

**HISTORIC HIGHLAND PARK NEIGHBORHOOD
COUNCIL**

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

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President	Estrella Sainburg
First Vice President	Nicholas Pisca
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**CITY OF LOS
ANGELES**

CALIFORNIA



**DEPARTMENT OF NEIGHBORHOOD
EMPOWERMENT**

200 N. Spring St. Ste.2005
Los Angeles, CA 90012
Telephone: (213) 978-1551

COMMITTEE CHAIRS

Budget & Finance	Emily Aldrich
Executive	Estrella Sainburg
Land Use Co-Chair	Mary Allison
Land Use Co-Chair	Brendan Cronshaw
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Youth and Education (ad-hoc)	Robert Diaz
Elections (ad-hoc)	Duncan Gregory
Housing, Renters, and Homelessness (ad-hoc)	Sasha Rappaport

Historic Highland Park Neighborhood Council

Community Impact Statement

March 4, 2021

Attn: Debbie Lawrence
Los Angeles City Planning
debbie.lawrence@lacity.org

Olga Ruano
City Planning Assistant
Los Angeles City Planning
olga.ruano@lacity.org

Vincent T. Bertoni, Director of Planning

City of Los Angeles
vince.bertoni@lacity.org

RE: Opposition to SKYA Highland Park Partners, LLC

141 N. Avenue 64, 6312-6326 E. Garvanza Avenue, Los Angeles, CA 90042
Case #DIR-2020-3912-TOC-CCMP-VHCA, ENV-2020-3913-EAF

Dear Mr. Bertoni, Ms. Lawrence, and Ms. Ruano,

The Historic Highland Park Neighborhood Council (HHPNC) represents over 60,000 Los Angeles stakeholders who reside, own property or conduct business in the neighborhoods of Highland Park and Garvanza. The Historic Highland Park Neighborhood Council board voted at its Board and Stakeholder meeting held March 4, 2021 to continue to oppose the SKYA project as currently designed. The HHPNC Land Use Committee (LUC) after reviewing the latest design and hearing public comments from 28 stakeholder at its meeting on February 9th, 2021 voted unanimously to continue to oppose the project as currently proposed. The Highland Park – Garvanza HPOZ at its February 23rd, 2021 also voted to oppose the current design.

Stakeholders expressed many concerns about this project. They had misgivings about the design of the project. They also expressed CEQA concerns. A summary of their comments is attached as Exhibit 1. We encourage you to review these comments as residents can be considered experts on their community.

Residents were concerned about the design of the building. They were concerned that the design for this property is especially important because it is the gateway to Garvanza and is surrounded by historic buildings and homes. The consensus among residents was that the design does not fit in with Garvanza, that it is not appropriate for the neighborhood. They would like to see something that fits in with and matches the historic Garvanza neighborhood. They would like to see a better building design.

There were other concerns about the building size and design. Residents felt the building is too tall and were concerned with the massing. There were comments about the overly large size of the building. Several residents commented that it looks like an office building or that the design is that of an over large contemporary building. They expressed a desire for a new design. Several expressed a desire to see a more modular design with more building separation. One resident suggested that they cut out part of the front of the building. We suggest that the design of this new building should be compatible with the historic materials, features, size, scale, proportion, and massing found in historic residences on the block. The massing scale and proportion of this property in comparison with its neighbors is inappropriate. At heights that will be over 39.5 feet the building will tower over the single-family residences across the street. The HPOZ guidelines state for larger buildings the greater part of the mass be located away from the main facade to minimize the perceived bulk of the structure. That this has not been done in this design may be the reason that the design is visually unappealing to residents.

There were also concerns about the narrow courtyard which is unlike other courtyards in Garvanza which serve as a community area for the residents who live there. Stakeholders were concerned that the courtyard is too narrow and that sunlight will not reach the bottom levels. An arborist expressed concerns about this courtyard as well. She said that the

plants depicted would not grow without enough sunlight. She stated: "It looks like a pit." It should be considered that the bottom floor units in the courtyard, units 101, 103, 104, 106, and 108's only access to fresh air and sunlight is through the courtyard.

The arborist also expressed other concerns with the landscape design and plantings. She noted that the flowers depicted are not allowed in the parkway. She said that the trees would not grow in the spaces provided.

We agree with the HHPNC Land Use Committee and Highland Park – Garvanza HPOZ board that the current design continues to be unacceptable. The design as expressed by many residents does not match the historic fabric of Highland Park. We urge you to reject the current design and ask for a better design that fits in better with the historic Garvanza community. We continue to oppose this project as currently proposed.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Estrella Sainburg', written over a horizontal line.

Estrella Sainburg

President,

Historic Highland Park Neighborhood Council

CC:

Debbie Lawrence

Los Angeles City Planning

debbie.lawrence@lacity.org

Olga Ruano

City Planning Assistant

Los Angeles City Planning

olga.ruano@lacity.org

Vincent T. Bertoni, Director of Planning

City of Los Angeles

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Exhibit 1

Below are summaries of the comments from 28 stakeholders who spoke at the Historic Highland Land Use Committee on February 9, 2021 on the SKYA project.

Approximately 50 participants were in attendance. A recording of the meeting can be accessed here: <https://highlandparknc.com/land-use-committee/>

Monica Alcaraz if trying rent as co-living units. What will rent be/Marmion doubled

Rose Serna still trying to get TOC and CEQA exemption? Only studios affordable. Large families in need of low income housing. Extremely low income. ? about rent how much it will be. Pollution not a good idea for our community.

Re-imagine LA County Kiki– cant believe don't know how much apartments will rent for. Impact. –Affordable for who? Large families are poor families

Gamelle Stop 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 comes in a certain form. Demolish our neighbors homes.

Yaya Castillo: Ceqa exemption. No way will not have an impact air quality. Track record in community. Unlikely no estimates. Even higher rents because of brick. Wear time on brick veneer. 7 to 10 sell?

Tina Miller Do you understand what an HPOZ is? 5 bedroom – 5K a month. 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. Increase courtyard space.

Richard Margulieux depends. Like it.

Mikhail, El Sereno - \$2400 not affordable. Will raise prices across neighborhood.

PJ – Thank you feel what everyone else has mentioned. Have negatively impacted residents here.

Caller User 1 – Infrastructure. If not using current infrastructure. What are they using . CEQA exemption. Traffic already horrific.

Steve Crouch Infrastructure don't understand that. CEQA traffic

Rosa Rivas – Don't need 33 units. Don't support you at all. Come at 7 a.m. Other thing is. Design doesn't match HPOZ or go with our community.

Judith Velasco Long term homeowner. Live on Garvanza. Project directly impacts me does not respect our neighborhood. Av 64 congested. Garvanza congested. Also is visitors parking. Not enough space. What we are requesting is respect. Re-design oppose as it stands.

Bill Hendrickson – own local newspaper. Avg size of apartment. Give you avg. rent for apt. Think will fill up with multiple families in a building

Trish G. Back to Tina Miller's question – do 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? Arterial to 110. Will be a traffic nightmare. In this community. Willing to sign a covenant that 4 units for families only.

Gemma Marquez – I came on the zoom rather late...may have missed some info. I'm a landlord and that this project is all about profit. 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