

Historic Highland Park Neighborhood Council  
**DRAFT** Land Use Committee Meeting Minutes  
 Tuesday February 16th 2021 6:30pm

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

**DRAFT MINUTES**

1. Call to Order/Roll Call

**Time: 6:41 pm**

Committee Member	Present	Not Present
Mary Allison	<b>X</b>	
Brendan Cronshaw	<b>X</b>	
Theresa Elorriaga	<b>X</b>	
Rick Marquez	<b>X</b>	
Liz Strong	<b>X</b>	
Clara Solis	<b>X</b>	
Arturo Vargas		<b>X</b>
Mirtala Sanchez		<b>X</b>
John O'Hara		<b>X</b>
<b>Total:</b>	<b>6</b>	<b>3</b>

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

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

**Public Comment: None**

**Committee member Theresa moves to approve the agenda with postponement of items 7 and 15. Committee member Liz seconds.**

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	<b>X</b>					
Brendan Cronshaw	<b>X</b>					
Theresa Elorriaga	<b>X</b>					
Rick Marquez	<b>X</b>					
Liz Strong	<b>X</b>					

Clara Solis	X					
Arturo Vargas						X
Mirtala Sanchez						X
John O'Hara						X
<b>Total:</b>	<b>6</b>					<b>3</b>

**Motion carries.**

- (5 mins) Discussion and motion to approve the January 19, 2021 Land Use Committee Meeting Minutes.

**Public Comment: None**

**Committee member Brendan moves to approve the January 19, 2021 Land Use Committee Meeting Minutes. Committee member Rick 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
<b>Total:</b>	<b>5</b>		<b>1</b>			<b>3</b>

**Motion carries.**

- (5 mins) Discussion and motion to approve the February 08, 2021 Special Land Use Committee Meeting Minutes.

**Committee member Brendan moves to approve the amended February 8, 2021 Land Use Committee Meeting Minutes. Committee member Liz seconds.**

**Public Comment: Rosa Rivas**

	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
<b>Total:</b>	<b>5</b>		<b>1</b>			<b>3</b>

**Motion carries.**

5. 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

6. (25 mins) Presentation, discussion, and possible CIS regarding case ZA-2021-442-CUB at 5317 York Blvd - Outside/In Theater Company.  
Daniel Blinkoff and Veronica Becerra make a presentation and answer questions. Daniel’s background Tamilyn Tomita – Karate Kid, Star Trek, grew up in Theater. Funded for next 3 years. Are a 501 3C Non profit. No booze on display. Only when an event prior to a show or shortly after. Board taking Spanish. East/west players. Security to ensure safety. Transfer of license, don’t know how it works.

Committee member Mirtala Sanchez joins the meeting at 7:02 pm.

**Public Comment:** **Gemma Marquez** asks about outreach to the community especially about parking. Spirit of community and bringing communities and art. Students going into a place with alcohol. Chamber of Commerce on York Bl. Promises to keep it clean, but always a bunch of lies. Spanish plays? Bilingual foundation of theater? Will we see that? Law enforcement don’t have enough units can’t be everywhere? Will have security? guards? **Rose Serna** – One thing this community has been fighting for is to stop giving out these alcohol licenses. I think it is a nice idea your theater. Don’t understand why you feel the need to sell that. Not to profit off sale of alcohol. Already have funding for 3 years. Like space for youth, need to model what we want our youth to be exposed to. Substance abuse on rise. Lots of homes, need to do outreach first. Drugs and alcohol create unsafe situations. **Rosa Rivas:** To ladies who spoke before me same concerns. Down Av 54 have the High School. Concerned about alcohol. Like Rose says already saturated.

Parking but you already explained that. Ans. *Community oversaturated are correct. Gary at Bussards might find parking there. Alcohol open for community projects. Won't serve Alcohol until 7 p.m. when have 99 people coming to show it's helpful. Query making with you. Hoping it will be part of our financial structure. Like to add 9 seats at café table.*

**Tani Kaye:** Like what Tamilyn said about liquor only during the hours that there are shows. Will liquor license show what hours will be in service.

