

Historic Highland Park Neighborhood Council

Land Use Committee Meeting Minutes

Tuesday February 8th 2021 7:00pm

Via Zoom: <https://us02web.zoom.us/j/92424389761>

1. Call to Order/Roll Call

Time: 7:05 pm

| Committee Member | Present | Not Present |
|-------------------|---------|-------------|
| Mary Allison | X | |
| Brendan Cronshaw | X | |
| Theresa Elorriaga | X | |
| Rick Marquez | X | |
| Liz Strong | | X |
| Clara Solis | X | |
| Arturo Vargas | | X |
| Mirtala Sanchez | X | |
| John O'Hara | X | |
| Total: | 8 | 1 |

1.(5 mins) Welcome, Call to Order, and Roll Call

2.(5 mins) Discussion and motion to approve agenda.

Public Comment: None

Theresa E. moves to approve the agenda with the modification that Skya matter will be heard first and the Av 50 matter second. Committee member Brendan seconds.

| | For | Against | Abstain | Recused | Ineligible | Absent |
|-------------------|-----|---------|---------|---------|------------|--------|
| Mary Allison | X | | | | | |
| Brendan Cronshaw | X | | | | | |
| Theresa Elorriaga | X | | | | | |
| Rick Marquez | X | | | | | |
| Liz Strong | | | | | | X |

| | | | | | | |
|------------------------|----------|--|--|--|--|----------|
| | | | | | | |
| Clara Solis | X | | | | | |
| Arturo Vargas | | | | | | X |
| Mirtala Sanchez | X | | | | | |
| John O’Hara | X | | | | | |
| Total: | 7 | | | | | 2 |

Motion carries.

3. 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: None

| | For | Against | Abstain | Recused | Ineligible | Absent |
|--------------------------|------------|----------------|----------------|----------------|-------------------|---------------|
| Mary Allison | X | | | | | |
| Brendan Cronshaw | X | | | | | |
| Theresa Elorriaga | | | | | | X |
| Rick Marquez | X | | | | | |
| Liz Strong | X | | | | | |
| Clara Solis | X | | | | | |
| Arturo Vargas | | | | | | X |
| Mirtala Sanchez | X | | | | | |
| John O’Hara | X | | | | | |
| Total: | 7 | | | | | 2 |

Motion carries.

4. Discussion and possible CIS/letter regarding SKYA project, (Rite Aid Parking lot) 141 N. Avenue64, 6312-6326 E Garvanza, Case Numbers: Case #DIR-2020-3912-TOC-CCMP-VHC Case #ADM – 2019 – 7364, Case # ENV- 2020 – 3913 EAF

Matthew Foss, Gelena Skya Wasserman and Todd Nelson make a presentation and answer questions.

Public Comment:

Monica Alcaraz If very much about affordable housing and families Why each bedroom rented separately? 300 plus people living here. Trying rent as co-living units. 2 or 3 affordable? What will rent be Marmion apartment doubled?

Rose Serna Are you still trying to get TOC and CEQA exemption? Only studios affordable. Large families in need of low-income housing. Will it be extremely low income? About rent, how much it will be. Excavation, and pollution with all we are going through, I don't think it is a good idea for our community. Will people in the neighborhood get priority for those units?

Re-imagine LA County Kiki Velasquez— If TOC why building 80 parking spaces in the building? Can't believe don't know how much apartments will cost? Because you need to know to make the big bucks. Will have an immediate impact on the environment. —Description is not affordable. Affordable for who? Yes, we have large families. Large families are poor families.

Gamelle Stop: Tax paying homeowner in neighborhood. Concerned that doubled the rents in the Marmion apartments. Hear don't have a future plan. Do have a history. Question what would you need to commit fully to make low income. We think that gentrification and this kind of thing comes in a certain form. Demolish our neighbor's homes. Have to oppose predatory development.

Yaya Castillo: Did you file for a CEQA exemption and if so why. No way will not have a significant environmental impact on air quality. Track record in community. Unlikely no estimates. Even higher rents because of brick. Wear time on brick veneer. You said now more expensive to build. You sell in 7 to 10 years?

