

FLORAL PARK

Monthly Board Meeting Agenda
FPNA General and Regular Board Meeting
Thursday, November 10, 2022 – 7:00 p.m. – 8:30 p.m.
Three Roots Cocina at MainPlace Mall

Attendees:	President	<input type="checkbox"/>	Jeffrey Katz
	First Vice Presidents	<input type="checkbox"/>	Tracey Stein
		<input type="checkbox"/>	Mark Rothenberg
	Second Vice President	<input type="checkbox"/>	Chris Switzer
	Secretary	<input type="checkbox"/>	Angel Barnes
	Treasurer	<input type="checkbox"/>	Peter Christoffersen
	Parliamentarian	<input type="checkbox"/>	Patrick Johnson
	Communications Directors	<input type="checkbox"/>	David Kosak
		<input type="checkbox"/>	Trace Weatherford
	Social Director	<input type="checkbox"/>	Jay Joyer
	Membership Co-Directors	<input type="checkbox"/>	Kevin Shuler
		<input type="checkbox"/>	Katie Mayberry
	Home Tour Director	<input type="checkbox"/>	Sandy DeAngelis
	Care & Compassion	<input type="checkbox"/>	Rachel Moloo

General Meeting

Call to General Meeting to Order

Approve March 2022 General Board Meeting Minutes

Presentations

1. **FPNA 2023 Budget – Peter Christoffersen (SEE ATTACHED PROPOSED BUDGET)**
2. **Membership Drive – Katie Mayberry**
3. **New Development on South side of city – the Related Bristol project – Related California**

Discussion Items

1. **Proposed Neighborhood-City Relations Committee** (created to interface with the city on property matters within the neighborhood which threaten Floral Park’s historical integrity) – **Jeffrey Katz and Mark Rothenberg**. (Draft language attached.)
2. **Crime in Floral Park – Santa Ana Police Department**

Adjourn General Meeting

Regular Board Meeting

Call Regular Board Meeting to Order

Approve October 2022 Board Meeting Minutes

Board Report Comments

Approve Board Reports

Adjournment – Motion to adjourn the meeting until next board meeting.

Calendar of Events:

2022

Friday thru Sunday, November 11-13	C&C Thanksgiving Food Drive at 2221 No. Victoria
Friday, November 11	Veterans’ Day Ceremony at Fisher Park
Friday, November 18	Final 2022 Care & Compassion Blood Drive
Friday thru Sunday, December 2-4 &	Care & Compassion Toy Drive for the Boys & Girls’

Friday thru Sunday, December 9-11

Club of Santa Ana at 2221 No. Victoria

Saturday, December 10

Holiday Event (details to follow)

Tuesday, December 20

Menorah Lighting, 6:30 p.m. at 1919 North Heliotrope

Wednesday, December 21

Holiday Walk of Lights

2023

Saturday, March 11

Luck of the Irish

Saturday & Sunday April 29 & 30

Home Tour 10 a.m. to 4 p.m.