**Amy Ludwig:** Bootleg, food, support my neighbors. *Allison DeLaCruz bring in need them to be fed. Worked with kids in Little Tokyo Pasadena, front doors closed at night. Don't want to have noise issues.* **Sylva Blackstone:** I live the closest. Will people be crossing the street to reach venue? Fire engine goes on York Blvd. Cars pretty much packed in there. *Will work on access to the location. You are perfectly right to ask for this, because you have been disappointed. Cross light on Av 54<sup>th</sup>. Tell them don't park here. Screeching cars I heard. Not something I want to bring into a neighborhood. Will ensure these concerns are addressed in design.*

**Rick:** Would like to hear from neighbors – Carmela Gomes. Hear to work out something with you. Like to hear from CD 14. Not a great Chamber of Commerce. Full Line – Reason is to come back is very expensive. *But if have a Black Tie. Ask at onset. Interested to coming back to talk with you.*

**Emma Howard:** Will not make a decision until when we hear from the neighbors. Do note over concentration of alcohol licenses. Proliferation of alcohol sales, peripheral uses. Things that are bigger picture issues. This time neutral because we are listening. Option for bear wine/ special events. Hours very consciously.

**Theresa Elongorria:** Very similar to the Lyric in Silverlake. Don't know if anyone else familiar. Heavy residential. Enjoyed part of the community in their neighborhood. Speak to heritage and history of Theater Row in HP. Huge part of community. Nice to see it be a part of HP. Daniel spoke that want to reinvest in community. Come back to another meeting. With and without alcohol. Beer and wine sales a big part of .

**Liz Strong:** Have been to these. Understand concerns of neighbors on neighboring streets. Arts community might make good neighbors with you. Allow HS students to have experience. Don't see it being much of a problem.

**Clara Solis:** Who is on the board? Bilingual Theater. Response: *Bilingual theater. Haven't started looking at plays. Reflects the neighborhood. A voice that is needed in theater. Long predominance of white theater. Looking forward to promoting that. Community will look better for it. Board no public announcement yet. Have people involved. Jessica Hansen. Allison Delacruz. Rose Portillo are courting. Work in meeting you. These are what we look forward to. Paul Hugerford and Pat Improve school in Los Feliz. Life move believe in mission. Veronica Becerra contact info on application.*

**Committee member Rick moves to continue it to next meeting with outreach and answers to question we brought tonight. Committee member 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
<b>Total:</b>	<b>7</b>					<b>2</b>

**Motion carries.**

7. (15 mins) Presentation, discussion, and possible CIS regarding case ZA-2020-1180-ZAA-ZAD, proposed single family dwelling on vacant lot at 1480 N. Ave. 57.

**Postponed to next meeting.**

8. (15 mins) Discussion and possible action regarding Case No.VTT-75004-SL CEQA No.ENV-2018-1189-CE located at 511-517 N. Avenue 50.

Had special meeting last week. Meeting was postponed. Letter was submitted. Letter to general board for approval.

**Public Comment:**

**Rose Serna** – Advocate with CD 1 to preserve these units. RSO stalk of units is decreasing every few days. Need to do every thing we can. And that we don't lose more community members to predatory practices.

**Rosa Rivas:** Big developments in our community. Hearing that the elderly that will be evicted. Evicting people who are bedridden. Write a letter so that these people will be treated humanely.

**Sylva Blackstone:** Concerned about the loss of rent controlled units. Lose depth of community. Different income levels. Range of humanity. Various types of life experiences. They need our help.

**Gemma Marquez:** People don't have technology. Something needs to be done. Take things for granted. Here because want to fight for them.

**Call in User #1 – Steve Crouch:** Developer should be required to relocate tenants. Should be looking into that. Most have to pay is 20 K. That is nothing. It needs to be adjusted. Thing is completely out of place. Required to relocate tenants.

Clara motion to augment letter and submit CIS to HHPNC and Rick 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
<b>Total:</b>	<b>6</b>					<b>3</b>

**Motion carries.**

- 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 and Gelena Wasserman make a presentation.

Theresa – Mary, Clara and I were there.

Public Comments:

**Steve Crouch** – Tall project – during Winter Solstice in shade. Could cause economic damage to those residents. Exempt from CEQA. Any project needs CEQA this project needs CEQA. Tax right off for a smaller project. Some thoughts that I had.

**Rosa Rivas:** Project is way too big for that little corner. All neighbors in opposition. Architecture doesn't match our community. She wants to build 33 units. Ten or 15 units better there.

**Sylva Blackstone:** Interested to see where councilman's comments are if they are being submitted. Been studying HPOZ document. Concerns with protecting the community. General plan. Does not match up with things in the community plan. Several things not in compliance. So far off. So doesn't work. Putting a baby in a bog down. So wrong so obvious.

**Gemma Marquez:** Totally opposed. Too big HP already did its density. Traffic too much. Say this is housing that we need. Could only speak to aesthetics. Only speaking to affordability. \$3 a square foot. Largest unit 1700. \$5100. Which community can afford this. All about profit.

