

CITY OF LOS ANGELES

CALIFORNIA

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

Post Office Box 50791
Los Angeles, CA 90050
<http://www.highlandparknc.com>
Certified as NC #33 May 28, 2002

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DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

200 N. Spring St. Ste.2005
Los Angeles, CA 90012
Telephone: (213) 978-1551

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

Historic Highland Park Neighborhood Council

Notice of Land Use Committee Meeting Minutes

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

AGENDA

- A. Call to Order- 7:11pm
- B. Roll Call- PRESENT: Susanne Huerta, Antonio Castillo, Boo Caban, Steve Crouch, Melanie Freeland, Zacharias Gardea, Trisha Gossett LATE: Charlie Fisher ABSENT: Tina Gulotta-Miller
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)- None
- D. Chair's Report- Design review and operational goals to be handed out to project applicants coming before the Committee

ACTION ITEMS

1. Discussion and possible action to adopt the agenda.
-Melanie motions to approve, Susanne seconds, motion passes
2. Discussion and possible action to approve minutes from January 16, 2018.
-Continued
3. Discussion and possible action to add a new Land Use Committee member, Jesse Santiago.
-Jesse Santiago: lives on Ave 55 off of Figueroa; looks forward to the growth and change to come to the neighborhood; studied Architecture at Woodbury University in Burbank

focused on land use policy and advanced structural system; works on projects in Downtown LA, Long Beach, and Brentwood; project management background

-Trish motions to add Jesse to the Committee, Susanne seconds, motion passes

4. [CONTINUED] 6026-6032 E. La Prada (VTT-77175-SL) – Discussion and possible action for demolition of one single-family dwelling and one duplex to construct 12 small-lot homes. The project site is a total of 18,355 square feet (0.42 acre).

Annie- project representative: project will have two pedestrian easements on either side; no variances, so permissible height is 45ft; permissible density is 12 units

-Previous concerns from prior committee visit had to do with color scheme; LUC wanted wood and warm colors, which the project added in design renderings

-Added 6ft solid wooden fence to separate property from immediate neighbors

-Included a landscape plan; open space in the back of the lot; also included a lighting plan, step lights for stairs; removing 4 trees, replacing them with 4 new ones; three 24in planters in the back of the lot, space for gatherings and sense of community for those who live there; 2% landscaped

Rooftop decks include railing and set back the front two units a foot back so it's not imposing and intrusive to sidewalk; can't guarantee permeable driveway since civil engineering plans aren't finalized yet

Board Comments:

Melanie-doesn't like the cinderblock wall at front of units; prefers a low height, board-formed concrete; concerned over sound pollution at the decks for the neighbors

Trish- wants to warm up the wall at front of units; rather have a hedge or living wall; loves architecture that says I'm bold and new but still fits the flow of the street, believes this project does that

Antonio- recommends 36in planters at minimum; greater likelihood of the tree surviving

No Public Comments

-Melanie recommends support to the full board as long as removed trees are replaced 1:1, low fence is something other than cinderblock and a material more in tune with neighborhood, and the white color façade is something else that is more maintainable, and 36in minimum planters, and permeable driveway, Trish seconds, motion passes

5. [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: representing the ownership; project will be 8 units small lot subdivision on Burwood Ave and Figueroa; three single-family homes were demolished without proper permits

Came before the LUC previously; LUC had concerns over alley improvement and neighborhood outreach; alley improvement- going to be renovated and updated; Support from other neighbors- principal of school down the street is excited for this project as well as owner of corner liquor store

To address privacy ideas: proposing planter boxing and green barriers between project and neighbors

8ft dedication on Burwood and 3ft on Figueroa; stone veneer or metal railing for front façade

Board Comments:

Trish- the demolition of homes doesn't sit well; the type of action we fight against in Highland Park; won't allow developers to come in and not respect the neighborhood; wants a more representative design so it fits the street

Antonio-believes the project will be fined for illegal demolition; doesn't mind the design

Melanie- wants either 3ft stucco wall or railing but not both

Charlie-has a problem with the demolition without permit; could use scorched earth ordinance on this project; need to enforce this ordinance fully to get developers to abide by law

Public Comment:

Armeane- wants the dedication in order to not remove the tree; stuck on the fact they demolished homes without permits; wants us to hold approval until city handles that situation

Oliver- through the subdivision, the city has the ability to modify improvements; wouldn't be fair to pick and choose when to support dedications for certain projects

The board needs clarification on the following:

-renderings vs. plans

-dedication including utilities, trees, public right of way

-demolition

-front yard landscaping

Recommends the project applicant come back for March's LUC Meeting

6. 5100 York Boulevard (ZA-2017-4934-CUB) – Discussion and possible action for a conditional use permit for beer and wine for on-site consumption with existing 1,000 SF restaurant with expansion of 1,291 SF for a total of 2,297 SF, 40 interior seats, with hours from 11am to 2am daily.

Vivian- opened Pine and Crane in Silver Lake; wants the right neighborhood feel and believes Highland Park is that place; put back up Elsa's Bakery sign and refurbished it; wants the proceeds of Mexican wedding cookies to go back to the community, can go to different causes; expected to open March 1st; public hearing scheduled for March 13th; some overlapping items from Pine Crane menu, prices of items are less at Highland Park location; 40 interior seats; had to apply for CUP because it's consolidating two businesses; no outdoor dining

Public Comment

Armeane- requested the project be put on the agenda; neither Ba nor Elsa's had security grills; believes they are not cohesive to the area; Property is subject to commercial corner hours (7-11)

Sayud- understands why the owner put up security grills for protection; owners have the best interest of the community and he fully supports the project

Board Comment:

Melanie: understands the concern but also the need for business owners to protect their business/property

-Melanie motions to recommend to the full board support the project with the recommendation that the security grills be pulled up early in the morning, and possibly using a local artist for a mural/painting on the security grill, Charlie seconds, motion passes.

7. Discussion regarding appointing a new liaison for NC PlanCheck.

Antonio wants to gauge interest if another board member wants to be NC PlanCheck liaison. Meetings are Saturdays and then provides feedback to the full board
Melanie can split up duties with someone else, Trish is willing to go

8. HPOZ Formation – Discussion pertaining to expansion or formation of HPOZ (Crouch).
Charlie: trying to expand current HPOZ, great oaks circle may be possible area but it's too far away from the current boundaries; area needs at least 50% contributing rate, and support in community; no parameters as to the size of a new HPOZ. SurveyLA was not perfect but useful tool; important for potential HPOZ districts

Steve: doesn't understand why SurveyLA determined the North Fig valley/York valley not be potential districts; inquires about the differences between HPOZ and design review board

9. Reports and Updates:

a. HPOZ - C. Fisher
HPOZ- Charlie: last meeting went smoothly; someone painted on the original brick of the Coldest Beer in Town building and it wasn't approved

b. Early Notification Emails - A. Castillo
None

10. New Business: Steve wants the board to think about creating a new section called "Updates" for us to receive updates on projects in works

11. Adjournment- 9:26pm