Tina Miller: Homeowners Crescent St. Do you understand what an HPOZ is? 5 bedroom – 5K a month. Much higher than what exists night. Height is higher than what neighborhood has. Opportunity to design this building. Residents and tenants. Courtyard designed as wide to go through with a laundry basket. Light into center of building. Do you think you can increase courtyard space?

Richard Margulieux Great project wish it was bigger. What is the timeline?.

Mikhail, El Sereno - \$3 per sq foot - \$2400 not affordable. Settled community. Residents for many years this is much higher than what they pay. This will raise prices across neighborhood. No one displaced directly curious. Didn't charge me the \$1800 charging now.

PJ – I feel a lot of what everyone else has mentioned. These people have negatively impacted so many lives here. I don't trust them and it shouldn't be allowed here.

Caller User 1 – Steve Crouch - Not using existing infrastructure. If not using current infrastructure, what are they using CEQA exemption. Traffic already horrific.

Rosa Rivas – This community doesn't need this. We don't need this humongous building. We don't need your 33 units. Don't support you at all. Come at 7 a.m. Other thing is. Design doesn't match our HPOZ. It doesn't go with our community.

Judith Velasco Long term homeowner. Live on Garvanza. This project directly impacts me This project does not respect our neighborhood... our HPOZ. Av 64 congested. Garvanza congested. Is not just the resident's parking it is also visitor/s parking. Not enough space. What we are requesting is respect. Less. Re-design oppose as it stands.

Bill Hendrickson – I own the local newspaper. Avg size of apartment. Give you avg. rent for apt. Does anyone really think you can fill this up with multiple families in a building and if you can't then what will you do?

Trish G. Back to Tina Miller's question – do you know what an HPOZ and could you explain that you know what an HPOZ is? Is there an EIR in works. A traffic study in the works. Who is doing it. Who ordered it? Av 64 is an arterial to 110. People have Figueroa and Av 64 as arterial. Will be a traffic nightmare. In this community. Willing to sign a covenant that 5 bedroom units specifically for families only and not as transitional units.

Gemma Marquez – I came on the zoom a little bit late.. I'm a landlord and that this project is all about profit. Deflect to the City. Doing the minimal. I did the math and smallest unit 342 sq. feet times 3 equals \$1,026...I think I said, \$1,000 which is a shed and the largest unit of 1,700 sq. feet times 3 equals \$5,100. What current Highland Park family can afford \$5K? Bottom line this is all about profits not about doing the right thing by the community and it appears that the excuses they persistently gave is its LA City and they met the required standards per the City. And, it sounded that the real issue was with the City since they kept deflecting to the City. Complements HPOZ. About green space. - Doing the minimal. Not listening to community. A shed \$ 300. Largest \$5,100. Won't even go on the record. Who are you? who does that? Do what's best for the community.

Brian Davila – On Av 50. Said on question regarding a courtyard exceeded open space requirement. Is there a rule? Does that mean can't go past it. Extended family living. How does that work? How will the extended family work. How will you deal with the communities mistrust after Marmion?

Sylva Blackstone – Trees in drawing. Big trees tree that big will not grow in the spaces provided. Landscape architect. Can't plant that in City of LA. Will not be permitted Courtyard looks like a pit. Bragging drought tolerant. Won't grow in a pit. Cut out part of front of building make a plaza grow some big trees there. Move on to alley way. All cars people ped, bikes will come and go on that alley and onto Ave 64 not possible. It's a nightmare.

Tani Kaye –

My parents lived in Highland Park for many years and I now live here. I attended the HPOZ meeting last August where this project was presented and the revised design still does not meet the HPOZ guidelines. This property is the gateway to Garvanza and is surrounded by historic buildings and homes. Right next door is Brad Chambers property including the Dr. Smith house and more.

This project was originally promoted as co-living so 151 bedrooms could house 300 people and there are only 83 parking spaces. Highland Park needs affordable and low income housing, not market rate apartments. People who will be able to afford these units are not going to be using public transportation. They are going to drive cars. There is already a lot of traffic and no place to park in this area now and this building will make it worse. Just because you can build a project like this doesn't mean you should.

I encourage the Land Use Committee to oppose this project as it is now proposed.