Monday, May 29

Memorial Day Ceremony

Saturday, July 1

Freedom Fest

Saturday, September 30

Fall Concert

Saturday, December 9

Holiday Party

Floral Park Neighborhood Association
2022 Budget Preparation

HOME TOUR

Responsible Board Member: Sandy DeAngelis

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4310	Prepaid Tickets-Cash	\$ 4,000.00	\$ 1,650.00	\$ 2,000.00	\$ 3,890.00	\$ 7,000.00	\$ -	\$ 1,500.00
4320	Prepaid Tickets-Paypal	\$ 16,000.00	\$ 38,970.00	\$ 8,000.00	\$ 50,145.00	\$ 21,000.00	\$ -	\$ 40,000.00
4330	Gate Ticket Sales	\$ 20,000.00	\$ 20,410.00	\$ 10,000.00	\$ 11,100.00	\$ 26,500.00	\$ -	\$ 17,000.00
4350	Home Tour Book Contributions	\$ 6,000.00	\$ 3,525.00	\$ 3,000.00	\$ 3,500.00	\$ 7,000.00	\$ -	\$ 3,525.00
4360	Collectible Contributions	\$ 3,500.00		\$ 1,750.00	\$ -	\$ 3,500.00	\$ -	\$ 4,500.00
4370	Vintage Auto Show Contributions	\$ 1,000.00	\$ 1,720.00	\$ 500.00	\$ -	\$ 1,000.00	\$ -	\$ 1,500.00
4384	Wine Garden Donations	\$ 2,800.00	\$ 14,749.00	\$ 2,000.00	\$ 10,900.00	\$ 2,800.00	\$ -	\$ 5,000.00
4385	Hospitality Garden Sales	\$ 6,000.00	\$ 4,975.00	\$ 3,000.00	\$ -	\$ 6,000.00	\$ -	\$ 15,000.00
4387	Opening Night Sales	\$ 10,000.00	\$ 12,500.00	\$ 5,000.00	\$ -	\$ 10,000.00	\$ -	\$ 12,500.00
4388	Opening Night Donations/Silent Auction	\$ 8,000.00	\$ 11,905.00	\$ 4,000.00	\$ -	\$ 8,000.00	\$ -	\$ 11,000.00
		\$ 77,300.00	\$ 110,404.00	\$ 39,250.00	\$ 79,535.00	\$92,800.00	\$ -	\$ 111,525.00
Expenses								
5310	Administrative	\$ 3,200.00	\$ 5,176.62	\$ 3,200.00	\$ 2,176.00	\$ 3,200.00	\$ 525.89	\$ 7,000.00
5320	Promotional Flyer	\$ 3,000.00	\$ 1,825.29	\$ 3,000.00	\$ 1,329.64	\$ 2,500.00	\$ 2,576.70	\$ 2,000.00
5330	Home Tour Book	\$ 7,000.00	\$ 3,742.39	\$ 5,500.00	\$ 2,248.76	\$ 7,000.00	\$ 750.00	\$ 3,900.00
5335	Docent	\$ 2,000.00	\$ 340.69	\$ 1,000.00	\$ 60.00	\$ 2,000.00	\$ 897.22	\$ 500.00
5340	Collectibles Section Expenses	\$ 350.00	\$ 1,141.16	\$ 280.00	\$ 350.32	\$ 280.00	\$ -	\$ 200.00
5345	Vintage Auto Show Expenses	\$ 850.00	\$ 648.86	\$ 750.00	\$ -	\$ 850.00	\$ 161.63	\$ 700.00
5350	Homeowners Costs	\$ 6,500.00	\$ 3,921.33	\$ 5,000.00	\$ 600.00	\$ 6,500.00	\$ 750.00	\$ 4,000.00
5360	Volunteer Appreciation	\$ 400.00		\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 500.00
5365	Signage	\$ 2,200.00	\$ 90.00	\$ 2,400.00	\$ 252.67	\$ 2,200.00	\$ 37.36	\$ 1,000.00
5375	Equipment Rental	\$ 3,000.00	\$ 4,312.40	\$ 2,500.00	\$ 2,097.07	\$ 2,500.00	\$ -	\$ 5,000.00
5385	Promotional Expenses	\$ 500.00	\$ 122.19	\$ 300.00	\$ 219.13	\$ 500.00	\$ -	\$ 500.00
5388	Mailing Services	\$ 300.00	\$ 48.38	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 500.00
5390	Misc Home Tour Expense	\$ 600.00	\$ 525.00	\$ 4,000.00	\$ 1,916.04	\$ 600.00	\$ 5.00	\$ 1,000.00
5398	Opening Night Expense	\$ 8,500.00	\$ 9,624.37	\$ 3,899.00		\$ 8,500.00	\$ 2,301.25	\$ 10,000.00
5399	Wine Garden Expense	\$ 4,000.00	\$ 10,027.87	\$ 4,000.00	\$ 4,382.36	\$ 4,000.00	\$ -	\$ 10,000.00
		\$ 42,400.00	\$ 41,546.55	\$ 36,329.00	\$ 15,631.99	\$41,130.00	\$ 8,005.05	\$ 46,800.00

