

Land Use Committee Meeting Minutes  
Tuesday Feb. 1, 2011

Present were: Linda Phelps, Cathy Milligan. James Martin, Maria Segura, Nicole Possert, Chris Smith, Charlie Fisher, Nancy Wyatt, Steve Crouch, Tina Gulotta-Miller, Janet Dodson, Lynelle Scaduto, Rebecca Valdez, Antonia Bermudez  
Jan 4, 2011 meeting minutes were approved

1. Motion and Discussion: Additions to the Committee

Tina Gulotta-Miller and Steve Crouch were added to the Land Use Committee

2. Discussion: Gold Line Report: Rebecca Valdez, CD 1 Planning Deputy, JDA,  
Proposed rendering, design meetings

Rebecca Valdez Planning Deputy from CD-14 and Antonio Bermudez from McCormack Baron Salazar presented the proposed development at the HP Gold Line. This development, now with an approved Joint Declaration Agreement with the City, will have 85 units instead of the original 101, and will have at grade parking for the businesses along Figueroa instead of underground. It will replace the original ground floor retail with work/live spaces, and it will be 3 stories instead of the original 4-5. There is a large percentage of the units dedicated to affordable housing, lower on the AMI scale. Rebecca and Antonio presented the preliminary footprints of the three lots, and the parking layout which will include underground parking for residents, and some underground, or “tucked in” parking in the largest lot. They also presented a preliminary rendering of what the development may look like. MBS has not chosen an architect yet. Antonio answered questions about their financing of the project. He described an expectation of Federal tax credits, and expected sales of equity shares, conventional building loans, and mortgages on property. They already have some commitments from funders. The committee generally liked the rendering, appreciating the gestures towards HP architecture, with the third story setbacks, gables, and dormers. The committee discussed additional green spaces, playgrounds for children, as the development is clearly targeted towards families. The committee was assured MBS will include Land Use in design discussions, and considered the possibility of having discussions at the HPOZ. Land Use will participate, and will actively encourage the participation of other community groups and stakeholders.

3. Discussion: Windshield Survey, Statement of Benefit, Invoice, status at  
DONE.

DONE has returned the Demand Warrant for the Windshield survey. It requires a Statement of Benefit, which the committee read and voted to approve. All that is left for the project to move forward, is for Charlie to write an Invoice to DONE

requiring some of the fee in advance, and for the Board to determine how the expected expenses will be paid. The main expenses, apart from a few hundred dollars for some incidentals such as printing and copying, will be the Building and Safety information Charlie will need. Rebecca pointed out CD-14 pays for those too, so it seems unlikely we could get those fees waived. Charlie and Chris discussed how to minimize those costs. Janet will ask the Board how the Board may pay for those expenses. Would Survey LA be interested in this survey? Janet will ask.

#### 4. Discussion: York Blvd meeting tomorrow

The committee discussed a name on signs for the area. York Village was the most popular. Committee would still like to see a plaque on the Medical Clinic for Carl Wilde.

#### 5. New business

There is a new development proposed at Ave 50 and Aldama. It is a 62 units senior housing project four stories high. Nancy Wyatt has studied the proposal, and there was concern about the scale of the building, the parking, easements, and the already difficult traffic. There is a significant tree which will be cut down, and questions about the zoning, street widening, a creek, and the Glassell/Mt Washington Specific Plan. Janet will invite the developer to the next Land Use meeting to answer some of these questions, and tell us where they are in their planning process.

#### 6. Adjournment