

Minutes for HHPNC Land Use Committee 8/22/2019

1. Call to Order / Llamada al Orden --Call to order at 6:06 pm
2. [5 min.] Public Comments on Non-Agenda Items Only (Limited to 10 minutes max.; 2 minute per speaker) / Comentarios públicos sólo sobre elementos que no pertenecen a la agenda (Limitado a 10 minutos máximo; 2 minuto por orador)
 - a. Christy Sanchez-- Has noticed that the businesses on York have injured the community. Gentrification needs to go.. Not so much, but what they're doing. Against the liquor licenses, people on social media are upset about the bars on York. Legal segregation, people in their situation being kicked out of their homes. Wants people to sympathize; businesses are depleting the neighborhood stated "prices are going up, liquor stores, bars, expensive business that do not cater to hispanics."
 - b. Rick Marquez-- The congress of neighborhoods state and city council, five board members, is submitting for the record "Standard of Conflict of Interest," wants to ensure that the land use committee keeps a high standard and that we follow the rules-- located at empowermentla.gov, there is a test that board members can take to recuse themselves of any conflict of interest.
 - c. Edna Degollado-- Mayor Eric Garcetti's Representative, Field deputy-- Wants to talk about liquor licenses, invite community to do a community survey to maybe put together guidelines for the type of liquor licenses we want to see, and the second is exposure, to survey the community about an issue that is important to highland park and then develop guidelines so that we can assess businesses coming forward who would like to propose their business liquor license. Edna is a resource and she wants to ensure that these conversations are productive.
 - d. Rosa Rivas-- Wants people to know that she has been in touch with Edna, wants to know that Edna is new with the Mayor and that she attended a CPAP meeting, believes Edna is a good listener and that she believes it's good to have her here and listening to us.
 - e. Gemma Marquez-- The LA Police museum has entered a 10 year lease and that the museum would be available to the community to hold meetings during the time families would be home. Never shifted their hours to get our families there. The lease was \$1 a year for 10 years, is glad CD 14 is here and stated that the Police Museum just entered a new 30 year lease for \$1. Filming takes place in this museum and that it is not available for the community. "What happens to the money, we have a problem, and we need to hold CD 14 accountable."
 - f. Linda "Boo" Caban-- Heard that one of the uses for the police museum would be beneficial for the homeless so that they can shower for mobile showers. In Monte Vista, would like for this space to be used for the homeless.
3. [1 min.] Motion to adopt agenda. / Moción para adoptar agenda.
 - a. Add that we approve the minutes from last time.
 - b. When they looked at the agenda online an item was not reflected. Item is on the agenda, because there was something else on the agenda and somethings did not make it on the agenda. Trouble looking through each item.
 - i. Charlie Fisher moves that we adopt the agenda. Seconded by Rose Serna. -- Passes Unanimously.
4. Proposed Demolitions--In process of demos from visual inspections, permitted demos,
 - a. Permit on demo only, but has applied for a two story addition, conversions, garage conversions
 - b. Building and safety website, the important thing is to get an idea of what's happening. **Mcdonalds**, it was knockdown, project approved. Is it a house is it a garage.
 - c. Marquez-we need to find a vehicle to help look through the demolitions, urges that the land use do something about
 - d. Private residences, the city is encouraging people to build and people are just following along with the plan they applied for with planning and safety.
 - e. **Prissma the new business that we**
 - f. Trisha Gossett-Tina Miller would go and investigate land use issues visually, has a drill for these ride alongs.
5. Updates on 5003 York Blvd, took this on because of the last meeting. Someone wrote a note to the ABC and wants to talk about this so that we can write a letter to ABC about the liquor license-- "Sip & Snack" got approved and we no longer need to submit a letter. State denied the liquor license. City Council opposed it. PCN

(Public Convenience or Necessity) process if it triggers this City Council votes on this and CD 14 opposed this. In a census tract that has an over concentration of alcohol licenses.

