

AGENDA 7/16/19

1. Call to Order / Llamada al Orden

7:02pm, Board members in attendance: Melanie, Nancy, Rose - Gracie and Prissma arrived by 7:10pm

2. [5 min.] Public Comments on Non-Agenda Items Only (Limited to 5 minutes max.; 1 minute per speaker) / Comentarios públicos sólo sobre elementos que no pertenecen a la agenda (Limitado a 5 minutos máximo; 1 minuto por orador)

An attendee says she did not receive notification for this meeting properly - Melanie responds that it was sent out to appropriate agencies in time.

Another attendee says Eagle Rock is having a big meeting tonight, Metro wants to go through Eagle Rock creating a transit corridor for development. Says it should go through freeway, not Colorado Blvd. Eagle Rock has been asleep and is now up in arms, and HLP is going to be facing the same thing.

Melanie responded - BRT wants to connect the communities of Burbank, Glendale, Eagle Rock and Pasadena. She encourages people to attend these meetings - HHPNC posted previous meetings on the Facebook site and will post future meetings as well.

Another attendee said we already have 4 buses on Colorado, and Metro has been planning this for a longer time than they are admitting to.

3. [1 min.] Motion to adopt agenda. / Moción para adoptar agenda.

Nancy motions, Rose seconds. All in favor. Agenda is adopted.

4. [5mins] Election of Board Committee Members. Limited to 5 board members total. / Elección de los miembros del comité del consejo. Limitado a 5 miembros del consejo total.

It is being discussed that since there are only 5 board members in attendance, no vote is necessary for board members and that all five are automatically accepted.

An attendee has a point of order that we did not discuss that board members in attendance are automatically on the board. If the same board members as before want to be on the board, they should address the concerns of the community. Said the old land use members had a philosophy of 'do whatever we want to do' and was out of touch with what the community wants.

Melanie says we are a new board and whatever the old board did has nothing to do with what the new board is going to do, and the board members were elected by the community.

An attendee wants to ask new board members to look and hear the voices of the community not just 'do what you want to do'. She also states that one previous land use committee member did not do that and wants it on the record that it was Melanie.

Another attendee wants to communicate issues with York Blvd and residents don't want a lot of bars and people talking and walking loudly at night and bottles left around the streets. There is a lot of distress in the community and people don't feel like they're heard when they come to the council, and when people come to meeting it's because they care about the community. Says it would be beneficial to have more than one minute to speak because what the council has to say to new businesses that come here matters. Those things are real and they have a real effect on the community.

An attendee voiced concern about Melanie being on the committee because of perceived negative interaction with the local indigenous community.

An attendee voiced that they used to come to meetings but stopped coming because they approved all the bars on York Blvd, and would like to ask the council to stop allowing liquor licenses on York Blvd.

Please stop liquor licenses from coming to the community.

Gracie said we don't have authority to approve or disapprove liquor licenses, we can only make recommendations.

Stakeholders who want to be on the committee are invited to the table. Six stakeholders want to be on the committee:

Steve Crouch - Been on committee for 10 years and very concerned about developers in Highland Park.

Gemma Marquez - been here since 1992 seen the wave and HLP has a lot of offer and we've sold it out to too many people. We need to clean it up, and she's served on many HHPNC committees before.

Jesse Santiago - licensed architect, sat on the committee last year and we did make a great lead to prevent alcohol and we did get a lot to support.

Trish Gossett - lived on for twenty years, been on land use for the last couple of terms. Tried her best to support what community wants and considers it her job to serve the community. This board supported this community and helped them. Too many developers modifying historic Figueroa corridor and it was stopped because community showed up.

Charlie Fisher - spoke and note taker missed this.

Yaya - lived in HLP for 37 years, and is currently organizing against the erasing of murals of HLP and the council members seem to be so pro-development. Says we need to be respectful to our indigenous native community who have been disrespected by members of this board.

