

CITY OF LOS ANGELES
CALIFORNIA



3321 W. 54th Street
Los Angeles, CA 90043

Email: info@parkmesaheights.org
Website: www.parkmesaheights.org



**PARK MESA HEIGHTS
COMMUNITY
COUNCIL**

**Community Council
Governing Board**

Kimmarie Johnson Roussell,
President

Alison McBeth-Featherstone,
Vice-President

Lauren Brown, Secretary

Roozbeh Kaboli, Treasurer

Carol Derby, Parliamentary

Michael Guynn, Sergeant at Arms

Bishop K. Donnell Smith, Business Rep.

Rhonda Hyman, Angeles Mesa Rep.

Robbye Davis, Hyde Park Rep

Vacant, View Heights Rep.

Eleanor I. Smith, Senior Rep.

Devon Willaims, Youth & Education Rep.

Jeanna Kindle, Non-Profit Rep.

Julia Smith, At-Large Rep.

Pastor John M. Culpepper, Faith-Based Rep.

GENERAL MEETING MINUTES

Saturday, January 08, 2022
10:00 am

Join Zoom Meeting Online or By Phone

<https://us02web.zoom.us/j/86355460067>

Webinar ID: 863 5546 0067

Dial (669) 900-6833 or (888) 475 4499 (Toll Free)

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ROLL CALL - 10:08 AM

KimMarie Johnson-Roussell “The Chair”, called the meeting to order. Lauren Brown, Secretary, read roll call attendance.

KimMarie Johnson-Roussell, President - PRESENT

Alison McBeth-Featherstone, Vice President - PRESENT

Lauren Brown, Secretary - PRESENT

Roozbeh Kaboli, Treasurer - PRESENT

Michael Guynn, Sergeant at Arms - PRESENT

Carol Derby, Parliamentarian - PRESENT

Jeanna Kindle, Non-Profit Representative - EXCUSED

Kevin Smith, Business Representative - PRESENT (arrived 10:25am)

Julia Smith, At Large Representative - PRESENT

Eleanor Smith, Senior Representative - PRESENT

Robbye Davis, Hyde Park Resident Representative - PRESENT

Rhonda Hyman, Angeles Mesa Representative -ABSENT

Devon Williams, Youth Education Representative - PRESENT (arrived 10:20am)

TREASURER UPDATE - 10:12 AM

Roozbeh Kaboli, Treasurer, provided an update.

- No Monthly Expenditure Report (MER) to present at this time
- P.O. Box has been secured
- An initial quote for business cards was received (\$55 for set of 500; volume discounts are available)
- Regarding the community outreach signs, the original cost to produce the signs was \$5500. The vendor, LA Business Printing, confirmed it was not possible to 'rework' the signs. Roozbeh suggested a vote at the board meeting to determine how to proceed with the signs.

GOVERNMENT & OTHER REPORTS - 10:16 AM

Jasmine Desenclos from Council District 8 provided an update.

- There are three new staff members dedicated to answering phone calls and processing/following up on 311 calls.
- If you having trouble reaching 311, there is an alternate phone number 213-473-3231
- Due to COVID restrictions and the rising numbers of COVID cases, the MLK Parade and Super Bowl Job Fair have been canceled.
- The office can support events that may need/want to move outdoors in January/February by providing tents/chairs (min. 3 weeks to process request)
- Reminder that certificates of recognition take approx 3 weeks to process

Regarding the Metro Rail Traffic Cameras

- Community's involvement and voice extended citation date a month from now.
- Trying to figure out how to do outreach to educate the community on how these cameras work. Currently working on PPT in English/Spanish.
- Shareholders expressed that education is not needed, what's needed is for the issue to be addressed, for the flashing to stop and for the cameras to work properly.
- Officer Evleth reported that he has outreached to the MTA to try to adjust cameras. He explained that a flash does not automatically mean a citation is given. It is the responsibility of the Sheriff's Department to review footage to determine if a citation is warranted. A shareholder countered saying he received a citation by just sitting at the light.
- Shareholders expressed that there is tremendous anxiety that comes with the light flashing and that City Council members have been so silent on this and other key issues.

