

CITY OF LOS ANGELES

CALIFORNIA

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

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28, 2002

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DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

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LAND USE COMMITTEE

Susanne Huerta and Antonio Castillo,
Co-Chairs Linda "Boo" Caban, Steve
Crouch, Charlie Fisher, Melanie
Freeland, Zacharias Gardea,
Trisha Gossett, Tina Gulotta-Miller, Jesse
Santiago

Historic Highland Park Neighborhood Council

Notice of Land Use Committee Meeting and Agenda

Tuesday March 20, 2018
Highland Park Senior Center
6152 N. Figueroa St. Los Angeles, CA 90042
7:00-9:00 PM

AGENDA

- A. Call to Order: 7:05pm
- B. Roll Call: PRESENT: Zacharias Gardea, Antonio Castillo, Susanne Huerta, Tina Gulotta-Miller, Trish Gossett LATE: Charlie Fisher, Steve Crouch ABSENT: Boo Caban, Melanie Freeland
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker): None
- D. Chair's Report: Susanne won't continue on HHPNC, will stick with LUC but won't be able to be co-chair; HHPNC has been two-year terms, except for this term, which will be extended for another year; Lincoln heights informational meeting about the city owned parking lots being proposed for housing at Thursday from 6-7pm at Lincoln Heights Senior Center 2323 Workman St.

ACTION ITEMS

- 1. Discussion and possible action to adopt the agenda.
Trish motions to adopt agenda, Charlie seconds, motion passes
- 2. Discussion and possible action to approve minutes from January 16, 2018 and February 20, 2018.
For Action Item #6 during January's meeting, Tina wants her response to convey her concern over overlay zones for the adoption of the bill that will create new transit hubs; concerned over HPOZ's, CDO's, street surveys, and master plans and status of historic properties; concerned about community plans and how the bill will address and impact communities.

Zacharias motions to approve January minutes with amendments, Tina seconds, motion passes

Zacharias motions to approve February minutes, Trish seconds, motion passes
- 3. [CONTINUED] 6845-6855 N. Figueroa Street (VTT-77134-SL) - Discussion and possible action for demolition of three single-family dwellings to construct eight small-lot homes. The project site is a total of 13,709 square feet (0.26 acre).
Chad: project representative- Went back to speak with project ownership; the demolition of previously existing properties was an issue with insuring property, they weren't allowed to insure it with existing dilapidated buildings; developers received complaints from neighbors about squatters in buildings and cops were called several time; because of these issues, they decided to demo early; they decided best interest for neighborhood and liability issues to demo early; ownership will still pay fines for any repercussions

Tina- believes the buildings were intact; is suspicious of the reasoning and therefore the project ownership; supports development and housing but doesn't support bad communication or a lack of understanding of community interest; tore it down before getting demolition permit finalized; questions developer's integrity; thinks the building design looks dated

Charlie- ownership could've requested a public hearing to be held to have input; that wasn't done and instead was illegally torn down; tired of developers tearing down then asking for forgiveness afterwards; believes the houses should've been maintained better

Trish- questions whether there were squatters in the buildings; wants documentation; project rep. may have photos of police escorting people out of the homes

Antonio- case is pending, inspector David Lee is on the case; Huizar and building and safety are aware of the illegal demolition; planning deputy for Huziar is looking into it as well; we need to let the city do its process because we have no enforcement authority, can make recommendations to full board

Susanne- wants to know the goal of a recommendation to the full board, would it include a caveat regarding the demolition?

Project rep- changes made from previous design; exterior redesign to a cape cod style home; glass and metal railing, wood accents; driveway cement is permeable

Trish- doesn't like the bump outs angles on front façade

Steve- can do away with the angles on façade

Charlie- prefers redesign than to the previous flat surface, disagrees with Trish; 3ft dedication on Figueroa isn't a huge addition; wants those oak trees to be preserved; dedication should be towards widening the sidewalk and not the street; believes 8ft dedication on Burwood Ave is a lot too; doesn't like the long, horizontal exterior windows facing Burwood

Tina- believes it's overdesigned from the front; the back is simpler and better and fits better with the dormers and stairways to the rooftop patios

Project Rep.- will have planters/hedging in the back; will redo alley, which is the main access point to the parking for the front homes; will replace trees with 2:1 ratio

Susanne- wants trees that are removed to be replaced

Jesse- design plans indicate the 3ft dedication, recommends the board gets a full site plan so we understand the public right-of-way; the wall separating the neighbor on south side, low height wall should have landscaping

Antonio- prefers the façade side facing Burwood; agrees with Trish, not a fan of the angles; thinks the patios should be set back to reduce bulkiness of façade facing Figueroa; southern façade has no articulation and its visible driving north on Figueroa, that wall should have something going on so the finishes wrap around rather than a blank wall; keep walls off the street, set planter wall back and install greenery that cascades down or grows up to add a soft buffer between property and sidewalk; alley will be 20ft after factoring dedications

Trish motions to table the item and for the project to come back to LUC at a future date, Charlie seconds, motion passes

4. Discussion of draft Design and Operational Goals Questionnaire (A. Castillo).

Antonio- idea is to hand out this questionnaire for development projects to follow and use as a reference to meet the LUC's objectives; wants this to be broad goals so we don't pigeonhole ourselves because in some cases, historic materials are better suited for some areas than others; in almost all cases, our council districts will follow HHPNC recommendation when it comes to developments

Susanne- unclear with the term "monotony" in the questionnaire's context; We also look for neighborhood compatibility; Antonio means monotony within the project scope and not the neighborhood; Susanne thinks bullets 2 and 4 convey the same thing so can be combined; "promote high quality...urban designing principles that result in creative, imaginative..."

Bullet 6: change to "adverse environmental impact"

Another bullet point emphasizing historic materials

Bullet 7: specify "materials"

Trish- we should be specific when it comes to historic materials; materials used in the community; look into making a brochure of good design and bad ones

Charlie- should say Highland Park and Garvanza

Tina- likes bullet point format, believes it is more efficient

Zacharias- would like to see a neighborhood outreach component to be included so developers

get neighbor design approval

Susanne- affordability to be included in design elements; promote use of sustainable features like landscaping

Jesse- would like to push developers to design using historic features

5. Discussion to amend or create a new Mission Statement for the Land Use Committee (T. Gossett)
Tabled
6. Discussion on recent sale of vacant property at 616 N. Avenue 66 designated as a Historic-Cultural Monument (T. Gulotta-Miller).
Tabled
7. Discussion of Senate Bill 905 - Discuss update regarding SB 905, Wiener. Alcoholic beverages: hours of sale (A. Castillo).
SB 905- passed first committee; indication that it will pass the senate; will allow for 6 cities to adopt new rules; pilot program includes LA, set for between Jan. 1 2020 and Jan 1 2025; will allow establishments who sell serve and consumption of alcohol to stay open until 4am; bars will be able to apply for an additional hours license, city will decide what the process looks like for applying, in LA it will likely be a public hearing
8. Discussion of clothing donation boxes throughout the community (T. Gossett).
Removed
9. Reports and Updates:
 - a. HPOZ - C. Fisher
Started but not finished initial survey of area; a project within HPOZ changed windows without proper permit
 - b. Early Notification Emails - A. Castillo
511North Ave 50 another small lot subdivision; Another continued use of an existing auto body shop at 7025 Figueroa St
10. New Business
6538 Meridian to be put on agenda for next month; another one on Ave 63 by Garvanza Park, doesn't know address at the moment; Highland Park heritage trust have chosen winners which one includes Trish's involvement
11. Adjournment-9:18pm