

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

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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

Historic Highland Park Neighborhood Council

Notice of Land Use Committee Meeting Minutes

Tuesday January 17, 2017
Highland Park Senior Center
6152 N. Figueroa St. Los Angeles, CA 90042
7:00-9:00 PM

AGENDA

- A. Call to Order- 7:12pm
- B. Roll Call- PRESENT: Antonio Castillo, Boo Caban, Steve Crouch, Melanie Freeland, Zacharias Gardea, Trish Gossett ABSENT: Susanne Huerta, Charlie Fisher LATE: Tina Gulotta-Miller
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker):
NONE
- D. Chairs' report (2 min): No Report

ACTION ITEMS

1. Discussion and possible action to adopt the agenda.
Item #3 applicant has requested to table the item until February's land use committee meeting
Item #6 applicant has requested to table the item until February's land use committee meeting
Zacharias motions to approve, Melanie seconds, motion approves
2. Discussion and possible action to approve minutes from December 20, 2016.
Minutes tabled until February's land use committee meeting
3. [CONTINUED FROM DECEMBER 2016 MEETING] 1118-1128 Avenue 56 (VTT-74684-SL) -

Discussion regarding the proposed demolition of two single-family residences and a 4-plex, and construction of a small lot subdivision that would include 20 single-family lots.

Tabled

4. [PREVIOUSLY TABLED] 1463/1457 Highgate Avenue (ZA-2016-4185-ZAD-ZAA) – Discussion and possible action for the construction of a new single-family dwelling on a vacant public right-of-way. The project also includes an access driveway and bridge to the property. Arman wants to build a new residence at 1463/1457 Highgate Avenue; project is going through the ZA, ZAD process; drought tolerant, succulent landscaping, no landscape plan has been submitted to the city up to this point; public hearing date will probably be scheduled around June of this year; Tony- suggests for the applicant to return to the committee with a landscape plan before going to the full board

5. [PREVIOUSLY TABLED] 5633-5637 York Blvd (DIR-2016-4181-DB) – Discussion and possible action for a mixed-use development with 24,002 square feet of ground-floor commercial and 22 dwelling units, which would include a density bonus for two very low income dwelling units. Suhail (project representative)- Two structures will be demolished on four parcels to make way for development; seven store fronts, two very low income dwelling units; 22 units, 14 one bedroom, 8 two bedroom; commercial is about 8,000 square feet, up to 7 tenants; commercial spaces designed to be restaurants if needed, the two very low income units will be the same constructed and high quality design
Public Comment: Hemma Marquez: which units will the very low-income units? Applicants don't know which units the very low income units will be
How many each parking spaces will each unit have? 1 parking space per unit
Impact on the community, and the congestion, Asking the land use committee to make every necessary consideration to make sure projects will benefit the community; compliance is one thing but at the same time, this project needs to be improved to fit in Highland Park
Trish: not a fan of the architecture of the structure; looks like something on Eagle Rock Blvd; not a really good fit for Highland Park
Tina: one of the largest infill projects in the area; the colors and texture are samples and not finalized; setbacks would be beneficial for the project and the community
Melanie: in agreement that the overall massing and material palate isn't good for the neighborhood; trees would be good for the street; would like to see a plan for green space; an elevation view of the north side for folks living behind the property to understand how tall the building is relative to the surrounding structures
Tony: first of this type of construction on York Blvd; missed opportunity if we cannot take advantage of such a large space; projects maximizes out and understands its probably best for the bottom line, but it doesn't necessarily benefit the community other than the two very low income units; is there any design flexibility?
No public hearing yet; still working on the environmental report; suggests to the board that the design be reconsidered, many good queues in the community that the developers can take and apply to this project; strongly encourages to design some horizontal articulations, and possibly setback the building to break up the massing
Representatives will talk to architect tomorrow to discuss possible design changes
Public Comment: Rick Marquez- for the committee to write up our concerns to send to the architect; communicate directly with the developers now in order to avoid pushing through this project when the full board comes

6. [CONTINUED FROM DECEMBER 2016 MEETING] 322-326 S. Leslie Way and 5719 Omaha Street (VTT-744486-SL, ENV-2016-4166-CE) – Discussion and possible action for demolition of a two-unit duplex to construct a seven-unit small lot subdivision (six market-rate and one affordable).

TABLED

7. 5326 York Blvd (ZA-2016-4508-CUB) – Discussion and possible action for a Conditional Use Beverage to allow an existing 2,500 square-foot 7-Eleven to continue off-site consumption of a full line of alcoholic beverages and operation 24 hours daily.
Cheri Olsen, Christopher- Reps for 7-Eleven; taking over the existing alcohol license on the property; spirits behind the counter, only accessible by the clerk; 24 hour operation; would create landscaping on the corner of the lot; recycling center would be removed, will be parking spaces; store cameras will cover entire building, lot, and even across the street and can capture license plates; clerks will have security button to immediately notify the authorities; 15 employees, about 5 employees per shift; will hire from the community, door knock up and down the neighborhood
Tony's largest concern is the 24 hour operation; applicants hasn't spoken with LAPD yet; will meet with LAPD and come up with security plan; 52 support signatures supporting the alcohol license and 24 hour operation
Tina: what are the hours for selling alcohol? Store will begin as corporate operated then look for franchisees; hours for selling liquor is 6am-2am by state law; concerns over the extended alcohol hours and 24 hour operation
Melanie: concern that the full board will have hesitation with the liquor license; can be an opportunity to take back an alcohol license away from the community considering the amount of newly granted liquor licenses in the neighborhood
Public Comment: Rick Marquez- owner of the property has done nothing for the community; the community fought 5 star business with the liquor license, and so it appears that the council is playing a game of who receives licenses (inconsistency)
Hemma: likes the design of the structure; has reservation about graffiti, harassment to customers, loitering; proximity to high school is concerning
Trish: current condition is a rundown business; not a fan of corporate businesses
Boo- what if the board recommends to not selling alcohol past midnight?
Reps: then the store won't sell alcohol past that time
March 22nd is the date for public hearing
Reps will return to land use committee's next meeting in February
8. 4939 York Blvd (ZA-2016-4552-CUB) - Discussion and possible action for open a vegan German restaurant with a CUB for beer and wine.
 1. Eric Mattiese (business owners), Aaron (architect); existing structure is a tear down with no foundation; leasing the property for 25 years with options; demolishing current structure and constructing another; beer garden will be in the front, has to serve the food towards the front of the street, better that way because its residential towards the back; providing 5 parking spaces, total capacity is 85 inside the building and 36 outside; hours will be 7am-midnight during weekday, 7am-2am on weekends; zoning is C4
Melanie: concerns over the front gate and would rather see a gate that adds to the openness feel
Public Comment: Rick Marquez- question over the alcohol license to the tavern 51 business
Motion to support the application and recommends that alcohol sales begin 9am daily and on the weekends end at 1am, with the front fence have transparency
Tony motions, Melanie seconds, motions passes unanimously
9. Reports and Updates:
 - a. HPOZ - C. Fisher: NONE
 - b. 710 Freeway Extension- T. Gulotta-Miller, T. Gossett: NONE
 - c. SurveyLA - C. Fisher, A. Castillo: NONE

d. Early Notification Emails - A. Castillo: NONE

10. New Business: Melanie proposes the LUC to do a panel on Measure S; regarding the 110 freeway safety improvements, Caltrans contacted Tony and will release their environmental document in march, will have about a 6 week public comment period after release
11. Adjournment: 9:30pm