

# Historic Highland Park Neighborhood Council Land Use Committee Meeting

2/24/15

- A. No Call to Order because there is no quorum
- B. No public comment
- C. Harvey Absent, no chair's report

1. Can't adopt the agenda
2. Can't approve the minutes
3. Discussion: John Chan will present plans for a 3-4 unit small lot subdivision in the San Pascual nhood. Seeking input and consultation
  - 3 unit small lot development project, already presented to planning
  - Zoned R2, by right project, outside the HPOZ
  - Corner of Elgen and San Pascual
  - Keeping it at two stories and are working around protected oak trees
  - Access point at Elgen to minimize stormwater runoff, 2 car garage
  - 6 inches between units, 5Ft + set back, in back 8ft set back
  - Want to keep the stone pines but dept. urban of forestry wants to take them down
  - Steve is upset that the house is being demoed, but couldn't keep both the trees and 1903 house
  - Developer putting in 2-3 street lights and improving sidewalks
  - Landscaping is TBD, want to keep with the vibe of the neighborhood San Pascual ranch, going to upcycle rafter and studs after demos
  - Chan says that neighbors are excited
4. Discussion: Lanie Herrera will present plans for a new project located at 118 Avenue 50/4968-4984 N. Fig and proposes construction of 29 new for sale residential units
  - Olson Company brought 5-6 colleagues, 360 Land Use Consultants
  - R3, project is by right, dubbed Figat50
  - HPOZ already approved, clearance to file application. Will come back after they have formally filed and will seek a letter of support
  - Community Meeting at the site next Tuesday at 6pm.
  - 57k sq. ft site, currently a baptist church

- Only half of the site is in the specific plan but the entire site is subject to the specific plan
- Will have significant 16ft set back and 5ft highway dedication on Figueroa
- Wants 20ft setback instead of 15ft, but will need support from the HHPNC to get the 5ft highway waiver. At discretion of planning dept
- Maintaining access alley for building on Fig
- Zoning allows for 70+ units, but building 29 townhomes
- Not displacing any current housing, commercial building will stay
- Keeping river rock wall and stairwell
- 2-3 stories, looking at international style precedents, mid century
- Materials are plaster, pipe railings, dark framed window
- Building will be white with pops of color
- Trisha, Boo and Susanne feel the building is out of character with the nhood, doesn't pay enough homage to the history of highland park. Too modern, doesn't fit. Feels like it competes to the historical and belongs more in palm springs or silverlake
- Each resident has two stalls for each unit, complying with an open space requirements
- Market rate, 2-3bdrooms smallest 900 sq ft, no affordable housing b/c no density bonus
- Starting in the \$500k

5. Item Tabled- Presentees didn't show. Lloyd claims that we voted on having land use meeting on the 4th Thursday. Minutes do not reflect that we took a vote not that we decided on Thursdays

6. Duplicate Item

7. Reports and Updates:

a.

b. 710- EIR will be released in April, more than 10k+ pages.