- a. Burger Lords (110 North Ave 56) request was approved, their license was approved by the City.
 - i. Nancy Verma-did they apply during the moratorium?
 - ii. Yaya Castillo-it was after the moratorium
 - b. 618-620 North Ave 66-- Charlie-background this is an LA City monument. This house burned down and it is a vacant lot, there is a porch and a wall amongst the side. Going through paperwork house is not exemption from *hboc*, no exemption at all. Looking at deceptive photos that did not show scale and these plans were never submitted. Suggested that this item be sent to the historical commission for preservation purposes.
 - c. Project has community opposition- has appealed the track, neighborhood council rescinded their approval of this development. This will remove protected black walnut tree. Neighbors who live below the project oppose this because there will be wide retaining walls, and people on ave 66 are opposed to this. October 23 is the appeal deadline. Will add this to the next land use committee agenda so that we can act on this and write a letter in opposition of this project. Neighborhood wrote a letter in opposition of this project. No one was notified that this development was going to take place.
 - i. Trish Gossett-Our oversight did not know that no one was notified about this. Lots of community opposition.
6. [5 mins] 6512 N. Figueroa – Discussion and possible action for continued use of mini shopping center due to non-conforming zoning. -- G. Maynetto & P. Juarez
- a. 6512 North Fig. -Daniel Ahaddian, Land use consultant, *Mike Sloan* owner, here for the continued use of the existing mini shopping center. On fig there was a down zone on Fig from commercial use to residential zone. The document shows all of the different commercial properties currently in use. Many still exist there. Due to the zone change from commercial to residential, new tenants are no longer able to make changes. They are filing for a non conforming application to allow commercial tenants to occupy the area. The new owners have done cosmetic work on this building, they are now getting orders to comply. Trying to get the official right to stay put to get official tenants. No work is being done, but they need the non conforming zone to begin construction. Have signatures from all surrounding owners that they approve the project. Would like our support on this project.
 - b. This whole stretch was rezoned. Has a coin laundry tenant
 - c. Gemma Marquez-Would love to support this in its entirety, but with stipulations, to maintain the property, written in the letter of support to maintain the shopping center
 - d. Maintenance is apart of the contract with tenants
 - e. Owners own several properties in this neighborhood. Apartments in Highland Park.
 - f. Trish Gossett-Wants to point out that auto body shops were being pushed out because of this ordinance. And we need to support these business from being pushed out.
 - g. Nancy Verma-wants to know if they did get this nonconforming use, what kind of business will come, people who have inquired, a hair salon, a general office tenant, a software company, an urgent care and a dentist,
 - h. Rose Serna-Q: When was the property purchased? Why is WIC no longer a tenant? A: This company bought the property in 2017 and WIC had a term of lease that expired and WIC asked to pay a lower rent than they were currently paying and they no longer had a lease. Mothers Nutrition elected to leave.
 - i. Rick Marquez, wants to make a comment about liquor licenses, this is a perfect presentation of what they want. Caliber of what we want when we do a template on liquor licenses. ***This is an excellent tem***
 - j. Stakeholder is curious that only the laundromat is in business.
 - k. There is another WIC on Avenue 43
 - l. Trish Gossett made a motion to support the applicant to maintain the property as a commercial property. Gemma Marquez will write the letter. Charlie Fisher seconded. Motion passed unanimously.
7. CF 14-1635-S2 – Continued 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.
- a. Marta Cross a motion to the CIS to the neighborhood council, has brought copies and they were submitted to Gracie Maynetto and Prissma Juarez, CD1 has moved along. Is asking for a pilot program to

research the impact of short term rentals on the community. Passed an ordinance that wiped our home sharing capabilities. 1978, an act that passed that new developments no longer needed to be under RSO. Asking for support for this . Big push by hotel lobbies that are putting together plans of attack to put ABNB out of business. Big hotels saw Airbnb as a threat and their objective was to create an environment that did not support short term rentals. Marta Cross has housed people in her homes and she would like to use her home as she would like. Is asking that we write a CIS in support of this before the Nov 1 deadline and vote.

