

Land Use Committee Minutes 7/19/2016

AGENDA

A. Call to Order- 7:09 PM

B. Roll Call- PRESENT: Linda “Boo” Caban, Antonio Castillo, Steve Couch, Melanie Freeland, Trisha Gossett, Tina Gulotta-Miller, Susanne Huerta, Zacharias Gardea

C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)- No Comments

D. Chairs’ report (5 min)- small subdivision Ave 57 approved; Stuart farmhouse approved; appeal hearing to Johnnie’s bar decision; existing used cars sale application to continue use of the car sales (to be discussed later); two single story family dwelling on irregular hillside application 965 North Staley lane off Ave 66 (possibly agendize it for next meeting)

ACTION ITEMS

1. Discussion and possible action to adopt the agenda.

Susanne motions for approval, Melanie seconds, motions passes unanimously

2. Discussion and possible action to approve minutes from 6/21/2016.

Suanne motions to approve, Trish seconds, passes unanimously

3. Discussion and possible action to appoint Margarito Martinez as a member of the Land Use Committee.

Tony- any subsequent members of the committee is voted on by the committee
Tina-expresses concern about defamation/harassment against a member’s character made by Mr. Martinez

Public comment by Mr. Martinez- “can abide by the code of conduct” “brings balance” to the committee

Steve motions to appoint Mr. Martinez, Trish withdraws her second of the motion, Tony seconds motion; Yes to the motion: Tony, Steve...No to the motion: Melanie, Trish, Tina; motion fails

4. (15 min) Presentation by and discussion with Christina Morris regarding the National Trust for Historic Preservation's work on the Southwest Museum site, including presentation of the findings from Metropolitan Research and Economics' market research and economic analysis on potential uses of the site.

The National Trust, with David Bergman, has been working on economic and market analyses of stakeholder demographic data of the neighborhood surrounding the Southwest Museum site; Bergman brings understanding of financial feasibility (funding sources, economic model, etc) task 1 of the analysis is to prepare a market analysis (looking at demographics

of the neighborhood, and market characteristics, evaluated them geographically) to understand the audience within their immediate vicinity; task 2 looks at the potential uses, enhance/redevelopment of the site. Bergman presented to the steering committee a handful of options, the committee narrowed down the options, options included cultural museum, art museum, community historic center, event center and restaurant with a lodging component, school (committee took off option immediately), office space for nonprofits (took off option immediately-not enough cash flow, and limit public access). Further research purposes, Bergman pulled 30 or 40 comparisons to learn larger lessons to apply to the Southwest Museum site; the cultural museum model comparisons found that LA city or county were the predominant land owners, the art museum model found governmental as the overarching partner, and the funding source was larger and singular (i.e. Norton simon, Gamble house) as well as higher attendance and funding. The analysis found tremendous amount of interest but also competition of art museums in Los Angeles. The restaurant + lodging model required too many rooms to be built, the committee didn't feel there would be much appetite in the community for such a model. The last steering committee meeting moved the for-profit options to the backburner. The community arts facility, restaurant for events accessory, and the museum models are still on the table. Institutional partners are interested to make the site their home, well known institutions with their own funding streams. Bergman has finished task 2, which is narrowing down the options; task 3 is the analysis section, listing the pros and cons. Discussion-fix up the Lummis house garden, possible sustainability committee project

5. HHPNC Code of Conduct – Obtain signatures from each committee member agreeing to a Code of Conduct.

The signatures are to be signed and submitted to the chair of the committee then to the neighborhood council secretary; council members are bound by the same code of conduct.

No comment or action, more about distributing the form to the committee members.

6. Committee Retreat – Discussion to set up a date and time for a Land Use Committee Retreat to discuss goals and set thresholds/procedures for the review of development projects.

Informal meeting at (preferably) a different location to discuss and draft thresholds and procedures specific to highland park; contact the planning department to see if they can send an official to discuss neighborhood-related planning issues.

The committee will revisit possible location and dates.

7. Reports and Updates:

a. HPOZ- C. Fisher -No report

b. 710 Freeway Extension- T. Gulotta-Miller, T. Gossett

Alhambrasource.org did a poll to see if people wanted the tunnel- 83% of the people who did the poll were against the tunnel.

c. Survey LA- C. Fisher, A. Castillo- No report

d. Early Notification Emails- A. Castillo

-405 N. Ave 56 restoration of two contributing structures (can be subdivided into 3 parcels, the property is now under new ownership and saving/restoring the property and bringing it back to the rental market); project is moving forward

-6515 N. Fig Street used cars sale application to continue use of the car sales; Antonio suggests it should be included in next month's agenda, Susanne will call the applicant to let them know the project will be on the agenda.

-The mail applications to be discussed under the chair's report

- Two single story family dwelling on irregular hillside application 965 north Staley Lane off Ave 66 (agendize it for next meeting)

8. New Business

None

9. Adjournment Tony motions to adjourn, Melanie seconds, passes unanimously 8:43 PM