Steve, Charlie, Trish, Yaya, Gemma are voted in by the 5 board members on the committee and the 6 stakeholders wanting to be on the committee. Nancy counted the votes and Prissma double checked.

5. [5 min.] Election of Co-Chairs for Committee. / Elección de copresidentes para el comité.

Melanie explains the duties for chair: pick up mail, review and scan all documents, publish to site, reach out to planning representatives and contact them with materials to bring, helping to write agenda with co chairs - 2-3 hours of work per week.

Candidates for co-chair statements:

Gracie - supports Melanie for chair and says she did a good job contacting everyone and setting everything up for the committee last board term. Gracie wants to be co-chair because this is one of her interests, from living in this community and seeing what it needs to be and what it can be.

Melanie - is interested in being a chair, has lived in HLP for 13 years and committed to see HLP stay the community that we can be, hope the planning department listens to the council's recommendations but they don't always listen.

Prissma - says yes Melanie has experience but it's important to make a change to the Land Use committee. She's had jobs before and been in school so she can pick up mail, scan documents, reach out to people and write agendas and is more than up to the task of being chair.

Gemma says there needs to be more discussion about the people we elect - sometimes people should be put out to pasture. She also says Linda Phelps who used to collect the mail said items that were mailed were not placed on the agenda, and that we need to hear from the stakeholders.

An attendee comments - says we need to hold the chairs to highest level and they have to find out what's going on in the community. We need a chair to lead us in that direction. He also says we must follow parliamentary procedure and chair needs to know it well.

Another attendee wants to see new chairs elected because the previous chair lost the trust of this community and that was evidenced by the lack of people showing up to the meetings.

Prissma and Gracie are voted in as co-chairs. Nancy counted the votes.

6. [5 mins] Election of Community Committee members. Limited to 5 community members total./ Elección de los miembros del comité comunitario. Limitado a 5 miembros de la comunidad en total. This was completed in agenda item #4.

7. [5 mins] 5003 York Blvd, 616-620 North Ave 66 - Status update on past recommendations of board. / Actualización de estado sobre recomendaciones anteriores de la junta. - M. Freeland

Melanie is presenting these items - only updates on previous items, nothing to vote on.

- 5003 York Blvd - CUP to sell alcohol has been granted by the City. This was the bike shop that is now becoming a snack/shop place. Melanie brought letters of opposition to this CUP to the planning dept and the board's letter of opposition, as well as CD14 Huizar's opposition letter but the city planning dept still approved the CUP anyway. The response letter said CEQA guidelines don't prevent them from approving it so they approved it. The business has an approved CUP for selling off-site beer and wine from 10am-10pm, but is still pending with ABC.

An attendee encourages letters to be written to the ABC regarding this license application since they take letters of opposition seriously. This request did trigger a PCN, Public Convenience Necessity, for many reasons including concentration of licenses in the census tract. City Council vote on this will not decide because it goes to a state agency, so the community can still have a voice.

Gemma says there was a shooting near there recently and that the board could write a letter saying over concentration of liquor licenses there is contributing to crime.

- 616-620 North Ave 66 Land Use received two very lengthy letters about why this project was approved. It is currently being appealed by stakeholders.

Charlie comments this was supposed to be a smaller project originally but then a larger project was approved instead in a bait and switch manner. HPOZ approved it but shouldn't have been able to because property was a monument site that burned down. The building is out of scale. It doesn't meet the guidelines and should not be exempt. There is a meeting next Wed 24th at the planning commission.

8. [5 mins] 6512 N. Figueroa – Discussion and possible action for continued use of mini shopping center due to non-conforming zoning. / Discusión y posible acción para el uso continuado del mini centro comercial debido a una zonificación no conforme. - M. Freeland

6512 N. Figueroa is a mini shopping center, north of Italino's where Mother's is. All that section of Figueroa has been zoned for residential, and any businesses there are being requested to submit for CUP so they can operate as a business in a residential zone. This hearing has not happened yet, but the board has helped other auto shops in this same zone and situation. Business has been there since the late 80's they just want to continue to operate as a business. They are trying to bypass a public hearing. The representatives for the shopping center are not in attendance at this meeting, but they did come to the regular board meeting in June. They just want to continue to operate as a business, they don't want to change anything about their business.