- b. Gemma Marquez-concerns, that this affect so many people. Regulation and enforcement, does not know how we can control or monitor , does not see how this can be regulated. Police has formed and outsourced a company that will enforce that all Airbnb's are registered as so. If there is a nuisance three times your out. This is being regulated and there are new stipulations and conditions. City has new regulations.
- c. Rose Serna- Has a concern, appreciates that Marta Cross is coming back and it's not just hotel lobbyist coming here, and that some owners who choose to do this are taking an RSO property out of the market to do this.
- d. Trish- that each individual case is reviewed by the City, the city could deny an applicant.
- e. Charlie Fisher- evictions, building a new building with no rent control and will use buildings out to Airbnb, -- Marta Cross-want to utilize the second unit
- f. Yaya Castillo-would like to echo that our community are renters and RSO properties are no longer an option and families are not able to find a home.
- g. Gardner has been in this community for 20 years and he was hurt and believes it is strange that people are coming here and that this is an important issue, this is not being acknowledged and is opposed to anyone who is telling him how to run his family unit.
- h. Gracie Maynetto makes a motion to write a letter of support for motion to amend the short term rental ordinance -- Charlie seconds
 - i. In favor-Charlie Fisher and Gracie Maynetto. Opposed-Rose Serna, Yaya Castillo, Gemma Marquez, Prisma Juarez, Steve Fisher, Nancy Verma, and Trisha Gossett. Motion does not pass.

8. 111 Bridewell St. - Discussion and possible motion to write a letter to CD14 to repurpose the use of Highland Park Junior Arts Center Project (Bridewell Armory).

- a. Rose Serna-- Trying to identify spaces that are here and government owned to use as a homeless shelter. Nowhere for people to go, this project has not started and this space has not been used for 20 years.
- b. Jose Hernandez, CD14 representative, the 111 Bridewell Project has been in the works since 2014 and the **community members have ...** Department of Cultural Affairs is designing the project, and the site has not been developed. It is currently under design and it is being worked on at the moment. Community members have been getting together to work with the community to give input for the possible use of the property. Homelessness is an issue.
 - i. Rose Serna- Is there another property in the community as a possible homeless shelter? Jose Hernandez-yes, the community of eagle rock identified properties that could be possible homeless shelter sites and have come to the city council to look into the sites to turn them into potential homeless shelters. Site has been spoken for and
 - ii. Trisha Gossett-these are projects that are funded by a grant that indicates the space be used for kids.
 - iii. Stakeholder-- "Mayors rep left, the way people are doing things, homeless community member believes that people do not come out. And has tried to talk to cedillo in his office."
 - iv. Rick Marquez- Discussed this for years and that the council has kept these issues in secret.

9. 5125-5129 York Blvd. - Notification and possible discussion on their new proposition to brew beer and add an exterior patio (with 20 seats) to their business. (Hermosillo).

- i. Nancy Verma- brewing beer is less of an issue that the patio, three parking spots will be impacted, loss of parking, and adding an outdoor patio is not
- ii. Trisha Gossett-should table this. Has he notified the neighbors
- iii. Gemma Marquez-is this time sensitive? **The**
- iv. Needs to look at how this ties in to the community, people can make something useful

- v. Marquez, neighborhood council directed the land use committee to address alcohol licenses, and not eliminating alcohol.
10. New Business-- issues with where to meet. Issues with meeting at the senior center, rec center has offered land use to use their room from 7-9 and it will cost \$30 per rental and all tables and chairs will be provided.
- a. **Gemma** Marquez talk to senior center for rent decrease
 - b. Prissma Juarez-Atwater Village Neighborhood Council is having a workshop Saturday September 14 10am -12:30pm.
11. Adjournment / Levantar la sesion 8:00pm
- a. Prissma Juarez moves to adjourn meeting, Yaya Castillo seconded. Passes unanimously.