Notes:

- * Home Tour 2023 April 29th & 30th
- * No Holiday Home Tour in 2023
- * No Changes

(Results in 2021 are Holiday Home Tour)

Floral Park Neighborhood Association
2022 Budget Preparation

SOCIAL

Responsible Board Member: Jay Joyer

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4920	Social Revenue	\$ 8,500.00	\$ 9,096.83	\$ -	\$ 5,375.00	\$ -	\$ -	\$ 8,500.00
4935	Chili Cook Off	\$ 1,500.00		\$ -	\$ -	\$ 1,500.00	\$ -	
		\$ 10,000.00	\$ 9,096.83	\$ -	\$ 5,375.00	\$ 1,500.00	\$ -	\$ 8,500.00
Expenses								
5410	Summer Event - Freedom Fest	\$ 4,500.00	\$ 4,133.24	\$ 2,500.00	\$ 2,985.56	\$ 3,500.00	\$ 250.00	\$ 5,000.00
5415	Concert In The Park	\$ 4,500.00	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
5420	Fall Event	\$ 4,500.00	\$ 3,248.50	\$ 3,000.00	\$ 4,246.78	\$ 4,000.00	\$ 1,650.95	\$ 5,000.00
5425	Chili Cookoff - Again in 2024	\$ 3,000.00		\$ -	\$ -	\$ 1,500.00	\$ 763.66	
5430	Winter Event - Holiday Party	\$ 4,500.00		\$ 3,000.00	\$ 3,443.37	\$ 3,700.00	\$ 1,275.00	\$ 5,000.00
5470	Additional Events	\$ 4,000.00	\$ 8,759.43	\$ -	\$ 3,210.62	\$ 1,000.00	\$ 486.44	\$ 5,000.00
		\$ 25,000.00	\$ 17,391.17	\$ 8,500.00	\$ 13,886.33	\$13,700.00	\$ 4,426.05	\$ 22,000.00

Notes: Budget Reduced by \$2,000 at Board Meeting (\$1,000 each Fall Event & Holiday Event)

SPONSORSHIP

Responsible Board Member: Tracey Stein

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
	Revenue							
4610	Sponsorships/Endowment	\$ 15,000.00	\$ 5,180.00	\$ 3,070.00	\$ 7,109.18	\$ 2,000.00	\$ 7,170.00	\$ 15,000.00
	Expenses							
5610	Scholarships	\$ 12,000.00	\$ 14,000.00	\$ 6,000.00	\$ 11,000.00	\$ 14,000.00	\$ 10,000.00	\$ 25,000.00
	* Scholarships - Reallocation 2022 HT Tickets	\$ 8,608.00		\$ 3,000.00				\$ 7,403.35
	* Scholarships - Reallocation 2222 WG/Open Night	\$ 6,518.00		\$ 3,000.00				\$ 19,501.76
5620	Charities	\$ 3,000.00	\$ 4,900.00	\$ 4,500.00	\$ 2,000.00	\$ 4,500.00	\$ 4,500.00	\$ 6,000.00
		\$ 15,000.00	\$ 18,900.00	\$ 10,500.00	\$ 13,000.00	\$ 18,500.00	#####	\$ 31,000.00

Notes:

* Request for Scholarship Award Ceremony \$1,000 and Postage/Mailing/Printing \$200 added to General Administration Budgets

* No Changes

HISTORICAL: SPECIAL PROJECT

Responsible Committee Member: Julie Humphreys

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
	Expenses							
6100	Miscellaneous Historical	\$ 5,000.00		\$ 14,907.00	\$ 10,919.95	\$14,952.00	\$ 44.95	\$ 10,000.00

Notes:

* Does not include Neighborhood Signs/Monuments or scanning the documentation.

