

# 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 January 16, 2018  
Highland Park Senior Center  
6152 N. Figueroa St. Los Angeles, CA 90042  
7:00-9:00 PM

### AGENDA

- A. Call to Order- 7:14pm
- B. Roll Call- PRESENT: Antonio Castillo, Zacharias Gardea, Tina Gulotta-Miller ABSENT: Susanne Huerta, Boo Caban, Steve Crouch, Charlie Fisher, Melanie Freeland, Trisha Gossett
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)- None
- D. Chairs' report (2 min)- None

### ACTION ITEMS

1. Discussion and possible action to adopt the agenda.  
Zacharias motions to approve, Tina seconds, motion passes
2. [CONTINUED] Discussion and possible action to approve minutes from October 17, 2017 and November 21, 2017.  
Zacharias motions to approve November minutes, Tina 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).

Farzin Maly- 8 small lot subdivisions; located on Figueroa between Hillandale Dr and Burwood Ave

2,000 sq. ft.; 3 small lots facing Figueroa, 3 facing Burwood, 2 facing Hillandale

Formerly 3 parcels but now its 8 small lots; parking is facing alley; no access from Figueroa

The units are modern architecture; wood and warm colors; each unit gets 2 parking spaces; 8 units proposed, a net increase of 5 housing units

3 story structures, 33-½ ft. high

Public Comment:

Unknown- alley must be paved for safety and congestion concerns

Grecia- has concerns over affordability since these will be market rate units

Board Comments:

Charlie- doesn't have a problem with the design of the project; does have concern over the existing structures, no assessment has been done

Antonio-concerns over the rooftop, not fully thought out, and concerns over the immediate neighbors' privacy and exposure to noise pollution

Decision: No action was taken on this item.

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

TABLED

5. 6419-6423 E. York Boulevard (ZA-2017-4057, ENV-2017-4058-CE) – Discussion and possible action for demolition of the existing Kentucky Fried Chicken and construction of a Popeye's Chicken that would include a 2,317-square foot restaurant and drive-through.

Rick Lesley- replacing the KFC with a Popeye's restaurant on York Blvd; existing building is in poor condition in the representative's opinion; proposal extends the building about 23 ft. northwards; redesign also creates a conventional pickup window; improves traffic flow; moved the order board menu to face Chevron so it faces away from the residences to the north; 400 sf. second floor storage area; average height of the building about 23ft

Not a corporate Popeye, it's a local franchisee private group; expects to employ local people; vehicle clearance from the alley; not changing the signage up front other than re-skinning/graphics

Board Comments:

Antonio- decreasing parking by one space; will add bike parking in front; adding trees/landscape on the east and north sides where landscape currently doesn't exist; trash enclosure will be covered which is not currently the case; large signs will not be backlit; parking lot lights will be shielded and energy efficient; alley wall will be included to provide a buffer for the residences

Zacharias motions to recommend support to the full board with the recommendation that alley improvements be introduced, Tina seconds, motion passes

6. Discussion regarding Senate Bill (SB) 827, Planning and Zoning: Transit-Rich Housing Bonus, a bill that would require local jurisdictions to provide developers of transit-rich housing with a density bonus and other incentives for the production of lower income housing units or for the donation of land within the development within the land.

Board Comments:

Charlie-main concern is that this bill overrides local zoning; allows for 40ft-80ft structures within half mile transit hub; doesn't matter if it's single family zoning; city wouldn't be able to implement parking requirements

Antonio- concerns over the height allowed; transit village's largest structure was 45ft, so this bill can allow potentially higher structures reaching 85 ft.; half mile from Gold line station would be Ave 54, Galco's, Highland Park Senior Center, and Arroyo Parkway

Tina- Vague descriptions/language, strange specifics and large generalities

Public Comment:

Michael McDonald- point of bill is to allow density in transit dependent locations, which allows for affordability

Decision: Item continued, no action taken.

7. Reports and Updates:
  - a. HPOZ - C. Fisher NONE
  - b. Early Notification Emails - A. Castillo NONE
8. New Business: None
9. Adjournment: Antonio motions to adjourn at 8:50pm, Tina seconds, meeting is adjourned