

BALDWIN HILLS CONSERVANCY
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MINUTES OF THE PUBLIC MEETING
of the
BALDWIN HILLS CONSERVANCY
APRIL 4, 2003

CALL TO ORDER

I. Roll Call

The public meeting of the Baldwin Hills Conservancy was called to order at 10:00 a.m. on April 4, 2003, at Kenneth Hahn State Recreational Area, 4100 South La Cienega Blvd., Los Angeles, CA 90056.

Prior to roll call, the Chair acknowledged and welcomed the following persons: Flo Ward, Community Liaison, Office of Governor Gray Davis, and Al Austin, Senator Kevin Murray's Office, Mayor Carol Gross, City of Culver City, and Gerri Washington, President of NAACP.

The Conservancy roll was called, and the following voting members were present: Ta-Lecia Ann Arbor, Alan Boodnick, Clare Bronowski, Jim Park, Mary Ann Greene, Mary Nichols, and Ted Jackson. Supervisor Burke arrived after roll. Absent: Ruth Coleman, Kenneth Bentley, and David Takashima.

The following non-voting members were present: Joe Edmiston, Neal Fishman, Paul Mount, Don Rogers and Greg Broughton. Absent: Sara Amir.

The following staff members were present: David McNeill and Gloria Dangerfield.

Representing the Office of the Attorney General was John Saurenman.

II. Approval of Minutes (March)

The Chair entertained motion to approve minutes as read and prepared. Motion made to approve minutes. Motion carried.

III. Receive and File all Correspondence

Mr. McNeill reported no correspondence had been received.

IV. Annual Election of Chair and Vice Chair

Mr. Saurenman read the Conservancy Statute (32558) on procedures for electing the Chair and Vice Chair. Member Boodnick requested a nomination committee be established. Member Nichols requested a policy adopted on the number of times a person could be Chair. A motion was made to establish a nomination committee. Motion carried. The Chair asked which members would like to serve on the committee. Members Nichols, Boodnick and Arbor volunteered to serve on the nomination committee and bring the names of the nominees selected to the meeting in June.

V. Overview of the BHC's Enabling Statute and Special Role of Conservancies

Mr. McNeill gave a Power Point presentation on statute. Following the presentation, Member Edmiston stated that there was a problem with it being difficult to carry out a mandate operating as a State agency. Amounts over 35,000 has to be approved by DGS and if it an acquisition, it has to be approved by another state agency. That is why to have work people do the bidding and other consultants to do it for us. Member Fishman agreed with Member Edmiston that it cumbersome. All money has been spent through grants and by non-profit agencies. Monitor the non-profit agencies and if they fail to operate in a manner the conservancy states, the conservancy can ask for the properties back.

VI. Public Comment on Agenda Items

VII. Executive Officer Report – David McNeill

The Chair asked the board members to read Mr. McNeill's report due to time constraints.

VIII. Deputy Attorney General's Report – John Saurenman

Mr. Saurenman stated he's passed out copies of the Brown Act and the reports is on the Attorney General's website, under publications.

IX. Discussion and Possible Action on a Draft MOU between the BHC and the Los Angeles Archdiocese

Angus Alexander, resident of Culver Crest area, spoke on the Item. Mr. Alexander pointed out the natural vegetation and wildlife of the area and feels that the Baldwin Hills plan is a wonderful plan to help with the ecology and development of the area. His concern is the canyon along Culver Crest, which is rich and diverse and wants the entire canyon should be preserved and urged the Conservancy to work with the Archdiocese in preserving the area and keep it from being developed.

On the MOU, Mr. McNeill stated that staff has been working with the L.A. Archdiocese on site planning for the particular site (about 80 acres of land) they own, located at Holy Cross Cemetery, which is the southern portion of the Baldwin Hills western ridgeline. When he approached them, they were very interested in coming up with a plan that was environmentally sensitive. In a meeting with them, discussed what would be possible as far as designing meeting their needs and the Conservancy's needs for long-term planning. Staff recommends working with them using a \$65,000 grant. They are a non-profit organization and the Conservancy's statute allows for grants and non-profits for local assistance and recommends

working with the Archdiocese to do the plan. Mr. McNeill has drafted a MOU and has sent to them for review. Member Brownowski stated she would like get the comments on paper, so Mr. McNeill could proceed. She would also like the wording changed in 8A to reflect, "facilities to accommodate the cemetery's projected growth over sixty years, currently estimated by the Archdiocese report of 8,000 sq. ft." Member Arbor recommended putting structure, feet, and height requirements in the MOU. Member Nichols made a motion to direct the Executive Officer to proceed with the final MOU and also appoint other board members to work with Mr. McNeill on the final draft. Motion carried. Members Broughton and Arbor volunteered to work with Mr. McNeill on the final draft.

X. Discussion on a Proposed Grant from the BHC to conduct an Environmental and Engineering Feasibility Study and Site Analysis

Mayor Gross, City of Culver City, stated members of the Conservancy board and Mike Bohlke, Los Angeles County, met with members of Culver City to discuss the issues of the golf course and voiced her concerns on the report generated from the meeting. Mayor Gross was concerned about comments and further stated that the requirement that the County of Los Angeles, City Council, and board of the Baldwin Hills Conservancy that before this study would occur, that all three parties would need to adopt a resolution, accepting recommendation of the study as final and agree to the lands selective as the exclusive of choice to build community support and develop a golf course.