* No Changes

LEGACY

Responsible Committee Member: Sherri Honer

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
5515	Legacy Awards	\$ 2,500.00						\$ 4,500.00

Notes:

No Changes

Floral Park Neighborhood Association
2022 Budget Preparation

COMMUNICATIONS

Responsible Board Members: Dave Kosak & Trace Weatherford

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4210	Promotional Sponsorship Funds	\$ 17,000.00	\$ 9,901.00	\$ 11,200.00	\$ 18,490.00	\$ 6,500.00	\$ 12,805.00	\$ 18,000.00
4230	Promotional Calendar Funds	\$ 1,972.00	\$ 439.90	\$ -	\$ 2,250.60			\$ -
		\$ 18,972.00	\$ 10,340.90	\$ 11,200.00	\$ 20,740.60	\$ 6,500.00	#####	\$ 18,000.00
Expenses								
5210	Printing	\$ 17,500.00	\$ 5,744.13	\$ 10,000.00	\$ 14,045.23	\$ 8,000.00	\$ 8,261.59	\$ 18,000.00
5240	Website	\$ 750.00	\$ 1,187.84	\$ 740.00	\$ 944.21	\$ 370.00	\$ 570.04	\$ 1,500.00
5290	Miscellaneous Expenses	\$ 100.00		\$ 200.00	\$ 428.47	\$ 650.00	\$ 113.95	-
		\$ 18,350.00	\$ 6,931.97	\$ 10,940.00	\$ 15,417.91	\$ 9,020.00	\$ 8,945.58	\$ 19,500.00

Notes:

- * Based upon Four Gazette Issues in 2023 and No Home Tour Gazette Edition
- * No Calendar in 2023 by request
- * Increase in Web Expenses requested
- * No Changes

Floral Park Neighborhood Association
2022 Budget Preparation

MEMBERSHIP

Responsible Board Members: Kevin Shuler & Katie Mayberry

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4110	Membership Contributions	\$ 25,000.00	\$ 15,615.00	\$ 14,000.00	\$ 25,525.00	\$ 13,000.00	\$ 14,990.85	\$ 30,000.00
		\$ 25,000.00	\$ 15,615.00	\$ 14,000.00	\$ 25,525.00	\$13,000.00	#####	\$ 30,000.00
Expenses								
5110	Printing, Mailing & Distribution/Membership Drive	\$ 500.00		\$ 450.00	\$ 439.69	\$ 450.00	\$ -	\$ 500.00
5120	New Neighborhood Gifts	\$ 1,000.00	\$ 806.99	\$ 600.00	\$ 941.97	\$ 500.00	\$ 529.18	\$ 1,000.00
5130	New Neighborhood Mixers	\$ 1,500.00	\$ 842.83	\$ 850.00	\$ 540.20	\$ 850.00		\$1,500
5140	Miscellaneous Membership/Membership Drive	\$ -		\$ -	\$ -		\$ -	\$ 1,100.00
		\$ 3,000.00	\$ 1,649.82	\$ 1,900.00	\$ 1,921.86	\$ 1,800.00	\$ 529.18	\$ 4,100.00

Notes:

- * Moved On Line Sales to General Administration
- * No Changes

Floral Park Neighborhood Association
2022 Budget Preparation

BEAUTIFICATION

Responsible Board Member: Chris Switzer

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4510	Heartstone Sponsorships	\$ 800.00	\$ 1,000.00	\$ 480.00	\$ 2,000.00	\$ 600.00	\$ -	\$ 800.00
4520	Beautification Donations				\$ 50.00	\$ -	\$ -	
		\$ 800.00	\$ 1,000.00	\$ 480.00	\$ 2,050.00	\$ 600.00	\$ -	\$ 800.00
Expenses								
5510	Heartstone	\$ 670.00	\$ 503.47	\$ 270.00	\$ 647.05	\$ 180.00	\$ -	\$ 700.00
5520	Neighborhood Plantings	\$ 1,500.00	\$ 5,032.69	\$ 1,250.00	\$ 1,925.72	\$ 2,500.00	\$ -	\$ 3,500.00
5540	Miscellaneous Beautification	\$ 350.00		\$ 250.00	\$ 131.10	\$ 500.00	\$ 48.49	\$ 1,500.00
		\$ 2,520.00	\$ 5,536.16	\$ 1,770.00	\$ 2,703.87	\$ 3,180.00	\$ 48.49	\$ 5,700.00
Special Projects: Butterfly Sanctuary								
5560	Butterfly Sanctuary Expenses	\$ -		\$ 585.00	\$ 497.69	\$ 3,765.00	\$ 3,179.12	
Special Projects: Reforestation								
5550	Reforestation Expenses **	\$ 10,000.00		\$ 5,920.00	\$ 4,860.00	\$11,160.00	\$ -	\$ 10,000.00
Special Projects: 18th & Jefferson								
5555	Special Project: 18th & Jefferson Fix-Up Expenses	\$ -		\$ -	\$ 1,000.00	\$ -	\$ -	