Public comments:

An attendee says he's concerned about them keeping the mall clean and litter free. And there are a lot of vacancies and he'd like them to come to the Land Use committee and explain what they want to do with new businesses there. This is different than auto mechanic shop and they need to keep off graffiti.

Another comment about keeping the site clean.

Board comments:

Gracie says they can't lease vacant units because of the rezoning it's non-conforming use so technically businesses can't rent them and use them legally. They can't make improvements to the building or the vacant units prior to renting out.

Rose would like to get some answers from the owners, what happened to the WIC? (Women, infants and children.) Says the community lost an important service there. Her other concern was how they just painted everything white.

Nancy says that she would like them to hold a public hearing and not try to bypass this step.

Motion:

Gemma motions to request the owners of the shopping center to come before the Land Use committee to better explain what they want to do and to table any recommendation to the board until they do so.

Rose seconds.

All in favor. Motion to table and request the owners to reappear before the Land Use committee before making a recommendation to the board passes.

9. [10 mins] 935, 939 & 969 N Staley Lane - Discussion and possible action on the construction, use and maintenance of a proposed new single-family dwelling(s) on lot(s) abutting roadway (Elder Street) less than the allowed 20' wide continuously paved street. All 3 lots have sufficient access from Staley Lane with the street being wide enough for a fire truck to access and turn around at the cul-de-sac./ Discusión y posible acción sobre la construcción, el uso y el mantenimiento de una (s) vivienda (s) unifamiliar (s) nueva (s) propuesta / nueva en el (los) lote (s) contiguo (calle Elder) menor que la calle pavimentada de forma continua de 20 'de ancho permitida. Los 3 lotes tienen acceso suficiente desde Staley Lane, con la calle lo suficientemente ancha para que un camión de bomberos pueda acceder y dar la vuelta en el callejón sin salida– M. Freeland

They owners/developers of this project are requesting a variance to not increase width of Elder St.

Matt [Last Name] - works for owner Kramer Land Company of the land entity that holds property. Since 2012 they've been involved in this project, but there was a previous attempt to do condos in 1990's. They built 3 retaining walls, but then developers had a map approved for 16 lots total, 2 lots sold, 4 partially completed, but then the developer went bankrupt and the bank foreclosed. New investor and partner came along went through issues to clear up the project, but then failed. So this company now trying to take over, they are the owners and they took title in 2012 from the builder. They had to do research to find out what problems were including expired permits and unclear approvals, and finally distilled down to issue that affects 3 lots (stated) that abut Cooper and Elder which are on the back side of the project. Since here was a change in the hillside ordinance after the project was approved, they now need a zoning administrator approval to waive that requirement. They had that hearing already and zoning admin requested they come to Land Use to request support the variance not to improve the abutting hillside streets. One is a paper street, that doesn't exist right now and in order to that and other improvements they would have to violate other codes, encroach on other properties, and put in retaining walls. And the improvements wouldn't improve access for any neighboring properties anyway.

Showing aerial map. Green lots are the ones in question.

Matt shared a petition in support of project from local residents.

Public comments:

Joe Lewis, lives at 930 Staley very close to the properties in question. He said he thought he was buying into a neighborhood but ended up buying a house with a bunch of vacant lots. For the past five years, he says he's lived with tumbleweed, eroding land, unsafe nighttime behavior, drug use and other nuisances

because of the vacant lots. He also spoke on behalf of another neighbor, Nahal, at 931 Staley, whose house was broken into, and other neighbor's house was broken into as well. He says he's basically living in an attractive nuisance. He and the other few neighbors on the street are asking for the council's help to support them fix a situation they didn't create.