Eric Haagenson – At the beginning of this presentation, you implied that these apartments are for families. This question is for you Gelena. I'm trying to get my head around these 4 and 5 bedroom apartments. If I have a couple of kids and I want 3 bedrooms and don't have enough extended

family members to fill up the other bedrooms, am I going to get stuck sharing my living room and kitchen with total strangers? With 151 bedrooms, there could easily be 100 kids. Where are these children going to play? In your 6,000 square foot open space?

Russell Nygaard – Say care about affordable units. What to stop you from making it all affordable. Options Leave never come back. Or make something that works for the community. Entirely affordable. Get it doing bare minimum.

Crystal Serna: Been here for 24 years. History of evicting families. Trust. Highland Park Improvement ASSOc.

Galaxy S21 will not win against Garvanza community. Will not let it happen. Development won't happen. Lot of power. Not going to happen. Andy: Renter in neighborhood. Echo what Tani said. Because it meets, doesn't meet desires of a community. \$3 a sq foot. What is breakdown affordable breakdown.

Northeast Local Lizette: How think won't forget neighborhood in this area. Isn't helpful or beneficial to the community. Don't think families will want to live here. Not families who have made this community. Bring in a different community. Think not going to. Pathetic and disgusting.

Nancy Verma: In response to keep 12 month leases – only one lease per unit. One concern from this community. Floor plans speak for themselves. Oriented towards co-living. Give peace of line covenant 12 month leases and one lease per unit prevent lease out by bedroom. New real estate product. Community here city and state laws. If sincere about not co-living then agree to one lease per unit.

Brad Chambers – My focus is more on design side. I have made investments in Garvanza. I have focused on historic fabric of the community. Building continues to come across as very large contemporary building. Fits Koreatown or North Hollywood. Hearing it just doesn't fit. Why not break up more modular. Giving better building separation.

Suzanne Gero – The HPOZ website states that there are five architectural designs in the Garvanza HPOZ. They are: Queen Anne, Craftsman, Tudor Revival, Shingle, and Mission Revival. They are from specific times in the history of Garvanza. While the brick has improved the exterior. The shape of the building remains like an office building. When can we see a design that would be compatible with the HPOZ guidelines? I just saw a large apartment building in Pasadena which was not our design but showed how it can have different roof shapes at different heights and added porches at different levels to make it look like several buildings next to each other. It was amazing and the same idea could be applied to this building if incorporated into one of the five styles. This building is at the entrance to Garvanza and should look like the HPOZ that it is in. I have lived on Avenue 66 for over 40 years. When can we see a design of the building that would be compatible with the Garvanza HPOZ guidelines?

Amy Ludwig My concern that last answer is disingenuous for Gelena of Skya to say that "the co-living market is dead," since we are currently in a pandemic. Hard me to imagine any families able to do that. Mostly for individuals. Most families share bathrooms. That market might well revive at a later date. Sewer problems, water usage will increase. Lighting increase. Stress to infrastructure. Already have problems. Don't condescend. Have an indicted former Councilmember.

Motions to send a letter from the Land Use Committee to the HPOZ board for the hearing tomorrow that we reviewed the design, heard from community and that we are opposed to the new design and remain opposed to the project as proposed. Concerns from residents will be attached as an Exhibit

to the letter. (Approximate Time: 2:03) Clara will write letter. Mary and Theresa will attend and speak.

| | For | Against | Abstain | Recused | Ineligible | Absent |
|--------------------------|----------|---------|---------|---------|------------|----------|
| Mary Allison | X | | | | | |
| Brendan Cronshaw | X | | | | | |
| Theresa Elorriaga | X | | | | | |
| Rick Marquez | X | | | | | |
| Liz Strong | X | | | | | |
| Clara Solis | X | | | | | |
| Arturo Vargas | | | | | | X |
| Mirtala Sanchez | X | | | | | |
| John O’Hara | X | | | | | |
| Total: | 7 | | | | | 1 |

Motion carries. Liz was in the audience is moved to panel.

