

Land Use Committee Meeting Minutes- September 19, 2017

- A. Call to Order- 7:06pm
- B. Roll Call- PRESENT: Susanne Huerta, Antonio Castillo, Steve Crouch, Zacharias Gardea ABSENT: Linda "Boo" Caban, Charlie Fisher, Melanie Freeland, Trisha Gossett, Tina Gulotta-Miller
- C. Public Comments: Rick Marquez- The committee and council meant to inform community members and to give them more power to fight City Hall. This way the Neighborhood Council helps the community present issues and allows them to give input before its put to a vote in City Hall.
- D. Chairs Report: None

Action Items

- 1. 5607 Fig; proposed bar on Fig; move item to after #6. Table item #7,8 for the joint Land Use+ Homelessness meeting; Zacharias motions to adopt agenda, Susanne seconds, motion passes
- 2. Tabled
- 3. Property representative: Update regarding the landscaping on property as part of committee recommendations. Planters installed. Variance approved.
- 4. Representative didn't show: Requested the committee to take a stance on the city's general plan update process; city last updated in 1973; Susanne- open space being discussed is owned and managed by the City; Tabled

Public Comment

Rick- open space in Highland Park is crucial and under attack

5. Dale and Angela- property owner and applicant; hillside project on a dead-end street; proposing to build two single family homes around 2,000 square feet; applicant put in new street (Pickwick); owns four parcels, which were converted to two; on a cul-de-sac and undeveloped land; relief from zoning standards have to do with driveway and grading; zoning variance from street width; Richard Neutra style-architecture being proposed for these projects; applicant revised any HPOZ recommendations; trees on land are not under the four that are safeguarded

Public Comment

John- questions about fire truck accessibility on such a narrow street  
Rick- how does the committee approach the issue of narrow streets and other engineering documents that we may not have seen prior to vote, how can we support a project? Antonio: as a committee we don't get into the nitty-gritty of building codes. We look at the architectural style of the building among other factors. Our purview is what the city gives us. For this particular case, we are concerned with the narrow street and if there are any impacts to the neighbors.

Suanne motions to support, Steve seconds, motions passes

6. Simon Storey-applicant and architect; existing access is less than 20ft, isn't excavating/grading more than is allowed; fire department access is a top concern; identify a fire hydrant within 150 feet of both dwellings; turn around space, a hammerhead turnaround can be made if the fire department requires a turnaround; hillside properties; materials proposed to blend in to the natural environment; has a completed soil/geology report, currently being reviewed by the city; if hillside sliding and other conditions are agreed upon by the city, conditions will be addressed and solved; anything nonconforming will have to be compacted to standards of the city; removing one Oak tree, will be replaced by four of the same kind; unofficial bare minimum width for fire truck is 10ft

#### Public Comment

Alexis Rivera- neighbor of proposed project; questions why the applicant didn't contact neighbors for the purposes of public outreach; existing driveway/street is 9 feet 2 inches wide; no extent paved turnaround, it's broken concrete on the driveway;

Eugene and Candice Caleb- neighbors of project; concerns for high fire and slide area; hillside is shale

John-neighbor who has lived there for 40 years; questions the distance of the fire hydrant; doesn't believe its within 150 feet of proposed projects; with heavy rain, the road becomes a mudslide; with anymore developments on these hillsides, it will only worsen the situation

Kim White- lives on 1827 N Ave 56; concerned over fire danger and eroding soil; area behind her home is a liquidation/sliding zone; hillside at question has a lot of runoff

Drucilla- neighbor; has concerns over sewer line

Rick Marquez- lives a block away from the site; the size of the driveway is a width of a car; not in any condition for any emergency vehicles; could be detrimental for other houses in area during fire and rain season

Steve Crouch motions to not support agenda item, Susanne seconds, Antonio opposes, motion passes

7. Manny Diaz- representative for applicants; Stonestrow record label on ground floor; applicant wants to convert ground space into a bar with limited live entertainment; will provide security; 8pm-2am Thursday, Friday, Saturday security guard; bar open from 11am-2am; zoning administrator (ZA) hearing on October 17<sup>th</sup>, current business are long term stakeholders; Chris-founder of the record label; lived in Highland Park since 2001

Tyler-part of numerous bars/restaurants

8. Tabled

9. Tabled

10. No updates

11. None

12. Adjourned at 8:59PM