Nico also lives near the development and loves historical nature of community. He really wants to be here and wants the development to be finished. It's been half-way completed for a long time and that is an issue.

Attendee and previous Land Use committee chair Tony says this is a project that should move forward and if the land is not developed there are a lot of indirect negative impacts to the community.

Another attendee says you can cherry pick people to support a project and would like to find out if anyone living nearby is opposed to this project.

Board comments:

Charlie - This is the second project on this property. There was one in the 1980's to do condos and community rejected this plan. They filed the subdivision map but condos never built. Consequently many developers came in but couldn't do anything. Also there was the issue of a number of olive trees and concerned that they were part of a historic olive grove. Charlie was involved in monument process for the trees and grove but didn't go through. Trees are fine and have all been moved to lot 13 and trees were moved and still on site. Cooper Street was also moved in one of the prior incarnations of this project, but it's a paper street. This is a project that needs to happen and be finished. It's a much better project than what was proposed before.

Gemma - asked did you get approval from Fire Marshall because of the width of the roadway?

The response was that this was originally intended to be a gated community and fire marshall requested they have no gate and that was the extent of their involvement.

Motion

Trish motions to recommend the board to write a letter in favor of this project and that they don't have to do the improvements to the abutting roads, Charlie seconds.

Ayes - Gracie, Nancy, Trish, Melanie, Charlie No's - none Abstentions - Yaya, Gemma, Rose, Prissma, Steve

Motion passed to simply forward to board with a split vote, and no recommendation in favor or against.
10. [10 mins] 5035 York Blvd. – Discussion and possible action on the request CUP (conditional use permit) for beer and wine sales at 5035 York. Case file does not exist at this time and unaware of any other variance requests./ Discusión y posible acción en la solicitud CUP (permiso de uso condicional) para ventas de cerveza y vino en 5035 York. El archivo de caso no existe en este momento y desconoce cualquier otra solicitud de variación. – M. Freeland

Owner of the building, Jon, has lived here since 2012. Presents drawings of a proposed new market and cafe and is requesting a CUP from city planning in order to apply for a off-site beer/wine license, NOT a liquor license. He says he wants to provide a business that community doesn't have, and his cafe/market will offer

gourmet cheese, salumi, nice bread, pasta, and prepared items. The main goal is to be open during the day.

He also says that a lot of businesses want to start a York Blvd Association to address negative issues associated with the nightlife on York Blvd like littering and people urinating in the street He says if you're a business in this area you want to take care of the community. His business will start with

kombucha, wine and food. He'd also like to sell wine with charcuterie, as he's been working with food and wine for 30 years. The market will have some seating tables and would like to be open daily around 8am - 7pm. The prior use was a hair salon. The CUP application doesn't have a council file open yet and he's working with health board to get a case file. He bought the property in July of last year and was going to submit for a beer/wine license before but there was a moratorium in place with the previous council so he waited.

Public comments:

Attendee says there is serious competition on York for this type of business.

Jon responds and says he will also sell coffee and there are many coffee spaces and thinks he's offering something different, and sees a need that needs to be filled. Sandwich prices will be between \$8-14, breads around \$3-5. On the back wall, he wants to grow a lot of vegetables, lettuces, working with Rosa at Occidental and wants to use a lot of produce from local schools and do internships with students in cheese and salumi making. The concept will integrate education and lectures and wine training and will be something cool. Also going for a beer and wine license only.

Another attendee says can you expand outside of Oxy and work with Franklin HS and other local public schools.

Jon says yes, his son attends Franklin and he wants it to be educational for the community, especially students.

An attendee comments that there is a York Blvd Association already.

Board comments:

Gemma - Chamber of commerce is dysfunctional. If you're saying you're going to do clean ups please organize the businesses to support this. She likes the idea of him working with students.

Rose - says the price points he mentioned for food exclude many people from the local community, who would not be able to afford to shop or eat there.

