

# 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

### OFFICERS

Harvey Slater PRESIDENT  
Daniel Andalon FIRST VICE PRESIDENT  
Antonio Castillo SECOND VICE PRESIDENT  
Joan Potter TREASURER  
Rocío Rivas SECRETARY

### DIRECTORS AT LARGE

Liz Amsden, Elizabeth Andalon, Linda "Boo" Caban, Jessica Ceballos, Gabriel Chabran, Melanie Freeland, Zacharias Gardea, Susanne Huerta, Sheri Lunn, Stanley Moore, Yolanda Nogueira, Diego Silva, Jaime Tijerina



## 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 March 21, 2017  
Highland Park Senior Center  
6152 N. Figueroa St. Los Angeles, CA 90042  
7:00-9:00 PM

### AGENDA

- A. Call to Order- 7:08pm
- B. Roll Call: PRESENT: Susanne Huerta, Antonio Castillo, Charlie Fisher, Zacharias Gardea, Trisha Gossett, Boo Caban (Late), Melanie Freeland (Late); ABSENT: Steve Crouch
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)  
Tina- items not on agenda, prop 60 prop 90; props that would take existing county property taxes and transfer them to other counties; similar to prop 13 but for property tax; have to be 55 years or older and primary residence; personal experience has been very good, reduces property taxes for elderly on fixed incomes;  
Other item was capital gains; wants community to be aware of their rights; \$250,000 tax credit if you sell your house as capital gains; for folks thinking about downsizing, may want to sell house as capital gains for the tax credit incentive; wants to bring someone from the city in to a meeting to share information with the community  
Charlie- AB 813 extends ability to transfer property taxes within the county  
Public question regarding the Armory- CD14 has secured funds but the LUC can contact the CD to follow up for more information
- D. Chairs' report (2 min)

Few items coming down the pipeline include the ADU ordinance, small lot subdivision ordinance, homesharing ordinance, LA City's PLUM committee's possible action to legalize currently unpermitted units for apartments or multifamily dwellings; Motions are in the works or currently going through the City, the LUC chair will keep the committee and community updated EIR from CALTRANS regarding the Parkway updates

If any committee member has any agenda items that they will be sponsoring in the future, notify the chairs what the item is, any background information, and how they want the committee to act

The format should be as follows: allow the presenter to present to the committee then committee ask questions, then open up to the public, then ask further questions if any

### ACTION ITEMS

1. Discussion and possible action to adopt the agenda.  
Charlie motions to approve, Zacharias seconds, motion adopted unanimously
2. Discussion and possible action to approve minutes from February 21, 2017.  
February Agenda item #9 Tina- Will hope Granny flats will follow existing codes; Zacharias motions to approve, Trish seconds, Charlie and Boo abstain, minutes approved
3. [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.  
Armen Zakarian- now has a landscape plan, added solar panels, and trees;  
Hasn't yet chosen the type of trees, property owner working with a landscape architect; No public hearing date scheduled as of yet; Charlie wants to make sure that all of the grading that will be done won't affect properties below it, main concern that people have had about this property; doesn't see any details that shows it's dealing with those issues  
Trish- landscaping looks good  
Boo- likes the solar panels  
Applicant seeking support from the NC before it gets to the public hearing stage; Trish motions to recommend to the NC to support the project as proposed, Charlie seconds, Melanie abstains, motion passes
4. [CONTINUED FROM JANUARY 2017] 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 operate 24 hours daily.  
Chris Gabriel, Representative from 7 Eleven- went door to door and gathered over 300 signatures from nearby neighborhood, gained support from Yorkdale Elementary, 7 Eleven will seed \$2000 initially then will continue the funding for the school's "9 Dots" Student Get Coding classes  
Will take away existing billboards on property; when doing neighborhood outreach, the folks who didn't support 7 Eleven didn't because they rather see the local business continue, but there weren't many in opposition  
  
LAPD has asked for 2 weeks after the ZA decision, the ZA meeting will take place tomorrow but their decision will be after the NC full boarding meeting on April 6<sup>th</sup>  
  
Trish- taking away the large 7 Eleven pole sign will decongest the feel of the property; points to the 7 Eleven franchise in Palm Springs as an example of how she wants this 7 Eleven to look  
  
Boo- revamp the outside 7 Eleven signage on the building; more customization, possibly vintage sign that will fit with the corridor's history

7 Eleven Rep- support for school will be indefinite

Possibly adding a mural on the Ave 54 wall side of the building

Will choose franchisee about 90 days before opening; must commit to these conditions

Public Comment:

