

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 December 20, 2016
Highland Park Senior Center
6152 N. Figueroa St. Los Angeles, CA 90042
7:00-9:00 PM

AGENDA

- A. Call to Order: 7:10pm
- B. Roll Call: PRESENT: Susanne Huertas (Co-Chair), Antonio Castillo (Co-Chair), Boo Caban, Steve Crouch, Charlie Fisher, Melanie Freeland, Zacharias Gardea, Trish Gossett ABSENT: Tina Gulotta-Miller
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)- Susanne read a public comment
- D. Chairs' report (2 min)- Will be able to upload documents on land use committee page on NC website

ACTION ITEMS

1. Discussion and possible action to adopt the agenda.
Charlie motions, Zacharias seconds, motion approves
2. Discussion and possible action to approve minutes from November 15, 2016.
Zacharias motion to approve both meetings minutes, Charlie seconds, motion approves
3. 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. Kristin- starting January will do community outreach

Here before the committee to begin the initial outreach and to hear our feedback

Will use the Ellis Act; Developers did a historical study on the existing properties beyond Survey LA; developments are 45ft height by right, but potentially will not reach that height

6ft in between the connecting units; Solar panels on roofs will be done

Architecture of the development is in contemporary style with craftsmans inspirations (wood, slanted roofs)

Trish- architecture of future developments should match the neighborhood's style in order to achieve cohesion and timelessness

Boo- development looks like Eagle Rock Blvd

Public comment: Mark Vallianatos- Founded Abundance Housing LA- more housing needs to be built in these communities; sad to lose affordable housing units; don't shut down architectural creativity

Dorian Sanchez- any possibility than current long-term residents can live in development?

Melanie- full street view, plus density per square footage information

Antonio-reducing the setback will mean less landscaping; increase the landscape opportunities on the street frontage and along the alley

Roof decks are internal to reduce outward noise pollution

All units will have electric car charging stations

4. 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.
TABLED
5. 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.
TABLED TO JANUARY MEETING
6. 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).

One of the first in the city to propose an affordable housing unit in a small lot subdivision through density bonus; Porous driveway to capture water; The affordable unit is guaranteed for 55 years; Will go through the Ellis Act

Not taking advantage of any of the density bonuses

Antonio- zero setbacks and landscaping; structures look too large, and nothing to soften the image of the concrete façade

Green, living wall potentially on the units along Leslie Way

Solar panels on roofs will be done

Mark Vallianatos- giving congrats to the developers for including the affordable unit

Richard Marquez- city of LA infrastructure is outdated; public services suffer as density increases; impacts urban sustainability

Trish- Highland Park is low-hanging fruit; developers are buying and building

Antonio- doesn't believe Highland Park is low hanging fruit; no windows on first and second floors of the units facing Omaha St make it look industrial rather than residential

Charlie- looks too industrial, the design of the buildings don't fit in with the neighborhood

Melanie-more street view photos

7. Discussion and possible action for proposed safety improvements to the SR 110 Arroyo Seco Parkway. Section 106 of the National Historic Preservation Act allows for the HHPNC to review the project and be a consulting party.

Section 106- this project is receiving federal funds; requires the state to provide input

Project will introduce non-historical structures- curbs, barriers

Trish- the concrete barriers put up by Caltrans negatively impacted the Parkway; instead add beautiful lighting

Tony-improving safety without destroying the historic fabric of the Parkway

This project is not proposing any improvements to the entrances or exits; just focused on signage

Susanne- possibly invite a member of the heritage trust to provide recommendations to the committee

Jessie- put pressure on Caltrans to make the necessary and appropriate changes to the Parkway

Melanie motions to recommend to the full board to assemble the necessary groups (other NCs, Pasadena and South Pas), Susanne seconds, motion passes

8. Reports and Updates:
 - a. HPOZ- C. Fisher: Looking at a project on Fig, a new, three story building going up between the gentry building and the lions; mixed use project; the issue of horizontal fences have appeared to die down
 - b. 710 Freeway Extension- T. Gulotta-Miller, T. Gossett: Charlie- Caltrans finally putting the houses they purchased back on market; giving the existing residents first right of refusal; still looking at Caltrans to sell the end of the route and create a housing village
 - c. SurveyLA - C. Fisher, A. Castillo: None
 - d. Early Notification Emails - A. Castillo: 20 unit subdivision project on Ave 56
9. New Business: None
10. Adjournment: 8:59pm, Charlie motions to adjourn, Zacharias seconds