Jon responds to this and says he is open to ideas and to providing lower cost options.

Trish says that the restaurant on Joy gives \$ from the sale of Mexican wedding cookies to support the local community and it's worked out great, maybe they can do something like that.

Jon says that he would absolutely consider something like that.

Motion:

Gemma motions to recommend this support of this CUP request for the business only if it has been presented to the land use committee today to the board for approval. Charlie seconds.

Aye's - Charlie, Gracie, Melanie, Trish, Nancy, Gemma No's - Yaya Abstain - Steve, Rose, Prisma Motion passes.

11. [10 mins] CF 14-1635-S2 – Discussion and possible action to write CIS (community impact statement) related to Home-Sharing Administrative Guidelines; Resolution on Hosting Platform Responsibilities which was adopted on July 1st 2019./ Discusión y posible acción para escribir un CIS (declaración de impacto en la comunidad) relacionado con las pautas administrativas para compartir el hogar; Resolución sobre Responsabilidades de la plataforma de alojamiento que se adoptó el 1 de julio de 2019. – M. Freeland.

Marta is a local resident and here to discuss a topic she knows is not popular - home sharing. She and her husband have lived here for 15/20 years and love it. The real estate market has increased in HLP and they have a duplex that they would like to rent out the second unit to help pay the mortgage as a short-term rental for income to sustain them and allow her to stay home with kids. She promotes local business,

encourages renters to shop in HLP, but with not a lot of hotel options in HLP a lot of renters have been family members of neighbors. People who've been in HLP for years. This allows people to visit their family here who can't stay at hotels because it's too expensive and far away.

She understands vacation rentals have been an issue related to LA's worsening housing shortage. She believes in regulations. All hosts currently allowed to do home-sharing in their primary residence must register with the city, but the RSO's are not allowed to do this at all, even in primary or secondary unit. She is seeking support from local neighborhood councils via community impact statements, to allow short term rentals of RSO 1-4 unit properties on a case by case basis, so they can be vetted to make sure they are not evicting tenants for that purpose and other misuse of this practice.

She is asking for a CIS from the HHPNC to support a motion moving through City Council that would allow for homesharing on a case-by-case basis for 1-4 unit residential properties.

Public comments:

Attendee asks why can't you rent out the unit as a long term rental?

Marta's husband answers - A lot of these older houses and duplexes in the neighborhood are very small, as is theirs, and with a growing family sometimes they need to expand into the second unit. Using their other unit as a short-term rental allows them to do that, long term rental does not.

Another attendee comments that he wants to hear the negative side of this to see what impact this would have on HLP.

Board comments:

Rose - asks if these are two RSO units was anyone living in the other unit on a long-term basis?

Marta says the unit was empty for two years before living there.

Gemma, appreciates transparency but wants to thoroughly vet this out so that when we write this out we would put our concerns.

Gracie asks when is it going to be heard at council.

Marta's husband says one motion currently at the planning department but city council is not forthcoming about when they will discuss other motions related to short-term rentals.

Motion

Gemma motions to table this request for a CIS to discuss further in the Land Use committee before making a recommendation to the board in order to vet this further. Charlie seconds.

All are in favor. Motion to table passes.

12. New Business / Nuevos temas

Hermosillo Wine bar, which is coming to 5535 York Blvd, is also asking for a permit to brew beer at this location and also to add an exterior patio. The LAnd Use committee hasn't received the packet yet.

Gemma says the ex-president of the board who just stepped down made terrible accusations about the previous stakeholder taking care of the mail, including allegations that it's a felony for her to open it. She says this should never have been said and Linda Phelps had permission from previous board to pick up and open council mail.

Nancy responds that this matter will be addressed in a specific agenda item at the next regular board meeting on Thursday and that Land Use committee cannot appropriately address this issue.

13. Adjournment / Levantar la sesion

Trish makes a motion to adjourn. Yaya seconds. All in favor. Committee meeting is adjourned at 9:03pm.