POLICE REPORTS - 10:50 AM

SLO, Paul Eveleth (Southwest Division, 52nd St to Obama Blvd & Crenshaw to Van Ness), reported on recent crime activity.

Crime Updates

- Over the last year stolen vehicles outweighed vehicle break-ins, however break-ins are now increasing.
- Over the last 6 months, Kias and Hyundias were being targeted
- Over the last 4 weeks, in addition to Kias and Hyundias a mix of vehicles have been targeted in Mercedes, BMW, and Jeep.
- Over half of the stolen vehicles have been in Park Mesa Heights (*Officer Eveleth recommends the steering wheel club - it works and is only \$30*)
- Increase in cell phones being stolen (most recently 3 on the expo line)
- No shootings were reported in the last 4 weeks

Other topics included:

- There are traffic issues on 48th Street going east to Crenshaw Blvd in part due to large vehicles blocking the right hand turn lane on the southbound side. Officer Eveleth is working on this.
- Officer Eveleth has spoken to the motor home occupant. They understand the concern and said they will not leave their vehicle parked.
- A shareholder raised the issue of traffic lights on 48th & 11th Ave / 48th & Crenshaw Blvd. East bound traffic is backing up because the traffic lights are not synced. 11th Ave seems to be the culprit. DOT has to evaluate and adjust.

PRESENTATION - 11:04 AM

Prophet Walker, developer of the Treehouse Project presented.

Following the presentation, Mr. Walker addressed concerns and questions from shareholders.

Concerns expressed by shareholders and Mr. Walker's response to each:

- Commercial Vendors
 - Regarding the concern if commercial space vendor(s) will offer affordable food, the commercial space will offer more of a grocer concept than just artisan foods. Price points will meet the needs of the community. Projected rents for the commercial space is intended to bring in local vendors and local farmers.
- Community ownership
 - To clarify what is meant by community ownerships, the goal is to provide an opportunity for community members to take ownership. Currently working with attorneys to allow for non-accredited investors to invest.
- Infrastructure
 - Regarding concerns with infrastructure, based on what is currently existing, engineers are hired to create a plan, that plan is sent to LADWP. LADWP determines if the plan meets the needs of the community and will determine if the developer is required to upgrade systems.
- Communal
 - Regarding concerns surrounding communal living, credit and background checks will be required, residents will be able to meet and actually know neighbors.
- Safety
 - Regarding general safety and access to the pool area on the top floor, security will be provided at

every access point for the public. Security will not be carrying firearms. The security gate height will be 5 - 6 ft feet. Residents will use a door system with fingerprint or code to access space.

- Parking
 - Regarding parking, 18 parking spots is the max for commercial buildings in the area, Treehouse will have 15 parking spots. Mr. Walker is working on plans to offer valet parking. It was suggested by a council member that Mr. Walker pays for parking permits to protect existing neighborhood resident's access to street parking. Mr. Walker liked this idea and said he would have his team look into this.
- Profiteering vs caring for the community
 - Regarding constituents being guarded and skeptical of the project's goals, Mr. Walker expressed that he's a member of the community and a resident of View Heights. While this is a business for him, there are many ways to raise money that directly impact the cost of the project and that cost is passed along to residents via increased rents. He has chosen the route of creative financing from non-profits who only expect single digit returns as a means to keep the costs of financing low.
- Integration of technology
 - Regarding the question of integration of technology, there will be the use of smart technology throughout the building.

Mr. Walker verbally committed to the following:

- Treehouse Park Mesa Heights as the name of the property
- 30-40% local hire

PUBLIC COMMENTS - 12:10 PM

Chandra Mosely provided an update on Livable California, which endorses Our Neighborhood Voices. We received the support 32 to 12. The next step is getting signatures. She has 11,000 petitions and asked that board members and shareholders contact her directly to get petitions.

Chandra Mosely
323-823-4566

ADJOURNMENT - 12:18 PM

Alison McBeth-Featherstone, Vice-President, moved to adjourn. Seconded by KimMarie Johnson-Roussell. Meeting adjourned at 12:18 PM.