

HPNC LUC Meeting September 18, 2018

- A. Call to Order- 7:10pm
- B. Roll Call- PRESENT: Antonio Castillo, Zacharias Gardea, Boo Caban, Jesse Santiago, Charlie Fisher, Joe Tarr; LATE: Steve Crouch; ABSENT: Melanie Freeland, Susanne Huerta, Trisha Gossett, Tina Gulotta-Miller
- C. Public Comments on NON-AGENDA ITEMS ONLY (10 minutes max, 2 minutes per speaker)- None
- D. Chair's Report- Antonio: requested a projector to have available for applicant presentations; was received this week; will be available next meeting
Two state bills pertaining to land use: bill legalizing street vendors & bill allowing alcohol sales until 4am; both were passed by legislature; Gov. Brown signed street vendor bill

Action Items

- 1. Discussion and possible action to adopt the agenda.
Jesse motion to adopt agenda, Charlie seconds, agenda is adopted unanimously
- 2. Discussion and possible action to approve Land Use Committee minutes from July 17, 2018.
Jesse motions to amend agenda to say "August minutes", Charlie seconds, minutes are approved
- 3. 5541 York Blvd (ZA-2018-4302) - Discussion and possible action for new CUP for sale of beer & wine for on- and off-site consumption w/a change of use from retail to a 2,580 sf. Beer and wine bar w/int. retail sales & tasting area w/374sf patio and limited live entertainment.
Sunset Beer Company- Gary Benjamin project rep.
4 project owners are present; site is located on York and 56; 2,580 sq. ft tenant space
Same owners own Colorado Wine Company in Eagle Rock; There is an existing Sunset Beer Company in Echo Park
Tasting room is included in space; space will follow similar layout to Echo Park location
CUP is to allow on-site and off-site alcohol consumption
Entertainment will be expected
John- project owner; it will be a retail and bar establishment, unique in LA; long-time residents of the area

Exterior work: ridding some windows; intends to save brick work; will consider putting a mural on the east wall of the structure

Exterior signage: east side wall lettering

Bar: one tap dedicated to local charities

Small patio in back

Potential hours: Week: 6am-12am

Friday & Saturday: 6am-2am

Likely won't open that early but wants the option

Project owner will be on-site everyday

Per the alcohol license, no kids shall remain inside but can be with adults as they pass through and shop

Entertainment (DJs) for anniversaries, art walks, other celebratory events; not on regular basis

Will replace the flooring and other interior spaces, not much work on the exterior

One window on either side of the corner door of Ave 56 and York is expected

10-11 spaces in parking lot after re-striping

Community outreach in the immediate neighborhood hasn't been done; have letters of support from various business owners/residents in Eagle Rock and other areas

Board Comment:

Antonio: a difference from the other locations is HLP location is 35% larger with a possible restaurant as tenant in rear space

Public Comment:

Mark Jones from CD14: adjacent property is a proposed wine bar

Hemma Marquez: has many concerns; a lot of liquor options on York already exist; doesn't like the hours too early because it can be a bad influence on kids walking to school

Rick Marquez: a lot of liquor licenses on York as it is

Matt Hemingway: sits on ERNC but not speaking on behalf on the council; the project owners are the kind of business owners we want in the community

Brian Chambers: local business owner, works at Oxy, has lived in the neighborhood for over a decade; echoes Matt, owners have best intentions for the community

Mike Gutner: lives in Eagle Rock and agrees on the quality of the business owners

Shauna: works for the County; the plan is to outreach to the immediate neighborhood in the coming month but haven't executed it yet

The Board wants to see plans for the exterior; wants the project applicants to consider parking options; reconsider hours of operation (intention is to open weekday: noon to midnight, Friday/Saturday: noon-1am)

Jesse motions for the applicant to return for October's LUC meeting to continue discussion and address the committee's concerns, Boo seconds, motion passes

4. Discussion and possible action concerning LUC website update with application guidelines.
LUC page will provide agenda, minutes, and application and any information that we want to share with the public; also to provide a guideline/checklist for project applicants that tell them what we expect and what to prepare for

Jesse motions to table, Zacharias seconds, motion is tabled
5. Discussion and possible action concerning LUC website update with HPOZ information.

Good to have HPOZ info on website to inform community
Jesse motions to table to next month, Charlie seconds, motion is tabled
6. Reports and Updates:
 - a. HPOZ - C. Fisher: Ave 53 historic building burned down; Ave 57 city monument bungalow built in 1892, property was slated for demolition in the '80s, young couple has bought it and doing a great job with repair
 - b. Early Notification Emails - A. Castillo: None
7. New Business:
Discussion regarding how to increase turnout to meetings; one way is to pull out certain big topics and post on social media accounts to draw more people
8. Adjournment: Jesse motions to 9:08am, Zacharias seconds, motion passes