



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

Planning and Land Use Committee Report

Meeting Held October 18, 2017 at San Pedro City Hall.

Committee Members:

Diana Nave - Present
Lee Williams - Present
Chuck Hart – Excused
Peter Burmeister - Present
Jason Herring - Excused
Linda Alexander – Excused
Pat Nave - Present

Quorum? Yes

Non-Committee Member Attendees: Gwen Henry

Consider Updated Request for CUB for Beer and Wine – LeMeow (Jacaranda Restaurant) 1030 N. Western - Tony Cordi, Consultant

Tony Cordi sent an e-mail the day prior to the meeting stating that he would not be in attendance. The time period for additional comments ends October 31. The NWSPNC comment letter that opposed the project unless additional information was received will not be updated. It will then be up to the hearing officer to make a determination.

Proposed Community Impact Statement Regarding the cost for Appeals CF 09-0969

It was moved, seconded, and carried unanimously to support the proposed Community Impact Statement with several changes. The final version is attached.

Consider Questions to submit regarding Highpark

The list of questions was reviewed and agreed upon with a couple of changes. The final version is attached. In addition, Diana shared that she has developed a tracking sheet that shows when each of the traffic mitigations are supposed to be completed. The completion is tied to the number of trips to be generated by the project that is a result of the number of units being build in each phase.

Adjourn – Next Meeting November 15, 2017 following the joint meeting

PROPOSED CIS RELATED TO PROPOSAL TO INCREASE APPEAL FEES FOR NON-APPLICANTS CF 09-0969

Action: Against Unless Amended

The NWSPNC can support Option 1 that would increase appeal fees for non-applicants to \$271, a full 300% increase over the existing fees. We oppose any increase in fees above that amount because it would discourage residents and neighborhood groups from appealing decisions of the Department of City Planning that impact their neighborhoods. The full recovery fee of \$13,538, a 15,000% increase in fees, not only makes no logical sense, but it will all but make it impossible for any resident, constituent or community Stakeholder to exercise their right to ensure the City of Los Angeles is not making any mistakes or unwanted exceptions to the community plan in specific areas of the city.

One of the questions considered in the User Fee Study was “Does current demand for services support a fee increase without adverse impact to the citizenry served...?” To this we answer no. The results of any higher fee would silence the public, with the exception of extremely wealthy people who could afford more than \$13,000 to appeal a project they believe is against the Community Plan or specific Zoning of the area in question.

Any increase above \$271 would also seem unreasonable in light of the study of other cities that showed that most of them have fees below that amount. The fact of the matter is that the Department of City Planning, does make mistakes and this system is in place to be fair to all Angelinos to challenge a decision or potential approval at a reasonable cost.

We would like to see, in writing, line item by line item, how a non-applicant appeal could possibly cost more than \$13,000 and recommend that the Department examine ways to reduce the cost.

Finally, whatever fee is adopted for applicants or non-applicant appeals, the ordinance should be amended to state that failure to appeal should not be used as a defense by the City in an action for mandamus in a court of law.

QUESTIONS FOR HIGHPARK

- Has iStar obtained all of the necessary permits to finish the infrastructure?
- When do you anticipate the infrastructure will be completed?
- When do you anticipate starting work on the first of the traffic mitigation measures?
- When do you anticipate the road to Mary Star will be open to traffic?
- The plan for the park is more of a conceptual plan than a specific plan. When will the detailed design be available? Will iStar construct the park themselves? If not, who will? When do you anticipate work starting on the park?
- We have heard that KB Homes will be building the entire project, is this correct? If so, can you give us the contact for the project manager from KB Homes?
- Does iStar intend to sell the entire project to KB Homes?
- When do you now anticipate that construction on the homes will begin?
- Were any fossils found during the excavation? If so, how many and where were they deposited?
- Were hydrocarbons found during grading and excavation? If so, what remediation was done?
- As you should be aware, we continue to feel that Highpark was a bad choice of names for a project in our community. Will there be any opportunity to change the name?

Response Received

- Infrastructure development is proceeding according to plan:
 - Our Backbone sewer system is complete
 - Our rough grading of the site and perimeter retaining walls are nearly complete and should be wrapped up around the end of the year
 - Storm drain system is progressing and should be complete around the end of the year
 - We will soon start the onsite water construction and hope to have those improvements completed in early 2018
 - We will be working hard complete the paving and Mary Star access road by the next school year
- We are actively working with various municipal entities on design and approvals for additional infrastructure improvements, all of which are proceeding according to schedule.
- The design guidelines provide the best illustration of what is currently planned for the park site.
- We continue to have ongoing dialogue with a number of Regional and National Builders, and remain committed to bringing in one or more high quality, best-in-class developers to deliver much needed residences to the neighborhood. No final decisions have been made.