

**Historic Highland Park Neighborhood Council
Land Use Committee Meeting Minutes
30 September 2020 07:00pm**

Location

Zoom Meeting Online or By Telephone
Dial (669)900-6833 Webinar ID:990 0751 7974 and Press #
<https://zoom.us/j/99007517974>

AGENDA

1. [2 minutes] Call to Order/Roll Call

Time: 7:09 pm

Committee Member	Present	Not Present
Mary Allison	X	
Theresa Elorriaga		X
Rick Marquez	X	
Liz Strong	X	
Arturo Rojas		X
Clara Solis	X	
Total:	4	2

2. [5 minutes] Discussion and motion to approve agenda.

Clara Solis moves to approve the agenda. Rick Marquez seconds.

Public Comment: Gemma Marquez since no end don't have a limit on items.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong	X					
Arturo Rojas						X
Clara Solis	X					
Total:	7					2

Motion carries.

3. [2 minutes] Discussion and motion to approve the July 28, 2020 Land Use Committee Meeting Minutes.

Committee member Rick Marquez moves to approve the 07/28/2020 Land Committee Meeting Minutes. Committee member Clara Solis seconds.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong	X					
Arturo Rojas						X
Clara Solis	X					
Total:	4					2

Motion carries.

4. [2 minutes] Discussion and motion to approve the September 15, 2020 Land Use Committee Meeting Minutes.

Committee member Rick Marquez moves to approve the 09/15/2020 Land Committee Meeting Minutes. Committee member Mary Allison seconds.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong	X					
Arturo Rojas						X
Clara Solis	X					
Total:	4					2

Motion carries.

5. [10 minutes] General Public Comments on Non-Agenda Items—Comments from the public on non-agenda items within the Board’s jurisdiction (Limited to 10 min, max 2 min per speaker)

Public Comment:

John Collinson: On Behalf of Save Poppy Peak I would like a copy of the letter approved on July 28th meeting. 2) Has the developer responded to the invitation to present to the Land Use Committee.

Gemma Marquez – As soon as we upload documents to Land Use Tracker will make it easier. Quick comment that will follow-up will help.

ACTION ITEMS

6. [45 minutes] Discussion, presentation, and possible action regarding the proposed plan for the development at 6021-6029 La Prada, including possibly submitted CIS.

Rick moves to discuss, presentation and possible action. Mary Allison member seconds.

Matthew Hayden makes a presentation.

Public Comments: 20.59

Justin F.:

Sylva Blackstone: There is no rooting space for anything to grow. It is almost completely paved and cemented. There was some space in back for trees. All the trees on this property which was like a green jungle are gone. No just have very plain cement buildings, reflective buildings, heat sinks. Saw a letter from an arborist – a Letter of Certification= implies that he is a registered consulting arborist but he is not. I am a retired arborist. He has something that implies that he is a registered consulting arborist. This letter in no way substitutes for what is required. There is currently a Black Walnut, multiple trunks, it is very complex. This is not a proper report. This will not fly.

MH Are setback areas around the property around the rear and near the front. In terms of existing trees. There will be replacement plantings. I agree there are replacement requirements. Including for replacements. Has to be replaced 2 to 1 measure for protected tree.

Rosa Rivas: Concerned about the Roof top. Are people able to congregate up there is that what he is saying. I don't feel comfortable with that roof top. That is going to be a lot of noise in that community. What is roof top for?

28.MH Is an amenity space. Not required open space. Will be enjoyable for residents. There is a noise law. Will allow Tenants to have open space. Nice to have full size yards etc, that's how small lots design works.

Emma Espinosa: – Resident of La Prada. Where are all of the cars going to park. I sent a picture. Where does he plan to accommodate all of the cars. That is a big concern. Developer has not been straight forward and he is not willing to work with the community and residents. Much boxes no green spaces. Beautiful trees are being removed to be replaced with what. I want to see something better, not so much a box. It will be a lot of noise. Will he live there to face the nightmare of the parking. Will he live here to keep up with the noise and cars blocking our driveways? Where will the trucks being during the construction. Nothing about nature or landscape. Will he be willing to reduce the number of units.

MH: I won't be living there did present a new design. Provide new home ownership opportunities. Tried to have meetings. Never been given specific direction. New home ownership opportunities for community. Two spaces per units. Four to five guest parking spaces. 60 foot wide street is required but probably 80 feet. Creates an overflow parking area. Existing units don't have parking. Streets gutters repaired. Not responsibility to do whole street.

