

Planning and Land Use Committee Report April 2009

Defense Fuel Supply Depot

The Defense Fuel Supply Depot on N. Gaffey has been in operation for 58 years. It holds 35-50 million gallons of jet fuel with a thru put of over 100 million gallons. The fuel is moved by both truck and pipeline to bases in the southwest US.

The tanks at the corner of Western & PV drive also hold jet fuel. Lt Col Ramer has a plan to move these tanks to a more internal location. Likelihood of a leak is very low, but there was 1 leak in the past 5 years. When they refill the tanks, the vapors that are emitted have a diesel like smell. The flash point on the fuel is 140 degrees centigrade.

Lt Col Ramer is also working on a solar energy plan that could generate 5 megawatts of solar energy per day. The Depot would use approximately 800 kw and the remainder would go to other military installations and into the public energy grid.

The DFSD spends about \$160,000 per year on the blue butterfly. They have begun successfully releasing the butterflies back into the environment and their population is increasing. When VOA assumes responsibility for the portion of the property that is theirs, they will need to assume responsibility for the butterflies on that area. VOA asked the DFSD to keep that property. Lt Col Ramer told VOA that he would keep it only if he got an additional piece of property so that it made geographic sense. He has not heard anything more from them.

The military requires Ponte Vista to maintain a 10 ft clearance, a "no man's land" between the DFSD property and the Ponte Vista houses. Ponte Vista will be required to notify prospective buyers of the potential odors from the storage tanks. The DFSD will be installing an alarm protection system on the fence along the Ponte Vista property line.

The DFSD recently planted trees on the Western edge of their property and maintains the trees along the Gaffey edge that were planted by Homeowners United.

Park Western Estates

Park Western Estates are the apartments on the south side of Park Western between the shopping center and Park Western School. There are 216 units on 8 acres consisting of 1, 2, 3, and 4 bedroom units with approximately 600 tenants.

PWE was built in 1970 as a private federal partnership with a general partner and 14 limited partners under a 40 year agreement which ends in 2010. Originally the partners intended to sell the property after 20 years. However Congress

passed legislation that prevented this type of early sale. Because of the partnership, there are income/rent restrictions on some units. Currently 94 units use project based section 8. A maximum of 104 tenants can receive section 8 – basically this means that you pay a flat 25% of your income for rent.

There is a very low turnover of tenants. Many have been there over 20 years. Some were born there and now have their own apartments. Many of the staff live in the units.

The question is what to do at the end of the 40 year agreement. The partners considered several options:

- condo conversion - one disadvantage of this is that the buildings would be very old
- tear down and rebuild with a set aside of units for existing tenants – disadvantage – the tear down alone would cost \$3.5 million
- selling to tax credit “dealers” who would rehab the property and bring in a lot of low income tenants – the manager has rejected this option because it wouldn’t fit well into the neighborhood and she likes the current mix of incomes
- Concerned that the City Housing Authority might take it over – feel this would make it very difficult to evict troublemakers
- Try to do some type of continued agreement with HUD
- TOPA – Tennant Opportunity to Purchase Act – used in the District of Columbia, helps with homeownership by allowing tenants to buy the building and buy their own units, usually involves a third party. Janice Hahn has asked the City to see how such an approach might work in Los Angeles.

Motions

The committee considered three motions which were forwarded from the Westside Alliance of Neighborhood Councils and recommends approval of all three. Copies of the motions are attached.

Other

- Need to re-appoint representative to the Pacific Corridor Citizen’s Advisory Committee – Laureen Vivian is current representative
- Results of Traffic Trailer postponed to April Meeting

Motion re Early Notification

1. That Early Notification of all applications to the Department of City Planning, the Bureau of Engineering and to the Department of Building and Safety shall be sent to all impacted certified Neighborhood and Community Councils recognized by their Councilperson (hereafter, "council"), and the applicant shall be required to send notice, by certified RRR mail, to the applicable council, of all subsequent requests for modifications, adjustments, amendments, alterations, or revisions to the application.
2. Planning and Building and Safety shall review all such applications, and such review shall include, prior to approval, compliance with all relevant Community Plans, Specific Plans, and Overlay Districts.
3. With respect to all applications to Planning and Building and Safety for which a public hearing is not required, notice shall be sent to the applicable council of the terms of the proposed approval, no later than 10 calendar days prior to issuance of the approval, and consideration shall be given by the decision maker to any objections, comments, or questions submitted in writing by the applicable council during the 10-day period.
4. Planning and Building and Safety shall each establish an ombudsman or community advocate who is accessible to officers of a council and whose responsibilities shall include facilitating access to Department personnel, procedures, and documents.

Motion re Advertising Signs Interim Control Ordinance

We hereby support extension of the Interim Control Ordinance (ICO) / moratorium as proposed by the City Planning Commission temporarily prohibiting the installation of all new offsite advertising signs and super graphic signs, as well as prohibiting alteration to existing offsite signs and super graphic signs, until a new offsite sign ordinance can be developed, adopted and implemented. There should be no exceptions that might weaken the enforceability of the moratorium.

Motion re NC's right to Appeal

That the Los Angeles City Council be requested to amend the working documents for Neighborhood Councils, thereby allowing N.C.'s the right to appeal city department decisions.