

Del Aire Neighborhood Association Meeting Minutes for January 26, 2010

The meeting started at 7:10 PM. and approximately 40 people were in attendance.

Neighborhood Watch - John Koppelman opened with an announcement about the neighborhood watch and a request that everyone get involved.

Wild Goose Property - Mr. Kroeze of the Kroeze family trust [property owner/developer] and their building architect and landscape architect attended. They made a presentation with blowups and artwork of the proposed development.

- Proposed occupancy date---- late 2014
- Number of residential units--- 393----- [123 apartments] [250 condominiums] [20 town homes]
- Retail commercial----- 26,500 sq. ft
- Proposed retail--- Fresh and Easy, Starbucks, Jamba Juice, dry cleaner, restaurant, etc.
- Apartments will be in phase 2 [currently the bus circle]
- Condo's will be in phase 1 [currently the wild goose site]
- 2 story town homes will be phase 1 [currently single homes] north side 117th between Aviation and Judah west side Judah btwn 116th and 117th

MITIGATION EFFORTS (these are the things that Mr. Koppelman has been negotiating up to this point) These discussions are ongoing:

- The roof top electronic billboards were removed voluntarily from consideration.
- Landscaping was added to S. side of 117th and E. side of Judah in order to further buffer the surrounding neighborhood and to make everything match. [kind of like mowing BOTH sides of your lawn]
- Lobby entrances on Judah and on 117th will be emergency exit only to discourage residential parking
- Developer currently working to secure landscaping on mta/railroad r.o.w. on west side of aviation
- Developer attorney helping to secure a zip code change for community

Zip Code Change -Del Aire is split into two zip codes. 90304 Inglewood North of 120th and 90250 Hawthorne South of 120th. Those in the 90304 side with very few exceptions, pay more for auto insurance and home insurance than the 90250 side merely because of their association with Inglewood. This is not fair as we do not even share a border with Inglewood. In addition, our home appraisals suffer from the same association causing homes on the 90304 side to be more difficult to sell and command a smaller selling price. We have a unique opportunity at this moment in history, to at best, get our own zip code for all of Del Aire---- and at worst, unify Del Aire to 90250.

Either of these would be a big improvement. We will be shooting for our own zip, with 90250 as our second choice. I have been advised by legal counsel that because of the current situation, and the developers legal contacts, that we actually have a decent shot at this.

Aside from the monetary considerations, this would further unify us as a community and solidify our community identity. These are the kinds of things that make our community stronger and safer. For these reasons, I urge EVERYONE to sign the petition that is circulating now. This is a once in a lifetime opportunity. Let's not let it slip away. Anyone who wants to help collect signatures can send me an E-mail request.

Sincerely,

John Koppelman

President,
Del Aire Neighborhood Assoc.