GL Castro Trejo: Home owner on Delphi Street the street to the south of the La Prada street being proposed for gentrification and ultimately rent increases and evictions for the surrounding apartment dwellers. La Prada is a Cul De Sac and is one of the last streets in Highland Park that offer affordable rent for families and walkability, nearby quality schools like as Annandale, Luther Burbank, and Eagle Rock HS access to amenities and resources such as convenient public transportation and easy access to major freeways. The park like medians and neighborhood on the weekend are rich in diversity and community and comradery. I love the La Prada residents and consider myself lucky to be their neighbors all these years. I hope they fight this and the other projects with all their collective might and seek a moratorium from further development on this street. Unsurprisingly this street is targeted for gentrification for the very reasons I just stated. Beginning at the project site and not ending there another project outsized development to the south at 6044 La Prada. Both of these projects collectively were green lighted by expeditors interfacing with the federally indicted District 14 Councilman There is certainly a taint to this and many other projects in District 14 which I wish would be audited and I wish this community would ask for a moratorium for this development.. Certainly, the developer does not see his part in the overall Social justice issue and stands on his absolute right to build what he wants on his acquired property. and he's invited a comment such as mine. Most certainly he spent a majority of his time right now stating the history of why he can do this how the city allows it and how he is not doing anything he is not allowed to do. However, the urban infill ethos of the past in the 60's was not well thought out density-wise for streets like La Prada for late comers like this development. He spoke about buildings not people who live in the buildings who will lose their quality of life. There is a certain dichotomy between the home owners and renters that predates this development in Highland Park and renters have been losing. The streak will tip the balance to home owners as history has shown, The units will be out of reach for 1st time home buyers. Residents will tip the balance in favor of making existing La Prada renters no longer the desired demographic through macroaggressions, systemic exclusion, through rent increases, other inequities, including calling the police for noise complaints, increased parking enforcement since these home dwellers will be having guests to entertain on their roof tops, Since the development caters to well-resourced homebuyers of mini-McMansions, small lot subdivisions. The rents in the surrounding apartment units certainly on La Prada, and also on the two nearby heavily affordable renter-centric Hillandale and Great Oak Circle Cul De Sacs stand to also see disenfranchisement.

Kelsey: Reiterate what GL said. While I keep mentioning the community, these units inaccessible to the current community in Highland Park, by current residents you don't mean residents who already live on La Prada. How similar will these 18 condos be to the other 12 condos ones across the street at 6026 La Prada. Are 30 condos enough or are you planning to do more?

MH These are not Condos. Not working on other projects for future development. Street is 60% multifamily and 40% single family homes. How city works how whole city provides housing. Supply and demand effects going on here. City calls for new housing, Mayor calls for new housing. Not enough housing built. Give people an opportunity to own homes. 18 new homes. One site. Not trying to solve problems of whole city.

Russell: We all appreciate Matthew coming here to make our community better. Matthew I don't like it. I get you are allowed to do this, but should you be doing this. Get you can. Get it follow the rules. But is this a true service to this community. Other members of community that this is this Forcing out current residents. We all love money. Who are real losers and winners? Losers who will be purchasing these. People will buy and will rent out. Will they be rent controlled? Will they be affordable. No. Quality of street. How this will have a negative impact. I think don't try to sugarcoat it. Your responsibility to make it a better place. If you want to make it a better place just stay away.

MH What is intended to be developed here. For sale product. Not something that changes the rents. Will affect for sale market in the area. Contributes new housing. Everyone has own opinion. I stand by it.

Patrick Ferry: Lives at 6007 La Prada, two or three houses away from first lot. - In general, block needs a moratorium. Told Clara La Prada, is like a stove top with a bunch of pots boiling over and no one is watching it. I want to echo very articulate and passionate move for a moratorium. Echo situation district 14 is in. Does not address the needs of this community. Echo my neighbor about the Median we have. Lot of trees being removed from this project. Build affordable housing give people on block first dibs on this project. Make this 100 percent affordable. Make a green roof. Lack of permeable surfaces. Like the redesign its nicer, but redesign again. Make more community oriented.

MH Affordable housing if 100 percent affordable not something my client is doing. They would support that sort of development in the area. Green roof idea something we can talk about as a team and look at.

Julianna Ferry – Practical questions. How long the anticipate construction will be? Currently a project across the street, although that project is smaller, it has created enormous problems, with parking from construction vehicles and workers vehicles, that small project has blocked street for 6 months that is not even including the visitors the project once its built. What is the plan on where to locate construction vehicles? People over to enjoy roof decks. Another thing echo desire for green space. Owners in Boston may not know how hot it is here and it is getting hotter all the time because of global warming. Talking to you on a day it was 102 degrees. Lack of trees and the amount of hardscape is a huge issue in increasing the temperature of this block. What planted and where? Don't see where additional trees will go. At this time in history issues of equity, inclusion, race, fiscal differences are being looked at like to make a plea for this developer to be on the right side of history. Not make this another gentrification project that pushes about people.

