

Historic Highland Park Neighborhood Council
Land Use Committee Meeting Minutes

Tuesday March 1, 2011

Present were: Linda Phelps, Janet Dodson, Tina Gulotta-Miller, Nancy Wyatt, Nicole Possert, Cathy Milligan, Louis Mraz, Steve Crouch, Cathy Milligan

AGENDA

1. Call to order and welcoming remarks
2. Public comment
3. Feb 1, 2011 meeting minutes were approved

DISCUSSION AND ACTION ITEMS

1. Discussion of the proposed Holy Virgin Mary Coptic Orthodox Church senior development at Ave 50 and Aldama. Guest: Lee Ambers
In addition to Mr. Ambers, Atef Khalil the architect of the project, and Frs James, Efrayem Salomen, and Angelecos Meina were present. There was extensive discussion of the details of the project. It will be 4-story building housing seniors from the church. We were able to see the footprint, the elevations, the parking areas, the proposed greenspaces, and the façade, which will be a distinctly Mediterranean design. There was concern about the existing traffic problems along Ave 50, and the developer expressed a willingness to participate in asking the City for some mitigation, as the traffic will certainly impact the residents. The developer agreed to place the entrance gate for cars further into the driveway so as to allow waiting cars to be off Aldama. The committee expressed concern about the height of the development, but there did not seem to be any flexibility in the overall height. The architect, Mr. Khalil pointed out the fourth story already has set-backs, and spaces so as to reduce the monolithic appearance of the building
2. Discussion and Motion: Consider opposition to cell technology at 234 Museum Drive, and writing a letter to the City outlining position and potential conditions. Nicole Possert will present.
Nicole presented the proposal for the use of an abandoned existing building on the slope above the Southwest Museum. In addition, the cell company proposes to build more structures, which would be large, and would devalue the property. In the original agreement, that section of land was held apart in the hopes of bringing a restaurant there. The neighbors are not in favor of this development. It is an ugly proposition, and devalues the overall property. As the Mitigated Negative Declaration does not include other important elements, Nicole asked the Committee to write a letter now asking the MND to be expanded. She will bring the question of a further letter disapproving the entire development to the HHPNC Board. The Committee may not offer a

letter as a group, but individuals may write, and include their position on the HHPNC Land Use Committee.

3. Discussion: Latest development in the York beautification project. Tina Gulotta-Miller will present.

Tina reported the beautification project has strayed from its original intension. The smaller work group developed an inventive and inexpensive proposal for a sidewalk street porch with a river theme, tying into the alley west of the Ace hardware store, leading to the rarely used parking lot behind the store.

However, the designers insisted in offering an ugly white picket fence porch with AstroTurf, and picnic tables. The committee developed a statement to be read at the larger meeting the next day, requesting all plans and proposals be brought to the larger group before implementation, offering Land Use as a resource of what constitutes Highland Park character, transparency of the budget, and that all plans must have provisions for maintenance.

4. Discussion: Reports on status of: CVS request to the Board for a letter of support for renewal of CUP, development at the Union Bank on Figueroa, developments on Ave 51 and Ave 54

Tabled

5. New business
6. Adjournment