

Historic Highland Park Neighborhood Land Use Committee Minutes

5/28/15

A. Call to Order 7:02

Present: Lloyd Katro, Tina Miller, Harvey Slater, Nancy Wyatt, Miranda Rodriguez, Susanne Huerta, Liz Amsden, Boo Caban, Tony Castillo, Steve Crouch

Absent:

B. Public Comment

- Melanie Freeman from Gensler going to apply for Great Streets Challenge Grant want to partner with local community groups that educates the public about N Fig: a past, present and future of HLP
- Marcus McInerney 5317 York Blvd- turning a warehouse into a gourmet food hall wants to introduce himself

C. Chairs Report

- We had to end the meeting early due to disruption, reminding public to be respectful and follow the rules

Action Items

1. Motion to pass the agenda- Nancy first, Miranda seconds

2. Motion to approve minutes from Feb/March/April- Miranda firsts, Trisha seconds Nancy Abstains, motion passes

3. 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, variance is needed to build 100%residential on a commercial lot. Applicant is seeking neighborhood council support

- Board Comments: Too dense, require EIR, too much traffic, oak tree, need a variance to down zone to residential

- Recommendation to the full board is...Do not support the project based on the following concerns: soil contamination due to prior use, concerns of removing 80-100 yr old oak tree replacement, absence of EIR, the overwhelming opposition from large number of stakeholders based on concern for inappropriate out of place development in the neighborhood, density and traffic.

- Motion liz first, Loyd second passes with abstention from Antonio

4. Discussion & possible action: Letter to Huizar's office from HLP resident (CD1 resident who is near CD14 boundary at York and Ave 50) asking for parking zoning permits

- Melinda says that there is a process: you have to get petitions, there is a backlog and there is a fee for the permit, 2/3 of your block needs to support and you need a 3 block radius
- No action

5. Discussion & Possible action: 5006 E. York Blvd- Renewal of existing CUB for Johnny's Bar

- Current hours are 2pm-2am want to changing the hours to M-F/11am-2am, Sat-Sun/9am-2am to view sporting events
- Asking for DJ
- Asking for exterior signage
- Asking for Happy hour
- Monica Alcaraz has concerns about security wants bouncer there from 5pm to closing, concerned about being people not being cut off
- Liz Amsden: does not feel safe walking by that bar after 8pm
- Tina: For DJ, is it sounds proof? Owner says yes it is, it's not that loud
- Owner says the bar gets blamed for alot of stuff when it is not necessarily all their fault. It has a negative connotation
- Loyd: wants owners to canvas Lincoln
- Nancy: says there is a police record, people throwing up on the sidewalk,
- Tina makes a Motion, Boo Seconds, Nancy opposes, Steve abstains for support with the following conditions: Noise ordinance enforced, security being there at 5pm no matter what, STAR trained employees, enforcing occupany, no loitering, concern/complaint hotline sign with phone number that is managed by the applicant

6. Discussion and possible action: 317 S Ave 57 new 5 until small lot subdivision near the intersection of Ave 57 and Via Marisol

- Discussion: if it was in the HPOZ it would be a contributor. But no comments, no action

7. Discussion and possible action: 118 S. Ave 50/4968-4984 N. Figueroa St.- Application and additional information regarding proposed 29 unit residential units- applicant seeking neighborhood council support

- Applicant has been at LUC 3 times and HPOZ 3 times
- Has received alot of feedback on their design and redesigned the project to reflect opinions of stakeholders
- Differences than last meeting: toned down the colors to be white and with quiter colors (as opposed to the red/yellow); introduced stone on Fig, brick on Ave 50 and wood/wood tone accents on Fig; landscape palet is more native and windows/doors/other architectural details have been changed
- In the middle of the planning process, traffic study came back negative, city is processing an MND
- Harvey and Nancy likes the improvements, think they have done a really good job
- Tina acknowldges that they have done a great job at compliance, likes it

- Susanne Huerta is requesting that for projects this size we request an EIR, concerned about impacts for construction period which is 1-1.5 yr,
- Should we begin to request EIR for developments of a certain size or on streets that are smaller?
- Liz Amsden is concerned about "lush landscaping," wants it to be super drought tolerant and CA native, consider permeable paving
- Monica is concerned about traffic, wants an EIR as well, wants to know "what they are doing for the community" wants them to adopt a median or something to that effect
- Antonio asks if the enviro. has gone out for public comment, thinks its important to comment then
- Motion: We support the project as presented, but will review it again when the MND becomes available. Even though we support the project, there are significant concerns about environmental and traffic impact.