MH: Construction 18 to 24 months. Construction site manager will manage. Will be able to communicate with neighbors if problems or issues. Try to make as manageable as possible.

Justin: – Encourage all of my neighbors to write your concerns send them to the City Planning so that they are registered and recorded. I live on Hillandale Drive single family home built in 1960's. I share 106 linear feet adjacent property's. Basically, two thirds of northern quarter of your property. Single family homes with lots of trees. I enjoy the trees. Please find way to save that Walnut produces much shade and reduces overall temperature. Not consistent with my property nor the that of my neighbor Nick Brown to the west of me, both Single Family homes. For one roof top decks are in the line of sight of my back yard and my patio. Don't want additional noise. City Draft Report says no serious noise concerns, think this is an exception. Another concern I have is grading plan and geologic stability of the hillside Given that 106 linear feet adjacent to developed area can you tell me what geologic studies conducted. Just finished a major remodel of my home don't want any part of my property de-stabled. Furthermore trash removal do not understand how 36 trash bins will be accommodated on the street.

MH: 58.19 Private Trash service will come to collect bins. Bins stored in the units. Truck will come down driveways to pick it up. In terms with grading and construction will comply with all codes and requirements. Your street similar to La Prada. City will ensure complies with standards and does not destabilize the hillside. Your street is similar to La Prada. You are fortunate to be a owner there and new owners enjoy as much as you do.

Nick Brown: Live on Hillandale. Two of houses in project abut my property. Don't see How they are waiving environmental impact report given the level of traffic that will effect La Prada

and Figueroa, and many more projects being allowed by city. the loss of green space and noise. Concerned about the 36 trash cans and rats and roaches that they will bring. Guest Parking is at rear. Any possibility of the Guest parking at rear being moved to front? I am concerned about guest cars coming in all times of day. Hillside stability Massive sloping grade Hedgerow total property. Assurances Hedgerow will not be damaged. Massive sloping grade that will be excavated. Ridiculous that this will fill housing shortage. There is not a million dollar housing shortage. City needs to address its overall zoning.

MH: City doesn't allow guest parking in the front yard. So it can't be moved. Regarding grading City will address and there will not be impacts or damages to your property.

Gemma Marquez – Echoing Everything already stated. Matthew you can't hold us responsible for not meeting with you and give you more input. I did attend the meeting where this was presented. Design a little better, but still big square box. Same format all small lot format and is all ugly. Doesn't contribute to our community. Highland Park under siege. Talking positive development. Affordable is \$500,000 range. On Avenue 56 and York, selling for a million dollars that is not affordable. What you are talking about is profitability. City, City doing what is required, I get it but are you listening to us. Are the developers listening to us, is the mayor listening to us? We want green space, mature trees. This does not go with mayor's green initiative which is a total contradiction to his policies. So, which one is it climate change is more important or profitability?

MH: These are comments.

Tani Kaye: Live in Highland Park. I have spoken to people on Delphi. People from La Prada are already parking on Delphi no room to park on La Prada. Really need to consider the difference of what City requires and what should be provided. I notice only two parking spaces per unit, I would like to know how many bedrooms each unit has. When have six units in a building that is not an individual home, they are condos or townhomes it doesn't matter what you call them got people on either side of you. These are not people who are going to be taking public transportation. They are going to be have cars. Five guest spaces are not enough for all these units. This is not affordable housing. Should be doing what should be done. Russel said a lot of good things and GL Castro agree with what they said. How many bedrooms does each unit have?

MH: Two bedrooms and two parking spaces.

Eric Haagenon: Live in Highland Park. Really see a parking problem with parking on this street. Yes, it might be zoned for what you are planning. That doesn't necessarily mean it is a good idea. You are coming into a neighborhood that has a bunch of 1960's and 1970's apartment buildings that have inadequate parking. That is why in picture has people parking on meridian. They are parking on adjacent streets. You Are not technically taking parking away, but you are providing a means for more cars to come in.to neighborhood and they are probably going to be parking on the street. There are already 60-40 multiple vs single family homes. Reiterate what GL Castro's point was, you are coming late in this show that will exacerbate the parking problem here. Coming in Late wrong type of project. Russell just because doesn't mean you should. **108.25**

Jeffrey Hernandez: – Same sentiment of other speakers. Why couldn't you bring in additional green space or open space. More than than fair share of density. Should be done in a measured way? Why wouldn't you do that?

