



October 2023 Membership and Board Meeting Agenda

Thursday October 5, 2023

7:00 pm in the PLB Theatre with streaming [HERE](#)

1. Greeting and Meeting Opening
 - a. Called to order at: 7:07pm
 - b. Members Present: Ramiro, Robert, Angela, Walter, Nicole (non-quorum member), Angie, Chelle and Tobi arrived at 7:15pm; Mike arrived at 8:15pm
 - c. Members Absent:
 - d. Approve Sept. 5th Minutes
 - i. Angela Moves, Walter Seconded. Minutes adopted 5-0 (Nicole cannot vote)
2. Candidate introduction: Mike Feuer, CD 30 candidate
 - a. View his website here: <https://mikefeuerforcongress.com/>
 - b. Wants to expand voting rights with same-day voter registration in California
 - c. As district attorney he started a coalition of prosecutors across America to combat gun violence
 - d. Pro-choice
 - e. LGBTQ Advocate
 - f. Took on Wall Street against Wells Fargo lending scandal
 - g. Partnering with Karen Bass to work to combat homelessness and wants to work to expand affordable housing
3. Current Issues:
 - a. Valet Living Trash Survey results: View them [HERE](#)
 - i. We need a vendor who is consistent and reliable
 - ii. We need support with neighbor compliance enforcement
 - iii. We need evidence that recycling and composting are happening
 - b. Landscaping service transition
 - i. New vendor being hired that is an actual landscaping company
 - ii. Current employees will have the opportunity to interview and be retained if qualified or transfer to other open positions with on-site vendors
 - iii. Cost is higher but will provide higher quality services
 - c. Adam Schiff constituent outreach - Tuesday, Oct. 10, 2-5 pm
4. Guest Speaker- Aryn Thomez- Q&A re ADUs at PLB (20 minutes)
 - a. Locations, feasibility, quantity are all still under review- no decisions have been made
 - i. Still exploratory and may not even be pursued
 - b. The reason is that PLB wants to advocate and fight to help address homelessness
 - c. Concern- will ADUs go into green space/impact backyards? Will they go into courtyards
 - i. Aryn said they are checking all locations and all options are still on the table
 - d. Concern- ADUs will not help current residents so what is the goal/ Will this lead to homeless encampments in my backyard?

- i. Aryn said that the goal is to combat homelessness and any decision will take years to be implemented
- e. Concern- This will not reduce homelessness when rent is high
- f. Concern- top of garages is supported- but we cannot impact landscapes and will need electric stoves- gas is loud and dangerous
- g. Concern- What is the timeline to make a decision? Will residents have a chance to be heard
 - i. Aryn said there is no timeline- too premature and yes, residents will have the opportunity to be heard. She also shared she is an advocate for the tops of garages
- h. Note- PLBRA adopted a formal position to oppose ADUs in courtyards/green spaces
 - i. Aryn stated she does not want to change the feel and environment of PLB but wants to address homelessness if we can
- i. Concern- how will utilities be provided?
 - i. Aryn shared this is why she is again advocating for tops of garages since infrastructure is there and it won't tear up landscape to install
- j. Concern- there was a \$1B grant for this?
 - i. Aryn said no- but there was a loan for the mortgage that mentioned that ADUs could come- but not an earmark- the Refi does not have a direct mandate to install ADUs
- k. Concern- Rails in staircases to laundry rooms need replacement
 - i. Aryn shared they are being worked on and will follow up
- l. Concern- is this Low income housing/section 8?
 - i. Aryn said No, PLB already accepts section 8 and these units will be priced per square footage
- m. Concern- we already have a parking problem- how will ADUs help?
 - i. Aryn said actually the parking spots are highly vacant now on tops of garages and in garages so there is a lower density than the area
- n. Concern- Why not just build another tower instead?
 - i. Aryn said that another tower would take more square feet than some ADUs and we cannot add more full size units or get enough power- PLB currently uses 80% of our assigned grid with LADWP
- o. Concern- members need to go to the City Council and support landmarks to block ADUs
 - i. Aryn shared that garden units cannot be designated as landmarks (example- windows project)
- p. Concern- Construction noise?
 - i. Aryn shared that if we do ADUs, they will be prefab built and installed on infrastructure fully built
- q. Idea- Put ADUs along Hauser with subterranean parking- idea to share
- r. Idea- could you demo a garden block and build towers there? Idea from the 1980s that is mute now
- s. Question- what would the process be and what are the next steps to maintain expectations;
 - i. PLB is still pursuing feasibility with structural and architectural to see if they can even hit needed marks on quantity and infrastructure.
 - ii. Then they would put together a full plan and hold multiple community forums
- t. Concern- Will carports be upgraded?
 - i. Aryn said yes
- u. Concern- How are we using less water but rates are increasing?
 - 1. Aryn will investigate- it may be the 30% Common Area Deduction- However, rates will go up next year as a pass through

5. Guest Speaker Updates, possibly including: **NONE**

- a. Asm. Rick Chavez-Zbur, AD 51
- b. Katy Young Yaroslavy, CD 5- Michelle Flores
- c. Daniel Park, Supervisor Holly J. Mitchell's office-
- d. Academy Museum – Eden Bui (or colleague)