Mr. McNeill stated the significance of the study submitted to deal with the access issues and find a suitable to develop and build a golf course and the idea behind the motion was to build consensus around the final location in the Baldwin Hills to build a golf course; however, there are very few opportunities in the area for this type of amenity and finding the most accurate site based on science is what the Conservancy is proposing. Mr. McNeill addressed all of Mayor Gross's concerns.

Member Rogers felt the ad hoc committee had very productive and harmonious discussions about working together for the benefit all parties involved and to speak in one voice on all that was discussed at the meeting; but the idea to mutually agree and accept the study without seeing the results of the study was not part of the discussion. The Chair asked for input from other members who attended the meeting to get clarity on the issue. Member Bronowski suggested directing the Executive Director to continue to work on the draft and maybe convene in another meeting with the same group to get input on the language. Member Parks suggested that a landscape architectural firm experienced with golf be included as one of the experts. The Chair requested Mr. McNeill to have another meeting to get a specific delineation/objectives of all working together. Member Arbor stated she hopes the group moves forward and make sure that the language stipulates that once the study is complete, all parties concerned will sit down again to make sure all issues are properly met. Member Mount stated from the meeting, they all recognized that it's better they all work together than against one another, as more will be accomplished that way and the golf course was part of everyone's plan, including the Master Plan; therefore, the consensus was that a study was needed to evaluate the practical matter where the golf course would be located. Member Bronowski asked Member Rogers if Culver City was going to contribute to the cost of the study. Member Edmiston, if he could, he would make a motion to approve the Executive Officer to write a final draft and circulate it for comments and authorize and execute the final draft upon approval by the Chair, a management committee, consisting from each of the governmental entities, be formed to participate in all stages, and a scope of work to come back for circulation to the Conservancy board, not for

approval, but, for review and comment. Gerri Washington, NAACP, how was this point reached in this stage of development, when she thought the plan had already been approved.

Al Austin of Senator Kevin Murray's office stated the Senator supports the feasibility study on site analysis for a golf course in Baldwin Hills. He stated that Senator Murray has reservations and concerns on money granted out for the study. The Senator feels that members of the board has the expertise and experience of doing such a study on their own and granting money to another government agency, with most members from these agencies sitting on the Conservancy board, was not logical. Member Burke responded that none of the money was going to the JPA, if that was the question.

Tony Nicholas, United Homeowners Association and resident, stated he was very concerned about discussion on tampering with the master Plan and is concerned about Culver City overseeing the golf course and would like the County of Los Angeles to oversee it. He advised the board to not waste taxpayers' dollars on another study. Member Burke stated that the JPA will not be the ones doing the study and the money will not be coming to them. Member Bronowski stated would have a concept plan and are working hard to get things done. Make motion to come towards a final draft, make comments on final draft, and come back to the board before next meeting. Member Burke advised that the draft also be brought to the different homeowner groups for review. Member Edmiston suggested having it a public meeting when the final draft is reviewed. Motion made and carried.

XI. Discussion and Possible Action on BHC Proposed Capital Improvement Projects

The Chair asked if the item could be deferred. Mr. McNeill wanted to give an update on one item; his report to the legislature on Ballona Creek. He met with LMU to go on drafting a research and survey for analyzing existing conditions. LMU has done a study. Their school will close next month and he wants to discuss prior to June meeting. Mr. McNeill feels it's a great opportunity to present to the legislature and to get more funding for Ballona Creek. Member Park suggested increasing the money on Item 1 on the eastern ridge to \$2,000,000.00

XII. County and State Park Updates

Member Park (L.A. County Parks and Recreation) reported that: 1) the soccer fields were well underway and ahead of schedule.; 2) landscaping along La Cienega is a marked improvement; 3) the driving range is under final legal review; and 4) Kenneth Hahn State Park was jammed both Saturday and Sunday last week.

Member Jackson (California State Parks) approval of Baldwin Hills scenic overlook CAC meeting in April and on April 12, their Earth Day event will be held.

Mayor Gross, City of Culver City, expressed concerns from Blair Hills residents to Member Jackson regarding the rangers housing. Mike Boyd, California State Parks Maintenance Supvr, responded that he's met with resident who had concerns about the view shed and his office will move and adjust the second residential site. Member Jackson added that if there are any specific issues residents have, to bring them to him or the park staff.

XIII. Board Member Comments

Member Mount stated the City of Culver City will be meeting on Monday evening to discuss the Webber Property that is located behind Raintree property. He thinks it might impact the Conservancy adjacent property, as to access.

Mr. McNeill suggested an authority from the board to attend and make a matter of recorded interest in the Westline Ridge property. Member Edmiston – have the Executive Officer act without approval and check mandate for to have the Executive Officer go out and get as much as possible. Hope it's understood that a previous grant of authority exists.

The Chair thanked Mr. McNeill for getting out the Baldwin Hills Conservancy Newsletter.

Motion made to close meeting at 12:10 p.m. to enter into closed session.

ADJOURNMENT

The Chair reopened the public meeting at 12:20 and announced that the closed session would not be held. There being no further business, the meeting was adjourned at 12:25 p.m.

Approved:

Mary Ann Greene
Chairperson