

Historic Highland Park Neighborhood Council  
Post Office Box 50791  
Los Angeles, CA 90050  
<http://www.highlandparknc.com>  
Certified as NC #33 May 28, 2002

Land Use Committee Members: Co-chairs Jeffrey Rex, Jessica Sarriot  
Estrella Sainburg, Teresa Elorriaga, Arturo Rojas, Clara Solis, Liz Strong, Richard Marquez

RE: ZA-2020-3507-CUP  
132 N Avenue 56  
Los Angeles, CA 90042

**DRAFT**

The Historic Highland Park Neighborhood Council Land Use Committee at its July 28, 2020 meeting after hearing from numerous community members, who wrote emails and spoke in opposition to a Conditional Use Permit request, voted to oppose a Conditional Use Permit requested by the new owners of 132 N Avenue 56. The home recently sold on April 2, 2020 to NELA Homes owners Marissa and Edward Solis. The new owners requested a Conditional Use Permit to allow this property to be used as a business location for NELA Homes.

The Land Use Committee also voted to forward this to the HHPNC board for action and letter. The Land Use Committee made this recommendation after a Zoom meeting which took place on July 28, 2020 with over 60 participants. We listened to the comments of stakeholders, who strongly opposed granting a Conditional Use Permit for this home.

We are opposed to a Conditional Use Permit for 132 N Avenue 56 the following reasons:

#### **ZONING**

The property, 132 N. Avenue 56, is located in R-2 zoning within our HPOZ district and surrounded on all sides by residences. R-2 zoning is defined as Restricted Density Multiple Dwelling, which includes One-Family Dwellings, Two-Family Dwellings, Apartment Houses, and Multiple Dwellings occupations. This particular zoning description restricts businesses from encroaching on residential designated areas.

#### **DEPLETION OF OUR EXISTING HOUSING STOCK:**

By converting this existing home into a business, we will lose valuable housing which could be used for multiple families.

#### **NEIGHBORHOOD OPPOSITION**

The property requesting a CUP is surrounded by residential properties. It was questioned whether it would be a disservice to immediate stakeholders to allow a

business to exist on their block. Stakeholder Boo Caban questioned why NELA homes was unable to contact all surrounding immediate neighbors.

### **TRAFFIC AND PARKING**

The home is located on a very dense block of R-2 housing within close proximity of our business district and the HLP metro station. Parking and congestion in this area is already very tight. While NELA homes may be able to accommodate parking on site for their employees, there will be a number of clients coming and going from their office, in addition to UPS, FED EX, and other delivery services needed to accommodate a business. We are concerned that a business will exacerbate an area that is already troubled with traffic and parking problems. This would further disturb and inconvenience residents on both sides of the home, as well as, homes across the street.

**DRAFT**

### **SIGNAGE**

Stakeholders spoke against having signage for a business in the middle of a residential block located within R2 zoning in our HPOZ overlay district. Stakeholder Boo Caban spoke against signage for a business in our HPOZ residential district.

### **DOMINO EFFECT**

If this residential home is converted into a business, LUC is concerned other residential homes on this block will eventually follow suit, and we will lose an entire residential block to a business corridor.

### **FAIRNESS TO OTHER BUSINESSES:**

If we allow a CUP for this business, how can LUC fairly deny the same benefit to other businesses desiring prime residential location near the business corridor?

### **AVAILABLE COMMERCIAL PROPERTIES**

Stakeholder Gemma Marquez noted the area of Highland Park has no shortage of commercial property, where the NELA Homes business could be properly located.

### **CONCERNS ABOUT DEVELOPER:**

Stakeholder Rose and other stakeholders expressed concerns about NELA homes and the effect this business has already had on neighborhood real estate. Stakeholders questioned potential financial gain for NELA Homes that would accompany this CUP.

### **LOSS OF COMMUNITY BUY-IN/ SUPPORT**

By converting this home into a business, the immediate area loses potential community buy-in/ support from future stakeholders in regard to the area's existing problems with parking, noise from nearby bars and restaurants, crime, and trash/ illegal dumping. It was noted the business would be vacant at night.

\* Please note that this report was written without promised access to audio from the JULY 28 ZOOM MEETING.

LUC Vote on this Agenda Item:

In Support of Conditional Use Permit:

Jeffrey Rex  
Jessica Sarriot  
Teresa Elorriaga

**DRAFT**

In Opposition of Conditional Use Permit:

Estrella Sainburg  
Arturo Rojas  
Clara Solis  
Liz Strong  
Richard Marquez

Los Angeles City Planning  
Adrineh Melkonian  
200 North Spring Street, 6<sup>th</sup> Floor  
Los Angeles, CA 90012  
adrineh.melkonian@lacity.org  
CIS

**DRAFT**

July 29, 2020

Re: ZA-2020-3507-CUP  
Opposition to Zoning Conditional Use Permit Change  
132 North Avenue 56  
Los Angeles, CA 90042

Dear Ms. Adrineh Melkonian,

I represent the Historic Highland Park Neighborhood Council Board and the approximately 65,000 stakeholders in the Highland Park community. It has recently come to the attention to the HHPNC and the community of a request made by the new owners at 132 North Avenue 56 for a Conditional Use Permit .

The home recently sold on April 2, 2020 to NELA Realty owners Marissa and Edward Solis. Nearby residents, along with Highland Park Stakeholders, are firmly against allowing a conditional use permit for this property, which would place a business amidst residential homes and decrease our housing stock.

We are expressing firm opposition to this CUP request. This home is currently located in R-2 zoning within our HPOZ district. R-2 zoning is defined as Restricted Density Multiple Dwelling , which includes One-Family Dwellings, Two-Family Dwellings, Apartment Houses, and Multiple Dwellings occupations. This particular zoning description restricts businesses from encroaching on residential designated areas.

We ask that the R-2 zone for this home be upheld and the Conditional Use Permit request be denied.

Respectfully,

Stephanie Maynetto-Jackson  
HHPNC President

cc: CD 1  
Highland Park HPOZ Committee  
Katie DeBiase  
Highland Park Stakeholders (post on website)