Hemma Marquez- loves the idea of the property being transformed because it's a little blighted but has concerns with the word "sale" versus "leased"; Worries about how inconvenient her convenience is for folks living around the business; doesn't want 24 hours, "lets keep what is current"; the transformation isn't good enough to allow 24 hours or the sale of alcohol until 2am; doesn't want to sell its neighborhood short; requests our stipulations to be sent for the public hearing tomorrow

Candice Holman- in agreement that it is visually an improvement but is against many other components; huge concern is loitering, no security, not taken care of, takes issue with the 7 Eleven Rep misrepresenting this concern as a homeless and mental issue problem; 7 Eleven pole sign doesn't add any value to the community; would want private security at store; school funding is nice but doesn't outweigh cons

Kim White- maybe 1% of comments on Nextdoor were positive about the possibility of 7 Eleven coming in; against the proposal

Rick Marquez- committee has a bargaining chip; we should set stipulations (how its going to look and operate) in writing so they can be on the permit; El Super appeased our stipulations because of their request for alcohol license, the committee should do the same with 7 Eleven; doesn't think its fair to El Super having gone through that and not holding 7 Eleven to same regard

Patrick Tanzarello- existing property has an active alcohol license; understands the convenience of a 24 hour 7 Eleven for the neighborhood; worries about the proximity to the school if there is a homeless population on that street; wonders if 7 Eleven is open to a PAD to come in 2 years to let the community see if the business is working well

Randy Packer- wonders if the store can survive under the hours of the current business

Committee Comments

Antonio- concerns over the sale of fortified liquor and single can

7 Eleven Rep- the store will sell both, liquor behind the counter; questions about employee alcohol training (all employees over 21 will be fully trained to sell alcohol); the type of security cameras (top of the line, giving LAPD access to the IP's, beverage doors security lock; security lighting; suggests to the committee to add conditions to recommend to the full NC

Possible conditions:

Entitlement to be revisited within 12 months by start of business

At all times, there's a minimum of 2 employees

Alcohol sale end at 11pm, start at 10am

Security plan, other than just cameras, after midnight

Clean trash within vicinity

Aesthetic upgrade, refinement in signage, large 7 Eleven banner on property should be customized, include a mural on the Ave 54 wall, and remove all billboards

(Antonio, Zacharias, Boo, Trish, Charlie Melanie) in favor of 24 hours, 2 (Tina, Susanne) opposed to 24 hours

Security guard from 10pm-6am

Charlie motions to recommend to the full NC support with above stipulated conditions, Susanne seconds, motion passes unanimously

5. 5010 E. York Blvd (ZA-2017-50-CUB) – Discussion and possible action for a Conditional Use Beverage to allow for the sale of beer and wine for on-site consumption at the Highland Café from the hours of 8 am to 11 pm Sunday through Thursday, and from 8 am to 12 am on Fridays and Saturdays.

Patrick Tanzarello- wants to do dinner service and wants a conditional use permit to sell beer and wine for on-site consumption; no changes to interior or exterior of restaurant; no bar; beer and wine will only be for interior service

Beer and wine sales will start at 10am and end at midnight on weeknights; conducted outreach to surrounding residents, no negative responses received

Trish- concerns about morning hours selling beer and wine; doesn't approve of the 10am selling of beer and wine

Public Comment:

Hemma Marquez- fine with alcohol being sold at 10am

Rick Marquez- irritated with how business neglect the cleanliness of the sidewalks in front of their establishment; committee should stipulate a condition to maintain cleanliness of adjacent sidewalk

Susanne motions to approve with condition that the owners maintain cleanliness and the committee revisit in one year, Charlie seconds, Trish opposes, motion passes

6. Reports and Updates:

- a. HPOZ - C. Fisher

Nothing in our area; At Figueroa and Ave 42 plans for a mixed use project 45ft tall, applicants claiming the public storage across the street is the same height, which Charlie doesn't believe is the case

- b. 710 Freeway Extension- T. Gulotta-Miller, T. Gossett NONE

- c. SurveyLA - C. Fisher, A. Castillo

Officially done with surveying; gave lengthy report to the last heritage meeting; report hopefully will be out by summer

- d. Early Notification Emails - A. Castillo

Shell gas station on Ave 52 and Figueroa will come back for request for car wash

7. New Business

Charlie's tacos post signage on York Park and leaves it after hours; Huizar's office had them removed and now the signage is back;

Los Angeles state historic park opens April 22<sup>nd</sup>

8. Adjournment- 9:30pm Charlie motions, Zacharias seconds, motion passes