

## Highland Park Land Use Committee Minutes 1/8/15

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### A. Call to Order- 7:04

Members Present: Liz Amsden, Steve Crouch, Charles Fisher, Susanne Huerta, Loyd Katro, Tina Miller, Miranda Rodriguez, Harvey Slater, Nancy Wyatt, Boo Caban

Members Absent: Antonio Castillo, Lisa Duardo

### B. Public Comment:

- USACE will be having a public hearing on Jan 21st at Ramona Hall re: Arroyo Seco Tributary

### C. No Chair's Report

1. Agenda Approval: No Discussion, Agenda Approved. Moving Agenda item 5 up to Agenda item 3.

2. Minutes Approval: Minutes from October and November approved with updated roll call on October's Minutes

3. Discussion & Possible Action: regarding police permit for a bowling alley and cafe entertainment located at Mr. T's Bowl, located at 5621 N. Fig St (Loyd)

- Not requesting a letter of support, just want to clear up some confusion around the notice that was posted by the police dept
- Not applying for anything new, but trying to transfer the bowling/cafe entertainment/show permit to the 1933 group (new owners)
- Owner of the building and rep. from 1933 group (owns La Cueva) are present
- Refurbishing the 8 existing lanes, live music, full bar, restaurant. Full upgrade.
- Restoring it to its 1960's facade. with bowling sign and restoring parapet
- One public comment, from Paul, in support of the bowling alley. Loyd supports it.
- ACTION: Motion to recommend a Letter of Support to the general board to support the restoration of Mr. T's Bowl and the police dept.'s permit. Charlie movies, tina seconds

4. Discussion and Possible Action: Regarding CD1 proposal to install diagonal parking along N. Fig betw Ave 50 & Ave 59 (Harvey)

- CD1 not pursuing diagonal parking option. No net gain in safety and no net gain in parking, says LADOT
- So no action needed
- Lani improvements are still in the permitting process
- Trying to coordinate all of the grant requests to streamline the process and make sure upgrades are efficiently implemented
- Melinda said she invited Monica to the focus groups, when asked why Neighborhood council members, especially land use, wasn't notified of these meetings
- LUC expresses concerns over CD1's outreach methods. Miranda has been tasked with establishing regular communication with the office

5. Presentation & Possible Action: Wil Nieves will present plans to open a beer/wine lounge with an accessory gourmet store at 5052 York Blvd and is seeking HHPNC letter of support for their CUB. (Harvey)

- Hearing scheduled for March 4th
- Applicants did both residential and commercial outreach
- According to Building and Safety records the 1st legal use of the property was a bar
- Games are not allowed in the c4 zone, no board games anymore
- Restoring their building as well

- Over 40 hours of community outreach, couldn't access the homes with dogs, gates, soliciting signs etc.
- Applicants " felt overwhelming amounts of support" from the neighbors
- Received commercial support signatures from businesses on York
- Had limited access to neighbors on Lincoln due to locked gates
- ACTION: Vote to recommend the letter of support to board with no new conditions. Note: Applicant came to Nov. meeting and discussed hours, noise and other conditions that the LUC will hold them to. Steve and Nancy abstained from vote

#### 6. Update regarding 1430 N. Eaton Terrace building permit

- Harvey's update: CD14 and Planning Dept. says he is completely within his rights to build what he is applying for. Unless there is some type of enviro. protection law to block it, it will most likely go forward
- CD 14 Rep: The proposal is 5 homes and 4 of them are by right. The variance is one just one of the homes.
- Pat Richardson, representing the neighbors: main concern is that two of the parcels are in a liquification zones, soils report is from 2005, wants a variance on the road width to narrow it from 35 to 20ft on a public road, no retaining wall, several properties that are below grade below his house are at risk, in a baseline hillside ordinance area...Risk to load limits, flooding, drainage issues
- Architect representing Developer: 5 by right houses, city street that is a dirt street, bc of the general plan current client has to improve the street to BOE standards; deveopment is completely governed by current code, only reason to go through entitlement is to improve the street for one property that is on the hillside; Rep states that the developer has opened up dialogue with neighbors, done more than is required by law; the MND should be categorically exempt becuase it is a single family home and there was a clerical error by planning which is why they are in this position; made it clear that developer believes the soils report is good and that only one home can be stalled if they arepermitting issues, but other four are by right and they are confident that they will get permits to build
- Harvey: In order for LUC to take action, there has to be a negative enviro. impact or prove that the city is breaking their own laws. We can advocate for the enforcement of land use laws in our neighborhood
- Public Comment: If we cant stop this project we want to put it on pause to have an EIR. MND doesn't apply to all the parcels becuase only two have liquification issues, other enviro. concerns ie Oak trees
- Public Comment: are there ways to advocate for hillside land? Harvey: Yes, find out who owns the property and make moves now
- The client got a variance to remove the mature oak tree and replace it with four new trees. Danger to habitat
- Loyd: State law requires that a current geological study needs to be done on parcels that are on landslide liquification zones if you are building housing and it is more than 4 houses
- Charlie: Was there any discoveries in the soil's report? Client's rep is saying yes and everything is legal, but they do not have it release any engineering to them until it becomes public record. When it does become a part of public record, neighbors can request it with the building records
- Tina: Significant grading, gully with a 45 degree slope to paper road, concerned with the soil report, oak tree report, bird species report, whether there is liquification, and drainage issues
- Suzanne: Thinks we should advocate for the MND to run its course and request an EIR
- ACTION: A motion to uphold the MND and advocate for an EIR for full environmental analysis if required, Suzanne moves, Charlie seconds. All in favor

#### 7. Reports and Updates:

a. HPOZ- Ave 51 & Echo St, Small lot sub division, 24 units, Williams Homes, three story project. Has been to the HPOZ 3 times and has not been approved by the HPOZ.

-Ave 50/Fig: Arguing that all the buildings are non contributing, but HPOZ is saying that the church is a contributor and is now in the period of sig

-2 apt buildings on N. Ave 51, trying to convert them into upscale apartments, want a removal of the sighting. HPOZ says no.

- b. 710- Draft EIR published in Feb, getting work groups together, 30,000 pages in 90 days!
- c. Transit Village- Last appeal was unsuccessful, Friends of HP has 35 days to file another appeal
- d. Trees on 175 S. 57 are in public right of way, 828 N. Cresthaven filed their permits on Nov. 20th, 405 N. Ave 66- Mr. Mau has not done anything in 8 years,
- e. Survey LA- Still need to spot these buildings in Highland Park that are in a period of significance- up to 1980, hundreds of parcel require survey
- f. Mission Statement- On the agenda for Heritage Trust Monday 1/12
- g. Complete Streets- Trying to set up a standing meeting with CD1,
- h. York specific plan- Tony has strong desire to lead the charge
- i. Community- Miguel can be a stakeholder member of land use. We need to get a working group together
- j. Green initiative- Liz is a part of neighborhood council alliance working group city wide. Liz can take it to the full board now, as a rep. of the HHPNC

8. New Business- New meeting time 4th Tuesday

9. Adjournment- 8:57pm