**Tani Kaye:** Anything to get more people to HPOZ meeting next time.

**Rose Serna:** Clear that architect and developer did not take into concern size of development. Repair harm they have done to our community in the past. Shouldn't get these exemptions. Not fair trade for 3 units. Height density and See CD 14 step in and advocate for this community.

**Amy Ludwig:** Echo what Rose said,. They have their vision for this. Need a traffic study for this. Cars entering from Av. 64. Need to see a traffic city.

**Suzanne Gero:** Same shape looking like an office building. Fine in other 95% of city but not in HPOZ. Other buildings large, different porches at different levels. Rest is residential. Craftsman to that design.

**Rick Marquez:** Have a concern – things that come before HPOZ. They were limiting to jurisdiction of the body and scope. Problem I have when reverse architecture. Designed from the outside in. Inside out maximum sq footage. When that is under consideration. That reputation of developer and design. Not true not a design development. Not designed for architecture value. Very selective on what they want to hear from community. Square footage. Design based on overall profit. Should be given right to speak freely.

Theresa can be put in Newsletter, twitter facebook, community rolodex. Mirtala will take lead on outreach. Outrels meeting this Thursday.

Mary Allison: Get on Agenda for March. Send letter on board.

**Committee member Mary send HHPNC Letter/CIS to general board for this item.  
Committee member Rick seconds.**

**Public Comment:**

	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.**

10.(10 mins) Discussion and possible action regarding CUB & CUP guidelines.

Rick discusses the CUB guidelines. The guidelines for committee can follow. So everyone is on the same page.

**Committee member Rick Marquez moves to make change in LUC . Committee member Mary seconds.**

**Public Comment: Sylva Blackstone** Good idea Rick. Lessen confusion.

**Gemma Marquez:** Want it to standardized. Consistent and fair across the board. Townhall meeting community verbalized. Taking into account

	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
<b>Total:</b>	<b>6</b>					<b>3</b>

**Motion carries.**

11.(10 mins) Discussion and possible action regarding Northeast Community Plan updates.

Next meeting February 27<sup>th</sup>, 2021. 10 a.m.

**Public Comment: Rose Serna – thank you for having this. I will be there.**

12.(10 mins) Discussion and possible action regarding Transition Plan for LUC.

**Public Comment: Steve Crouch** – keep updates. No one was inclined to do that. Always so rushed. **Gemma Marquez** – ask that have served. Take a moment jot down what you do. Completing the Alcohol guideline. So, it can be passed on. Maintain your activity whether you are running or not. I have a manual that I kept. Linda Phelps an amazing historian. She has an archive.



13.(5 mins) Discussion and possible action regarding ENS reports

Theresa E. looked at information that came in since January. 5317 E. York. 1476 N. Avenue 57. 6105 N Toltec 9 small lot home . 116 N Avenue 64 COC – new residential building

Public Comment: **Steve Crouch** – 116 N Av 64, **Rosa Rivas** concerns about Av 64 and **Rose Serna** - Concerned about Av 64 and put on agenda update the tracker. **Gemma Marquez** - Keep up with the tracker. If too big a job. Massive structure. I have no idea when that ugly thing got permitted. To see massive thing that doesn't belong here. Make sure it doesn't happen.

14.(5 mins) Discussion and possible action regarding PO Box Mail

Do actually have tracking form. Excel sheet. Alternating Mirtala and Mary. Do track every piece of mail. Don't know how to make it available to the public. Specific mail for Land Use – one was on Toltec Way. Construct 9 units. Occidental College for zone variance? 1600 N Campus Rd. 5241 E Buchannon St. Demolition, 1440 N Eaton Terrace. 5101 E York Blvd. 5022 E York Blvd. 116 S Avenue 63 .

Public Comments: Rose Serna – We need to see this. Need to be able to do research. Project Tracker. Hasn't been updated in months. Update on Google docs. Steve Crouch: Need to see this. Rosa Rivas: going to need your help. The 116 N or S? Is South Avenue 63. **Sylva Blackstone**: HPOZ meetings. How does this information on HPOZ Need to follow the guidelines. How do they find out about it. Something missing. Need to get a notification that they are buying an HPOZ property.

**Motion carries.**

15. Item was postponed.

16. New Business (Approx Time on Recording)

**Public Comment:**

**Committee member Mary moves to adjourn the meeting 10:30 pm. Rick 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

<b>Mirtala Sanchez</b>	<b>X</b>					
<b>John O'Hara</b>						<b>X</b>
<b>Total:</b>	<b>6</b>					<b>3</b>

**Motion carries. Motion is adjourned at 10:30 p.m.**