

Historic Highland Park Neighborhood Council Land Use Committee Meeting

4/23/15

A. Call to Order 7:10pm

Present: Liz Amsden, Steve Crouch, Charles Fisher, Trisha Gossett, Susanne Huerta, Loyd Katro, Tina Miller, Miranda Rodriguez, Harvey Slater, Nancy Slater

Absent: Linda Caban, Antonio Castillo, Lisa Duardo

B. Public Comments on Non- Agenda Items

-Review of Agenda

C. Chair's Report- Skip

1. Liz tables number 5, with that adpated. Charlie moves to adopt, loyd seconds, all in favor

2. Table minute approval from Feb & March- No Ink

3. Discussion: 118 S. Avenue 50/4968-4984 N. Figueroa St- Application and addiontainal information proposed regarding 29 residential units-applicant seeking neighborhood council support

- Wants to update us on their process. The Olson company is proposing 29 town homes; based on the current zoning they can construct 70+ homes. It meets all the requirements of the zoning codes and is working with the HPOZ on new design & architectural style. They have hosted community meetings, several one on one meetings, LUC meeting and HPOZ meetings. They have made changes to the highly contemporary design based on extensive community outreach, trying to work with the community to make revisions.
- Tradional condos, not a gated community, 2 community gardens, parking on site
- Focusing on front entry to create distinct porch setting to something is more characteristic of the neighborhood, changing from super contemporary colors to more natural settings to soften the overall palette.

Public Comment:

- Lizette upset that the presenters aren't presenting to the stakeholders but to the land use committee. Upset that their engagement strategy isn't very inclusive
- Lula Cummings dumbfounded on the outreach process as well. They have circulated petitions and hundreds are against it. It feels like this development is alienating and that this is not very welcoming. High poverty, lots of renters, feels like this is
- Adriana Call, long time resident feels like developments like this is not something that communities can afford. Wants to stop these hyper developments, not fair that new money is being brought in and people are being displaced. They ask that if new housing is being brought here that it is affordable for the existing community. Wants the developemtn to be stopped.
- Jamie questions the neighbors that they do engage, states that folks can't afford, inviting a higher class of people to neighborhood. Recommends they talk to people "from Highland Park"
- No more developments with water crisis, especially with old pipes/infrastructure. Struggling with slum lords and displacement. Doesn't think just because people have money that they could do whatever they want
- Ben concerend about traffic study, putting the building in the wrong community. Not affordable etc. forcing people to take other modes of transportation other than car
- Thinks that new development is what structural racism. Angry that "priveleged" people can only live in HLP that all "his people" can live in the desert. Developments are going to make Los Angeles a white city.
- Jessica Ceballos is a long time resident feels that it is appalling that developemtn companies choose aestetichs over human needs
- Norma lived here for years and owns property on Ave 50, harassment that developers have inflicted on his person. Feels like development is wrong. Residents of HLP are frustrated.
- Community doesn't want the developers here.
- Developer responds:Has sympathy for the displacement but is a church that is voluntary moving and there is no existing housing

that is on the site that is being displaced. Traffic study and enviro analysis is going through process. Church generate more traffic than the house. Anyone tha tlives within 500 feet of the property were invited, met with everyone who has touched this property, trying to get a stop sign at 50 and Echo and are upgrading the utilities.

- Charlie responds: Density bonus has run out, rent control stops at 1970s, the probelm is a legal issue that needs to be addressed at a state and local level. States that this development is pretty tame compared to most developers.
- Loyd responds: Need to put pressure on the city council not on us.
- Liz has a problem with gentrification and being people pushed out, telling members of the public to call the mayor and council office.

4. People Streets project update

5. Tabled

6. Discussion & Possible Action: Williams Homes has submitted applications to the City Planning Department for approval to develop a 24 unit townhome project at 5103-5123 Echo St. and is seeking neighborhood council support

- Building on a vacant lot behing Food4Less, family townhomes, 3 rooms/3.5 br, want to build more dense to make it more affordable
- Mission revival style that is respectful for HLP
- Building fits the scale of the street, 6 buildings with 4 townhomes in each
- Doesn't feel that this kind of development creates the displacement issues that the public is adressing with their anti-gentrification signs
- Roof deck for each family
- Trish is wondering about the traffic study, developer says that study says that traffic volumes generated by the project will not affect traffic at peak hours on Ave 51 and Echo St
- Developer wants trish's help to chat with neighbors on Ave 51
- Wants to remove a 70 yr old oak tree and put in 8 oak trees
- Will make arborist report available for the public

Public Comment:

- Lula feels that 600k at a starting price is too much, just because they are not literally displacing people, but property values will rise and lead to displacement
- Adriana Call doesn't understand why they don't understand that this is a socio economic issue, ppl can't afford it, this developments are not for ppl "from" HLP. Thinks this will have a negative impact on the enviro as well
- Mark Kenyon, on behalf on the MT Washington Alliance, wants to table the issue because without an actual MND or EIR we only see one side of this project. These three lots have issues that have to be analyzed with the specific plan. Property was rezoned and does not allow for 100% residential, should be at least mixed use. Not happy with the down zoning, infrastructure doesn't allow for the density.
- Enviro issues: great impact on traffic, displacing natural habitat some of which is protected by the state, for the children
- Put flood lights in their apartment developments, micro parks are for hipsters,
- Little boy says please conserve water, go check out rivers and beaches
- Wayne Turner opposed to the development and doesn't like the change in the hood because of displacement, don't think people of color can afford the new development, concerned with racial issues and what HLP stands for
- Miguel Ramos opposed to the development based on the fact that HLP is 56% renters, not something that HLP folks can afford. We don't focus on the social well being on the community and the fact that we have to listen to it is disgusting
- Lizette works for a low-income developer, had to issue rent increases to the communities she managed. Not fair
- Developer responds: that their prices are actually 500-600k, zoning property has a condition on it but don't feel that commercial works on the entirely
- They have submitted the MND and is going through the process. The only mitigating factor would be the oak trees, which they intend to go 8 to 1 with 48 ft oak trees

- Harvey thinks this is still too dense.
- Susanne recommends that we require an EIR, Loyd, Charlie and Tina all support the EIR
- Tina thinks the aesthetic changes are good, concern about the amount of units, concerned with oak tree, traffic and physical

People are being super aggressive and disruptive. Harvey declares the meeting over.