Notes:

* No Changes

Floral Park Neighborhood Association
2022 Budget Preparation

CARE & COMPASSION COMMITTEE

Responsible Committee Member: Rachel Borak Moloo

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
	Expenses							
6095	Care & Compassion Committee Expenses	\$ 2,000.00	\$ 109.25	\$ -	\$ 1,087.89	\$ -	\$ -	\$ 2,000.00

Notes:

* Signage	\$ 600.00
* Cards, Flowers & Care Packages	\$ 700.00
* Supplies for Collecting Donation	\$ 20.00
* Printing Flyers	\$ 500.00
	<u>\$ 1,820.00</u>

Notes:

* No Changes

Floral Park Neighborhood Association
2022 Budget Preparation

GENERAL / ADMINISTRATION

Responsible Board Member: Peter Christoffersen

Budget Worksheet To Prepare 2023 FPNA Budget Request

Acct #	Description	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD	2020 Budget	2020 Actual	2023 Request
Revenue								
4010	Interest Income	\$ 100.00	\$ 19.99	\$ 450.00	\$ 28.98	\$ 500.00	\$ 272.24	\$ 100.00
4900	Miscellaneous Income	\$ 100.00	\$ 3,749.91	\$ 100.00	\$ 4,261.66	\$ 100.00	\$ 2.19	\$ 1,000.00
4150	Floral Park Online Store Sales	\$ 500.00	\$ 875.00	\$ 500.00	\$ 80.00	\$ -	\$ -	\$ 1,000.00
		\$ 700.00	\$ 4,644.90	\$ 1,050.00	\$ 4,370.64	\$ 600.00	\$ 274.43	\$ 2,100.00
Expenses								
6010	Board Expenses	\$ 250.00		\$ 250.00	\$ -	\$ 600.00	\$ 10.00	\$ 250.00
6020	Stationary, Postage & Supplies	\$ 500.00	\$ 306.21	\$ 500.00	\$ 446.71	\$ 500.00	\$ 641.26	\$ 700.00
6030	General Meeting + Scholarship Awards Ceremony)	\$ 2,500.00	\$ 1,085.26	\$ 1,500.00	\$ 648.67	\$ 3,000.00	\$ 234.14	\$ 3,000.00
6035	Special General Meeting	\$ 250.00	\$ 73.12	\$ 250.00	\$ -	\$ 500.00	\$ -	\$ 250.00
6040	Insurance	\$ 4,500.00	\$ 3,690.00	\$ 3,900.00	\$ 3,690.00	\$ 2,400.00	\$ 3,527.33	\$ 5,500.00
6050	Admin Storage	\$ -		\$ 4,800.00	\$ 185.69	\$ 1,200.00	\$ 1,200.00	
6060	Professional Services	\$ 1,250.00	\$ 750.00	\$ 900.00	\$ 945.00	\$ 900.00	\$ 3,230.00	\$ 1,250.00
6070	Bank Charges/ PayPal & Giving Fuel Svc Charges	\$ 1,500.00	\$ 1,542.34	\$ 750.00	\$ 1,555.73	\$ 1,100.00	\$ 12.98	\$ 2,500.00
6080	Board Election Expenses	\$ 250.00	\$ 762.83	\$ 500.00	\$ -	\$ 1,000.00	\$ -	\$ 250.00
6090	Misc Administrative Expenses *	\$ 5,000.00	\$ 4,236.36	\$ 6,090.00	\$ 4,956.30	\$ 500.00	\$ 553.93	\$ 5,000.00
		\$ 16,000.00	\$ 12,446.12	\$ 19,440.00	\$ 12,428.10	\$11,700.00	\$ 9,409.64	\$ 18,700.00

