

ASNC Planning and Land Use Committee

Monday November 5, 2018 – 7:00 PM

Ramona Hall, 4580 Figueroa St.

APPROVED MINUTES

Attending: Michael Blatt, Lynnette Kampe, and Neiel Norheim, Derrick Ryder, and Lynda Valencia.

Absent: Ben Park.

1. *CALL TO ORDER* and Determination of Quorum at 7:15 by Lynda Valencia.
2. *APPROVAL OF MINUTES* – None.
3. Public Comment on anything NOT on the agenda – Daniel Marlos reported that construction parking continues to be a problem on narrow windy streets that Zoning Administrator parking conditions are not being enforced and LAPD will not ticket if resident vehicles are present. A speaker in favor of Proposition 10, the Housing initiative urged attendees to vote “yes” to lift rent control restrictions.
4. Presentation on NELA Plaza proposed development of 100 housing units at Pasadena Ave. and N. Figueroa. This is Transit Oriented Construction with reduced parking requirements, and increased height permitted as an incentive for including low income units. Michael Naim and his associate acknowledged negative comments received at their August presentation to the community and PLUC committee. Noted criticisms were the lack of historical character, complaints of the height and massing of the structure and too little parking. Mr. Naim said that he met with Charlie Fischer (HP Historical) and that a new architect will develop a new design. He then turned the presentation over to his associate who stated that height had been reduced with one floor eliminated and 24 parking spaces added. The goals for the meeting were to report planned changes and listen to the community. The project goals will be to add housing, including below-market, be context sensitive, provide transit oriented housing, activate the corner with retail and public open space and upgrade pedestrian and public safety.

30 public members commented with the following topics (several topics for some people):

- a. Not enough parking – 2
- b. Don't like 1st Conceptual Design/ Too tall/Too Massive/Lacks Community Character - 10
- c. Transit Oriented Housing is desirable/adds housing/needs less parking/is more sustainable/is appropriate for this site – 5
- d. More than minimum low income housing wanted – 6
- e. Dangerous intersection/more traffic will increase danger/traffic calming is needed – 2
- f. More info. wanted: what public space?/will prevailing wage be paid? Is EIR required? What is definition of “affordable”? – 4
- g. More outreach needed with immediate neighbors –1
- h. New design should include: less massing, step back higher floors/integrate with community/add green space, native plants, Street trees/enhance local park – 5

- i. Parking exit & entrance on Ave. 39 will be congested – 1
- j. Comment that additional more dense housing is planned and will also add to traffic -1
- k. Loss of mountain view – 1
- l. Doesn't serve local community – 3
- m. Lack of awareness – 1

Lynda Valencia thanked the attendees for their civility and the developer for his accommodation.

5. Q & A: Final developer comments: A new design will be developed, notes have been taken and more changes will be seen in a return visit, a traffic study will be done and a mitigated negative declaration of environmental impact is anticipated. "Affordable" is based on the Housing Schedule 6 for "Extremely Low Income." It is difficult to add more below market units because investors need to recoup their expenses. Rent with option to buy is planned. Another public hearing will be held when new plans are available.

Meeting adjourned at 8:45.

Minutes prepared by: Lynnette Kampe