- Discussion and possible CIS/letter regarding Case No.VTT-75004-SL CEQA No.ENV-2018-1189-CE located at 511-517 N. Avenue 50. (10 mins) (Approximate Time on Recording – 2:09)
 In 2018 HHPNC submitted CIS in support. 18 non-protected trees to be removed. 10 small units to be built.
 Bill Cody makes an announcement about project and responds to questions. Have received letters from community. Share community’s concerns. If told only 7 residents, but there are 25. RSO’s. Report to Land Use and Planning by applicant appears to be incorrect. Open to hearing from Land Use. Open to hearing about number of people in units.

PUBLIC COMMENT:

Melanie Freeland, I own property adjacent to this alley. Parking in back use alley in back. Landlord on board.

Rose Serna: How to create a plan to protect RSO’s?

Monica Alcaraz – Thank you and Councilmember. People effected are people we want protected. Rick put a lot into this community, questioning him on his rentals is not appropriate.

Re-imagine LA County Kiki - wonder if your office or council can push forward anti-harrassment issue. When Landlords propose developments like this, they harass people, they mislead people, they stop making repairs. They are very vulnerable. Need support. Can you ask your boss to criminalize landlords who harass tenants.

Rosa Rivas Say again this project doesn't fit community. People need protection. Person who said this about Rick, don't question him. See these people aren't evicted.

Andy – Against this development. Is it possible to use eminent domain to compel developer to sell to community? .

Yaya – Hi Bill, you said you went on site to check this out. Did you go on site to speak with them? Like to come across as open to community. How will you step in when you harass businesses? Know you didn't speak to them, because you don't speak Spanish.

Gamelle Stop wondering what you are doing to protect women of color who are being harassed?

Sylva Blackstone – Telling tenants if something big is happening, like selling something or change usage or change from an apartment to something else. If they spring it on them. If taking away rent stabilized units. Depending on who is moving out an old person or a young person, but It should cost them to move them out. Especially if he is not telling him. Sounds like he is trying to screw him. RSO do have rights. Offered something to move in a hurry, but may not know they have rights.

Tani Kaye – Have been in Highland Park for many years and my parents lived here. Seeing a pattern of rubber stamping things. Hope the Land Use Committee will take a position to protect these tenants. Hope people will attend the public hearing so they will know community is concerned about this.

Reimagine LA County Kiki: I am part of LA Tenant's Union local in NE in Highland Park, me and a couple of other members met with families a couple of times. Families have not been told anything about this process. They don't know anything. There is a manager who does not live on property. She has denied families this information. Only one or two can make it. Children in these units. Older woman, 80 year old, one can't get out of bed. Other elderly woman. Demolition of RSO. Not just loss of families, but uprooting of these families. Some in units 20 to 40 years. Yes give money, but the money won't last long. Serious problem with homelessness. Preserve every single unit under rent control. Set aside very low rental rate. Land Use should reverse support of this project.

PJ I've been living in neighborhood for over 20 years. This is a street, particularly a block I am really familiar with. Referencing 4th page, color rendering. Is very misleading. Current tenants on the block. It is the current green space on the block. Makes it seem like bringing greenery in. Development is not enough to take away from this block. Av 50 seen so much loss, flipping lots. Overstretching the land. Trees rooted her. RSO units being removed. Unnecessary to do this, When community is functional. Displacement can do damage will cause trauma. Will take away trees will take away people who live here. Do not understand how committee supported this.

Caller User 1 – Steve Crouch – Was on board when this was approved. This was not what we saw. Not sure who sets compensation under Ellis Act. It is ridiculous. Super majority. Should be proportional. Need to reach out to Sacramento. Brought out in previous one. Set by City, Need Clarification on affordability... On levels of income.

Gamel Stop – Hope people are listening to the emotion, real lived experience of our neighbors, make sure people in our community get care.

Rose Serna – Like PJ saying, the image does not look anything like that, green space is where this is.. Only place that has trees are what they are going to take down. **25 people 8 families, A lot of people have been effected by covid.** Duplex to left of line of trees. These tenants have been exploited for years. Final cash grab, evict them and cannot let RSO units go. Once gone. Need to hold onto these units. 513 N Avenue 50. Fire. Owner Illegally demolished it. Still on record. I am completely and utterly opposed to this.