2021 FPNA Overall Summary (75%)	2022 Budget	2022 Actual YTD	2021 Budget	2021 Actual YTD
Income YTD (86%)	\$ 181,772.00	\$ 156,281.63	\$ 69,050.00	\$ 145,075.42
Expenses YTD (67%)	\$ 156,370.00	\$ 104,796.80	\$ 110,791.00	\$ 93,355.59

2020 Budget	2020 Actual
\$ 117,000.00	\$ 35,240.28
\$ 128,907.00	\$ 49,088.06

Notes:

- * Includes Scholarship Awards Ceremony Request of \$1,000 and Postage/Mailing & Printing \$200
- * Added Online Sales Revenue from Membership

*** Board Approved Budget - Unanimously 10/11/22**

Responsible Board Member: Peter Christoffersen

2023 Budget Recap by Group	2023 Budget Request Summary			
Summary	2023 Income	2023 Expense	2022 Income	2022 Expense
Home Tour	\$ 111,525.00	\$ 46,800.00	\$ 77,300.00	\$ 42,400.00
Social	\$ 8,500.00	\$ 22,000.00	\$ 10,000.00	\$ 25,000.00
Sponsorship	\$ 15,000.00	\$ 31,000.00	\$ 15,000.00	\$ 15,000.00
Historical		\$ 10,000.00		\$ 5,000.00
Legacy		\$ 4,500.00		\$ 2,500.00
Communications	\$ 18,000.00	\$ 19,500.00	\$ 18,972.00	\$ 18,350.00
Membership	\$ 30,000.00	\$ 4,100.00	\$ 25,500.00	\$ 3,000.00
Beautification	\$ 800.00	\$ 5,700.00	\$ 800.00	\$ 2,520.00
Special Project: Reforestation		\$ 10,000.00		\$ 10,000.00
Care & Compassion		\$ 2,000.00		\$ 2,000.00
General Administration	\$ 2,100.00	\$ 18,700.00	\$ 200.00	\$ 16,000.00
Totals	\$ 185,925.00	\$ 174,300.00	\$ 147,772.00	\$ 141,770.00

O. Neighborhood-City Relations Committee.

1. The Neighborhood-City Relations Committee is formed to act as a communication vehicle to represent the Floral Park Neighborhood to outside entities, local businesses, other neighborhood associations, City officials and the City's agencies. The Neighborhood-City Relations Committee shall address issues relative to historic preservation, land use, code enforcement, and other construction matters of significant interest to the neighborhood (collectively, "Land Use Matters").

The Neighborhood-City Relations Committee is responsible for:

- (i) Evaluating Land Use Matters referred to it by the Board.
- (ii) Evaluating Land Use Matters identified by one or more Board members or neighbors that may be of potential concern to the neighborhood as a whole.
- (iii) Proposing positions or written correspondence for the Board's review and approval on the foregoing items.

A Land Use Matter shall be deemed of significant interest to the neighborhood if it meets any of the following criteria:

(1) involves the development of roles, codes, or other requirements by the City or other regulatory authority that may have a significant impact on the neighborhood;

(2) involves renovations to the exterior of any neighborhood home (including without limitation ancillary structures and landscaping) where such renovations either:

(a) require a discretionary approval by the City (e.g., a Conditional Use Approval or variance), or

(b) potentially violate a Mills Act Contract or would likely disqualify a home from consideration to be Mills Acted, or

(3) would result in a nuisance, vagrancy, or other conduct that significantly impacts the neighborhood and at a minimum would impact three (3) or more neighborhood homeowners independent of the subject property; or

(4) involve the development or re-development of property outside of the neighborhood which would constitute a significant impact to the neighborhood.