing all the required environment inspections and reports.
- ii. Ramiro motioned to endorse the TVC project on the condition that Hackman continue to discuss in good faith the issue of integrating Park La Brea into its transportation planning. Angela seconded. Motion passed 6-0-2 (Bob and Tobi abstained)

b. Update on short film festival progress

- i. September/October festival- likely at the Academy facility
- ii. Hope to report more plans in August

8. Treasurer's Report

a. Newsletter

- i. Cost: \$3,385 (5% discount on printing for delay)
- ii. Ad Revenue: \$1,950 (increased quarterly rates, 7 advertisers)
- iii. Net (loss): -\$1,435

b. BofA balance: ~\$25K

c. Submit questions or issues to treasurer@plbra.org- this email will be rerouted to Walter

d. Chelle also sold snacks at the last movie for \$5 donation

9. Secretary's Report

a. Membership Update-

- i. 111 paid members- 10 new members

b. View all upcoming meeting dates [HERE](#)

10. CFO Report (Fundraising)

- a. Pitch deck presentation [HERE](#)
- b. 2023 Goals - goals to hit the mark by the end of the year to implement these initiatives

11. Public Comment by PLBRA Members and Guests

- a. Ryan: Valet Service must separate trash by law. Ryan is concerned compliance is not happening and believes they need to travel with separated bins to ensure compliance to ensure recycling and composting is occurring correctly
- b. Ryan shared 3 elliptical machines are out of order in one function or another
- c. Ryan shared that the pool is too hot and he has heard multiple complaints - is there a restriction to be below 104 degrees?
- d. Jonathan wants to know if PLB is earthquake safe and notes that PLB is in the classification level that needs to be studied by 2025 and by 2-35 remediations are required. Is this a ticking time bomb? Is this related to the infrastructure improvements?
 - i. PLB claims analysis is done and will be released before 2025 and based on their analysis they state that the towers do not need any upgrades.
 1. However, is this accurate? How can we affirm?
 2. Should we do a community event on earthquake preparedness

12. Good of the Order shared by PLBRA Officers

- a. August consideration to amend the bylaws to end the membership year to November 2024.
- b. Next Meeting- August 1st in person
- c. Board comms discussion to stay on

13. Adjourn: motion to adjourn at 8:51pm by Nicole. Seconded by Tobi. Motion passed. Adjourned at 8:51pm