6. Committee Updates:

a. Communications Committee:

i. Social media: guidelines for support/response from PLBRA

- 1. One of the PLB groups is a public group with anonymous posting now, including posters who do not live at PLB
- 2. In recent weeks PLB was attacked on this group including personal attacks to board members
- 3. Moving forward PLBRA will not engage in this group.
- 4. If you want input from PLBRA please go to PLBRA page or go to the PLB Residents group which is still private

ii. Newsletter Timeline:

Send ad requests to: newsletter@plbra.org

Print Month	Content & Ads Due	Print to Kay	Delivery
December	November 13th	November 23rd**	December 2nd

b. Community Services

i. Gym/Pool update. Questions answered from last meeting:

- 1. Silver Sneakers Program- PLB said they cannot participate since our facility is only open to residents and not open to the general public
- 2. Other than chlorine- how else is the pool cleaned? Vacuumed daily, filter flushes 3 x day, and other chemicals added weekly during routine maintenance

ii. Gym Survey- 61/2500 members completed the survey.

- 1. View detailed survey results [HERE](#)

iii. Apparently a lawsuit is the cause that adult-only hours have been repealed

iv. Gym Renovations are underway

v. Concerns- monitors on equipment don't work, limited light, dingy- persistent for 4 years

vi. Concerns- work will begin on the big pool next and only lap pool will be open- Timeline and Prices?

- 1. It will take about 30 days with no price increase

vii. Concern- is it a salt water pool- yes at the public level, not the level of a resident salt pool

viii. Concern- Current hours don't help those who need to go to work- need to go back to 5am open

ix. Concern- Gym construction is very loud and extreme dust for immediate neighbors- could not sleep - how can this be prevented for pool renovation

x. Concern- once renovation is complete- will lap lanes be reduced to 2 or is this a rumor. Chelle will follow up to confirm. Her understanding is that it would be similar to how it is now. Should be completed mid-November for the pool and gym

c. Security Committee

- i. View PLB Zones with LAPD [Here](#)

d. Movie Committee

i. Next Movie:



ii. Ideas to fundraise at the Movies-

1. Take donations? Other Ideas- please share with Ramiro at vp@plbra.org

e. Strategy Committee

- i. [Revised document now available on website.](#)

f. Health Fair Committee

i. Committee Update:

1. looking at a Saturday in early March;
2. next meeting 10/19 at 7:30pm via Zoom.
3. Contact secretaryPLBRA.org to join the committee- secretary@plbra.org
4. looking to bring in local health providers for mental health, wellness, medical, children's providers, vets, fitness providers, host a blood drive, and have activities for kids

ii. Next Meeting: 10/19 at 7:30pm

7. President's report

a. Discussion of bike lanes on Fairfax:

- i. Survey coming to get input
- ii. 6:30pm Rec Center at Pan Pacific Park Tuesday if you want to weigh in with Mid City West meeting directly

b. Discussion of Management's policy to turn off payment portal and insist on cashier's checks upon issuance of a Three-Day Notice: Action item.

- i. Motion to formally oppose that online payment portals are being turned off and to advocate that the portal stay active through the three-day window to allow for online payment and that Management stop insisting on cashier's checks.

1. Motioned by Bob; Seconded by Angela. Discussion: Is this legal?
2. Vote 8-0 (Nicole Abstained)

c. Discussion of potential rent increases for renewals on or after February 1, 2024. Rents could be raised up to 7% at that time

d. Volunteer stepping forward to start Sustainability Committee at PLBRA- details to follow

8. Vice President's Report

- a. - Dividing the topics we receive at questions@plbra.org

9. Treasurer's Report

- a. Balance as of September 13th 2023 is \$23,068.82
- b. Updated Balance 26,988.82

Expenses: \$392

- \$312 for PLBRA.org website fee
- \$17 Zoom Plan
- \$60 Google Office
- \$3 Amazon Prime Movie Rental

Income: \$130

New member fees (Sept) \$80.00
Renewals \$50.00

10. Secretary's Report

- a. Membership Update-
 - i. 127 paid members- not including some family members who were undeclared
- b. View all upcoming meeting dates [HERE](#)

11. CFO Report (Fundraising)

- a. One page pitch completed.
- b. Forwarded to 20 targets. Fingers crossed.

12. Public Comment by PLBRA Members and Guests

- a. Can we get an actual doctor to be an advisor of the health fair?
- b. Communication is not effective-
 - i. power is out in towers email as an example- which towers? Is the power back on? Follow ups and Details will help
 - ii. Tower under construction for 2 years but no one informed residents of what it was for, how long, why etc.
- c. Thank you for advocating for gym repairs
- d. Halloween event at Pan Pacific Park- Oct 31st, 4pm-8pm
- e. Nov 5th 10am-2pm Great Pumpkin Patch-waste disposal event for the community (E-waste, pumpkin composting)

13. Good of the Order shared by PLBRA Officers

- a. Next Meeting- November 7th on Zoom
- b. Annual Meeting will be January 14th- Join today! Lasts through all of 2024
- c. Board Nominations for 2024 will open at the November meeting

14. Adjourn: Meeting adjourned at 8:33pm