MH When we say open space and green space different things being communicated. Difference between park space and green space for public this is private not create open space in that regard. Multi zoned plan for community. Not R-1 zoned. Happens to be can be

sold like single family homes. How zoning goes. Concern how HP being developed. Work for future. This is what is here right now. I think it is the right thing to do.

Mirtala Sanchez: 1.11 – From Highland Park since 4 years old attended Burbank Middle School and all local schools. Echo what everyone saying. I am concerned about less affordability in housing in area. There is a demand for affordable housing. Know my neighbor wants to stay in neighborhood family of 5 living in one bedroom. Projects like these are not making this affordable. Can you tell me what is the price of each unit? Affordable being thrown around but what does that mean. What are you contributing to the community?

MH: Don't know exactly what they will be two years down the road. These are market rate homes, you who live in neighborhood probably know better. There is supply and demand. Rents in restricted \$600 a month. This is not that kind of unit. Will bring 18 units will increase supply.

Steve Crouch: No one believes charade about affordability. No one can afford these from this neighborhood. Should be what people in the area can afford. If you do build it can you build something aesthetically desirable. Is a bit of an improvement but East and West elevations are awful. Look at the small lots on South Avenue 57 by Pasadena freeway. and new small lots on Avenue 50 and Figueroa. This is not traditional in any sense. Ugly car or attractive still costs the same. Please fix that design Especially side elevations they are horrible.

MH: Opinion design.

Justin McNeil: Simply wanted to add statement in draft are not true. Read that draft report. Highlight areas you know that are not true. Let them know that you do not agree.

Alejandro Trejo: Live south of La Prada on Delphi Street, proud husband of Gloria Castro Trejo. Agree with all comments she said. Met with one of developer's prior assistants that came out to review. He has been harassing people on Delphi St. He is also in charge Matt, of property being built behind my lot. No permits pulled. I was upset, weakened foundation to property line and my wall. Addressed this with this person from Boston. He told me this was fine but wall was crooked. Anyone with Huizar be audited immediately. This is ridiculous. We need a Moratorium on La Prada. These mini- Mac mansions. My opinion this is the ugliest thing I have seen in my life. Have you pulled the permits? Have invested our lifetime here to beautiful historic Highland Park.

MH: 1.22 Appreciate. Respect investments he made in community. My client wants to invest as well. Has development standards. Subject property permits not yet pulled after tract maps approved. One hundred percent yes. To protect all including the applicant. No connections with councilman.

Discussion:

Rick Marquez – What everyone has to understand. At a boiling point, developers are taking advantage of small lots project. Killing Highland Park. Making us look like the valley. Density is driving us crazy. Planning permit is representing company CNP 64/CNP 103, CNP 59. Don't know who we are dealing with so we can do research. Do know one thing reference about financing, refer to going to communities across the US. High rate of return. Using housing excuse because all of up to state, mayor uses it. Right now, three hundred houses for sale and another 300 rentals. Units Off av 26 going for million dollars not sold yet. Housing trickle down. Give tax breaks to billion-dollar companies it will trickle down. Same thing building housing not affordable not trickling down. Not working. Want affordability. Stanford did this study. Don't understand what you are asking for. Your regress from street. Using semantics on green space. Give place for people to breathe. People coming out on Avenue 56 to smoke

with their dogs. We want reduction in size and people to be able to live there. We want affordability. Provide a service buy for \$500k sell for a million that is not a service. Things you can do to please us. Sustainability, mayor says wants sustainability. Supply and demand is a hoax. We need reduction reduce this. We need common space area for residents, Where will the children play on the roof?

MH: – Hear what you are asking is to: Reduce size, increase greenspace and affordability. Not inconsistent with what we are planning here. Each one of these has Problems with what we are being proposed here. One of first developments on La Prada. Communicated with mayor's office, planning department.

Liz Strong – Renderings are stronger than they were. Questions about the trash but already answered. Is the roof top one common space. Or is it assigned to each unit?

MH: Assigned to each unit.

Mary Allison: Question about the CEQA Class 32 exemption you are requesting. Understand probably get it granted. No traffic study with this project. 4.5 to 36 bathrooms. Lot of piping is old. Can the infrastructure handle what is being offered? Is each unit being offered as an individual home? Is there a HOA? Is developer open to not having Class 32 and open to doing a traffic study and seeing if the infrastructure can handle this?