Tina Motions, Tony seconds, Susanne opposes, motion passes

8. Discussion & Possible Action: David Jeung will present plans ragrading HPOZ- 5701 N. Fig St. T-mobile store, seeking neighborhood council consultation and supoprt for the project.

- Did not realize they were in the HPOZ or had to go to the board, but they met with the HPOZ on Tuesday and were given a list of concerns and changes to be made
- LUC is upset that there were no permits being pulled at all and emphasizing the the historic importance of
- No permits pulled at all
- Motion: Write a letter of concern to the planning dept stating that we want the T-mobile business to get the permits and want them to comply with the full permissions an recomemndations from HPOZ and HPHT board. Nancy motions, Tony seconds all in favor

9. Discussion & Possible Action: Zoning variance at 417 San Pascual Ave, 90042, Case #ZA 2014-2828 (CU) (ZV), converting a residential single family home into a child care facility.

- Brightstar wants to expand their business to accomodate 30 kids, currently at 14 kids.
- Majority of parents walk or take the bus to the facility
- Wants to widen the driveway to accomodate more cars, will have to remove an oak tree, but will replace, 2 parking spaces will always be available for parents
- Public Hearing on June 4th
- Public Comment: resident of san pascual, lives next to to the school, says that everyone drives their kids to schools, doesn't want an oak tree to be removed, one parking space for 15 more kids isn't going to help the parking problem, opposes
- Public Comment: resident lives further down San Pascual, feeder road for the freeway, very busy street with bicycle lanes, thinks that the building is too small for that many children, 1,044 sq ft building and 5,125 sq ft lot, imposition on the neighborhood, doesn't want to remove the oak tree, opposes
- Public Comment: lives behind the house, lots of traffic, kids throw things into her yard, make lots of noise, opposes
- Public Comment: no parking, lots of traffic, too small for 30 kids, safety issues

- Public Comment: residential neighborhood, oak tree concerns, traffic, parking issues, don't want to block the bike lane, opposes
- Public Comment: brings up couple moving to the apartment across the street, kids are too loud, parking problems, freeway traffic, opposes
- Public Comment: opposes property values will go down
- Public Comment: dog walker at odd hours of the day, concerned about property values, noise is a problem, tree is an issue, illegal parking issues, opposes
- Public Comment: lots of trash he has to pick up, claims they have faked addresses and signatures for the petition, daughter tricked into signing petition, opposes
- Public Comment: Someone is faking the petitions and falsifying the addresses and signatures, scared about allowing for one commercial zone, opposes
- Public Comment: problems with getting their driveway blocked, opposes
- Multiple emails submitted in opposition
- Harvey thinks it is an inappropriate use of a residential house, especially since the residents are already suffering, in opposition
- Antonio in general supports small daycare facilities in a residential area when maintaining a residential zone, but in this case it is too disruptive to change the land use entirely to commercial, in opposition
- Liz thinks intention is great, but improper location, thinks they should find a bigger space
- Tina almost got hit while walking her dog by a car in that driveway, thinks it's a lot to ask of any community, get a commercial space, opposes
- Steve lives a few blocks away, upset with removal of the oak tree, opposes
- Applicant states schedules are staggered and trying to do as much as they can to improve the situation
- Liz motions, Tina seconds that we oppose the application because of overwhelming opposition from public comment, negative email correspondence, removal of the oak tree and inappropriate use of land for the neighborhood. Motion passes.

10. Discussion & Possible Action: A conditional use permit to allow the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a new bar having hours of operation from 5pm to 1am Monday to Thursday, 5pm-2am, Fri/Sat, 5pm-12, Sun. Unknown location

- Tabling the item

11. Discussion & Possible action: LA's first historic small lot subdivision in Silverlake, moving three craftsman bungalows slated for demo to a single lot in order to preserve the houses.

- This is just an FYI interesting idea for our neighborhood

12. Reports & Updates

- a. HPOZ- No report
- b. 710 Freeway Extension- Press conference this morning rebranding as "Beyond the 710"
- c. Transit Village- No Report

- d. 1241 Le Gray Ave- Harvey received email that property has been bought and something might be built
- e. Survey LA- Has started in EL Sereno and CD 14 provided discretionary funds to get it started there. Let's put pressure on CD 1 to provide discretionary funds to get attention here in the HPOZ
- f. Mission statement working groups- agendaized
- g. N. Fig complete street working group- Update on People St application
- h. York specific plan working group- no report
- i. Community garden open spaces working group- moving it off the reporting as HHPNC has adopted

13. New Business- Electing Christine Anderson to the LUC, regional planner for LA County, just moved to HLP. All favored