

Urgent Care

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So, in response, *The Malibu Times* tried to ask Friends about their concerns over the future of the medical center, which has been serving the Malibu community for 20 years.

The Friends board responded, "no comment."

But the board was much more vocal in a letter to the editor submitted last week, coinciding with Soboroff's ad.

"The proposed Reiner Initiative would be detrimental to everything we have worked so hard to achieve," states the letter, as "the location where our new urgent care is to be located would be in jeopardy of never being built."

The initiative, set to appear on the Nov. 4 ballot, would place a 30 percent limit on the number of chain stores permitted to operate in Malibu shopping centers. It would also require a citywide vote on major shopping center development and commercial or mixed use construction over 20,000 square feet.

The location in question is most likely a proposed Malibu Bay Company commercial development in the Civic Center, located at the corner of Stuart Ranch Road and Civic Center Way.

According to documents provided by city planners, the

Bay Company submitted applications for the project in May of 2012, requesting, amongst other things, an increased floor area ratio (FAR) in the building. The FAR can be increased if the building includes a public benefit, in this case specified as an urgent care facility, as well as other amenities.

The increased floor area ratio would mean that the development could be built up to 76,000 square feet, instead of 60,000 square feet.

"They were proposing the urgent care facility to increase their floor area ratio," said city planning director Joyce Parker-Bozylinski.

Although there may be a question as to whether the privately owned Urgent Care Center qualifies as a public benefit, arguments against the benefit of having Urgent Care in Malibu do not seem to hold water.

"The technical owners of the business are Dr. Furguson and myself," said MUCC co-director David Frankle, MD, adding, "but the Friends make it work. Without the Friends it would not be possible."

The Friends of Malibu Urgent Care is a nonprofit organization that makes it possible for the MUCC to operate evenings and weekends, as well as

providing medical equipment to the clinic.

However, Parker-Bozylinski suggested that the Reiner Initiative could throw a wrench in the gears of future development of the MUCC, while the city-enacted formula retail regulations do not.

"If you look at our exemption, it's 'medical uses.' I believe theirs is 'medical offices,'" said Parker-Bozylinski, adding, "We [the City] wanted to be clear that it wasn't just offices, because it would depend on what your definition of an 'office' is."

"To me, they could have intended to include clinics," said Parker-Bozylinski, "that would be something we have to clarify if that initiative passes."

Whether or not this is the issue that the Friends of Malibu Urgent Care and Soboroff were citing is unclear. However, spokespeople for the Reiner Initiative are adamant that they do not intend to stand in the way of Malibu Urgent Care.

"The end of the measure is that the voters of Malibu get to decide what is built in Malibu, and there's no question that the voters would support the facility," said Felix Schein, spokesperson for the Reiners.

Although Schein and Parker-Bozylinski seem to agree that



Julie Ellerton / TMT

Some believe a project to build a new Malibu Urgent Care facility could be impacted by the proposed Reiner Initiative, which would require a citywide vote on commercial developments of 20,000 square feet or more.

intent could make the difference in whether the MUCC qualifies as an exemption under the Reiner-proposed initiative, Soboroff countered that unintended consequences could still

be detrimental.

"They [the Friends] have reached a deal to move into a larger center and receive an endowment that would help eliminate their deficits," Soboroff said in an

email to *The Malibu Times*.

"This initiative makes it less likely that center will ever be built," Soboroff continued, "You might call that an unintended consequence of the initiative."

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Democratic Club

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"One of the people hasn't been to the meeting for a long time," said Reik, adding, "neither of the other two live in the area at all. They're not really members of the community."

Reik suggested Ulich was alone in her dissatisfaction.

"You're not getting any complaints from anyone else, it's just this one woman," said Reik, adding, "she resigned last night because she didn't get her way."

Reik also countered Ulich's original complaint regarding which candidate the club should endorse. The club recently endorsed former State Sen. Sheila Kuehl over former Santa Monica Mayor Bobby Shriver in the race to replace the term-out LA County Supervisor Zev Yaroslavsky. Ulich, however, has come out in support of Shriver.

"We know that she had just endorsed the other candidate and she wants to get him exposure in Malibu, I guess," said Reik, "it's not like she's neutral in this."

Reik pointed to Ulich's facebook page as an example of her relationship with Shriver. Ulich came in fourth place in June's primary, leaving her out of the run-off between the top two candidates in November.

"Thank you for working hard for democracy Pamela. You are a great leader," reads Shriver's comment on a note posted by Ulich regarding Monday night's MDC meeting.

Reik said going against the LA County Democratic Party's political endorsement is highly unusual. She added that in other counties, smaller Democratic clubs are not even permitted to endorse candidates against

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DOROTHY REIK
MALIBU DEMOCRATIC CLUB

the county Democratic Party's decision.

However, Ulich is not alone in her distaste for the policies and actions of the MDC's ruling Board, which came into power after an election at the end of May 2014.

Linda Goodman, a member of the club for nearly 20 years and the sister of former president Jean T. Goodman, said that the future of the club is on shaky ground.

"I see uncertainty," said Goodman, "I see that there seems to be a certain fraction of people that are running it that is no longer a democracy."

"Other members have already told me that they're considering resigning," Goodman stated, adding, "hopefully, the people will work together, but I don't really know what's going to happen."

The next Malibu Democratic Club meeting is scheduled for Aug. 25. Meetings are open to the public and are held at private homes in Malibu.

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