Sylva Blackstone – Learned something. Appreciation of reality what is happening here. Owners trying to getting out of paying tenants. They should be left to live there. Sharks. Just coming here to suck out people’s blood.

Andy – Try to be brief. Echo and uplift what everyone said. Families living here presently, some for 4 decades or more. Don’t think they have been heard from before. Eviction is trauma. This is their home. Echo what KiKi said. Like to see come up with a new CIS.

Monica Alcaraz – Thank everyone especially person who spoke. Particularly person who talked with the tenants. I think it very important that this is opposed.

Rosa Rivas – Heartbroken listening to all this tonight. Highland Park we need to come together. Evicting an 80 year old person. Where will these people go? I am so in shock. Listening to lady who spoke lives on Avenue 50. HP needs to get together to tell these developers stop, don’t come here. Youngest family 7 years, some 30, 40 and 50, 60 years living on this block. Can’t see people evicting an 80 year old person. We have La Prada, Poppy Peak. Need to come together and help everyone. God know what else is happening.

Bill Hendrickson – 25 years of experience working with developers and all kinds of real estate brokers. Look where developers are. More push RSO. Laws around RSO are inhumane. Friend who is 94 is getting evicted. 40 years at home, inhumane. I can tell you. Questionable that any affordable housing on private property. Buy can’t build affordable housing. If local government owns it then you can play. Several placed owned by City. Are possibilities for affordable housing. Something. Got to get council member involved. Something can happen. Hope of some value to you guys.

Yaya – As we heard from PJ is obviously and exceptionally sensitive issue. Trend in our community. Born on Av 50. Crazy to see existing condos, still not sold. Part of this community, being told it is no longer for us. Even worse, we are given no message at all. Tenants weren’t informed. Got a piece of paper taped to the front in English. Lack of accessibility. Who will fight for us. Use our voice to fight in some substantial way. But people need to know their rights. Yes, CIS, EIR don’t know what that means. Need people to do what Rose does. Need people to get their stories.

Clara motions to submit a letter from Land Use Committee to Deputy Advisory Agency/Zoning Administrator for hearing Wednesday rescinding the Land Use Committee’s previous approval and is now opposing the project and forwarding to HHPNC for CIS. Liz Strong seconds. (Approximate Time: 3:12)

| | For | Against | Abstain | Recused | Ineligible | Absent |
|--------------------------|-----|---------|---------|---------|------------|--------|
| Mary Allison | X | | | | | |
| Brendan Cronshaw | X | | | | | |
| Theresa Elorriaga | | | | | | X |
| Rick Marquez | X | | | | | |
| Liz Strong | X | | | | | |
| | X | | | | | |

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|------------------------|----------|--|--|--|--|----------|
| Clara Solis | | | | | | |
| Arturo Vargas | | | | | | X |
| Mirtala Sanchez | X | | | | | |
| John O'Hara | X | | | | | |
| Total: | 8 | | | | | 1 |

Motion carries.

6. New Business (Approx Time on Recording – 3:01)

Discussion: Mirtala Sanchez. What Rose did should be something that should be done by NC.

Public Comment: Suzanne Gero an emergency town hall with councilmember and state representatives. **Monica Alcaraz** used to be president of Neighborhood Council. We demanded a lot from our elected officials. Wouldn't approve or not approve something until NC said. Liquor licenses we did not approve. I went to the planning commission meetings. Demand that they come to us. Don't think letters don't mean anything.

Committee member Liz Strong moves to adjourn the meeting 10:32 pm. Mirtala seconds.

| | For | Against | Abstain | Recused | Ineligible | Absent |
|--------------------------|------------|----------------|----------------|----------------|-------------------|---------------|
| Mary Allison | X | | | | | |
| Brendan Cronshaw | X | | | | | |
| Theresa Elorriaga | | | | | | X |
| Rick Marquez | X | | | | | |
| Liz Strong | X | | | | | |
| Clara Solis | X | | | | | |
| Arturo Vargas | | | | | | X |
| Mirtala Sanchez | X | | | | | |
| John O'Hara | X | | | | | |
| Total: | 8 | | | | | 1 |

Motion carries. Motion is adjourned at 10:32 p.m.