MH: Option to buy. These are absolutely for sale products. Fee simple ownership opportunities. Lot will Be owned free and clear. Not a rental project. Can they be rented in future? Condo Homeownership assn. Now city requesting covenant and agreement runs with the property, info for shared areas. Not true homeowner's association Access and egress. Units separated by a few inches. Class 32 exemptions 5 acres or less. If eligible. No traffic study required. Only 18 homes well below under CEQA. Understand new traffic patterns on street . CEQA applied to bigger projects. Not the case that infrastructure will make the same. Sewer capacity report will need to be provided. Public right of way brought to standard. Will comply with requirements, title IV requirements.

CLARA: Granting of Class 32 exemption is not ministerial. There can be exceptions is there are unusual circumstances and they are significant. For instance, there is another 12-unit project being built across the street 6026 La Prada 12 units so that may be considered cumulative impacts. Protected trees replaced 4 trees not two. This is a very high severity area. Building in this area is not supposed to be more than 150 feet from road way. Driveways are not 20 feet wide and buildings go 180 feet. Would you be willing to reduce size eliminate back units? Provide area for children to play are we assuming these units won't have children. Provide more green space. Reduce height on corners as Mr. Crouch said. Sometimes with developers they say we would like to work with you. Not seeing that here not willing to. Reduced height because slope required it now because trying to work with the communities. Would like to see more willing to change plan a little bit more and work with the community more.

MH: With regard to fire lane width I think that reduced size is something that Small Lots allow. Can look at that further. Correct CEQA not administrative thing. Echoing what Rick brought Reduced height because required to but also what community asked for. Below 20 percent deviation from what is required. Something we can ask for by right, multifamily property that allows apartment buildings would be allowed to be a 45 feet high building, but not asking for that. Preliminary design. Things focusing in on such as height would be problematic increasing open space. Willing to explore with client, but not necessarily what we are willing to do here. Not sure that would be something that would be supported. Negative reaction on what to do here. Happy to explore comments with the applicant. Scratching head what to do here.

MH: Comment. Project not supported. If going to make a motion against the project if it can include recommendations or specifics it will be helpful. One hundred percent willing to talk to owner.

Mary Allison: Are you asking for what this project would need to be in order to get support.

MH: Yes, I think that is what City would be looking for. Not sure how long client and city can wait.

Rick Marquez: We represent community. Can be going back and forth forever. Report attach to CIS. Would be different than another report if developer comes back to us with a different design. City is giving us leverage to work with this developer. Would like to see some changes made. Get what they wanted. This is where they live. We have to represent them. Have to have a statement, but report can change when they go to the Neighborhood Council if they have changes.

Clara Solis: The community all spoke against this. They have asked for a moratorium on La Prada. Opposing as currently designed incorporating comments from community.

Motion by Clara Solis to oppose the project as currently proposed write a report/CIS to forward to the board. Second by Rick Marquez.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong	X					
Arturo Rojas						X
Clara Solis	X					
Total:	4					2

Motion passes.

7. New Business

Rick Marquez: Have development template, so that following procedure. Gives us and the community a sense that we are moving forward. If had guidelines could process quicker.

Public Comment:

Gemma Marquez: Important that send a letter from Land Use. That it is from Land Use. Maybe there will be changes, but then Neighborhood Council can make changes. Urge that. Guideline template would be helpful. Think we do need a moratorium on small lots. Need a green belt.

Justin MacNeil: Reiterate that she needs to hear from NC. She needs to get statement. Appreciate your work and work of others. Moved here from Pasadena 11 years ago and enjoy it want to continue to enjoy it.

Sylva Blackstone: Doesn't feel like interaction. Like just one shot and all over. When he says working with the City. Does he mean City Planning? City Planner are our employees. If constantly talking to developer, if he is working with the City what about the community. Trees – requirements covenant, something in deeds of property they have to take care of those trees, but there are no spaces for these trees. There is a possibility if they can't put on property, they have to put them elsewhere. Need a traffic signal. All those new cars need a traffic signal.

Dave Rock: Jumping in late. Attended earlier meeting about this development These re 18 units crammed in are unmitigated greed. Not clear if have any recourse. Do we have ability to deny this build less units or ask for affordability, don't need 18 millionaires? I said things at meeting about Solar sustainability. Is there any impact in our public comments does this have any teeth?

8. Adjournment

Public Comment: None

Mary Allison moves to adjourn the meeting 09:36 pm. Liz Strong seconds.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong	X					
Arturo Rojas						X
Clara Solis	X					
Total:	4					2

Motion carries.