



Picfair Village Neighborhood Association  
[www.picfairvillage.com](http://www.picfairvillage.com)

## Special Meeting Minutes August 26, 2018

Meeting kicked off by Michael Plante – PVNA president.

Agenda covered:

Discussion of the proposed 28-unit development at [1546-1550 S Orange Grove](#)

Introduced Tania and Geoff Missad

Tania Missad spoke about the appeal that has been filed regarding the [1546-1550 S Orange Grove](#) development.

**TENTATIVE** appeal date – Oct 11<sup>th</sup>. Location – South LA Municipal Center at Vermont & Manchester

The Missads and 2 of their neighbors jointly filed the appeal.

They are setting up meetings with attorneys to take on this case and are asking for financial help. They are setting up a [Go Fund Me page](#).

They have a petition that has gotten close to 200 signatures opposing this development. ([Click here to sign online](#))

Tania Missad addressed the following points that are potential legal arguments against this development:

- In 2008, Q Conditions passed for Picfair Village that enforce height and density regulations in an effort to maintain neighborhood character.
- This development was approved by city planning as a TOC (Transit Oriented Community) project.
- It is the community's belief that TOC regulations do not supersede Q Conditions.
- Current plans for the development exceed height restrictions by over 20 feet.
- Current plans for the development only include 3 affordable housing units. There should be 5 (based on existing City regulations stating that any new development that replaces a

- building with rent-controlled units, must replace those units in addition to any responsibility for low-income units).
- The TOC Tier level of this development requires that the building is within 1500 feet of the public transit corner/location. Based on initial measurements, this development is 1584 feet from the transit corner/location.
- Per TOC guidelines, no environmental impact study (EIS) was done for this development.

Herb Wesson's office is in communication with the developer to hopefully scale back the development.

Hydee Feldstein spoke as a Picfair Village neighborhood stakeholder—no official capacity.

- Next 6 months is critical to how the neighborhood will look in the future. Picfair Village is a focus for new development and higher density housing.
- There is state legislation in the works that, if passed, would override local zoning laws.
- Request for increased neighborhood participation both on the local level and state level.

#### Q&A/Comments:

- Request to post the renderings of the development and map of recent developments (shown at the meeting) on PV website, social media, next door.
- The TOC regulations have been created as a result of the passage of Measure JJJ last year. Is there a phone # and script to follow to voice opposition to current TOC guidelines? Current TOC guidelines only require 1 parking spot for every 2 rental units.
- Agenda for the official appeal meeting in early October will be posted 3 days prior to the meeting.
- Concern that this development will make traffic and parking worse.
- There was a water main break at Stanley and Ellsmere the morning of Aug 26<sup>th</sup>.
- How are the lawyers being hired? Is it per development? – Yes. Brad Kane has given Tania and Geoff a list of possible attys.
- Question on whether this appeal process is the same as other development appeals.

- Liz Carlin stressed the importance of organization of comments at the appeal. Appellants are only given a specified amount of time to voice their appeal. Also Liz stressed the importance of making sure the appeal is fully encompassing of the appeal points since it goes directly to the city planning commission.
- Recommendation to share news of this proposed development on people's individual social media sites to increase awareness.
- Question on broader appeals, and difference between NIMBY and gentrification.
- Liz made the point that petitions are more impactful to city planning when the signors are within Pico NC borders.
- There was a recommendation made that property owners not sell to developers.
- A point was made that one of the goals of the PVNA board is increased community involvement.
- Request was made that houses not be torn down until new development is ready to break ground. Not leave empty vacant lots for long periods of time.
- Under TOC guidelines, no public notice is required by the developers to the communities where their developments are going. They just need city planning's approval. Herb Wesson's office is looking into requiring notices and public hearings for TOC going forward.
- New S Orange Grove development at corner of S Orange Grove and Pickford was brought up. This unit is planned to be 4 stories and requesting an 11 foot easement instead of current 15 foot easement requirement.
- Developers do not have to come to Pico NC land use meetings. Pico NC board has done a good job getting developers engaged and attending these meetings.
- Question for Liz: How to push back against TOC? Need to have an organized, multi-faceted, strategic approach. JJJ did not specify TOC details. Work with LA City Council President Herb Wesson's office and call CA Assemblymember Scott Wiener's office in Sacramento. Callout was made that Scott Wiener is pro-developer.

Brad Kane requested to speak:

- People need to stay involved.
- Need to make sure that developer dollars don't outweigh neighbors' votes.

- Need lists of phone #'s to call regarding development.
- Requested that zoning hearings, appeal meetings be moved to within the neighborhoods being impacted.
- Requested the EIS be written by independent companies – not by firms chosen by the developers.
- Requested that there be an increase in the number of notice requirements required.
- Suggested that people who are displaced by new developments be put 1<sup>st</sup> on the list for new affordable units.
- Need a more robust enforcement mechanism to address when developers are not following rules/guidelines.

SB18 when passed it doubled the size of development allowed on a given lot – density bonus. Call out that city does not enforce that sufficient affordable housing units are being included in new development.

[1546-1550 S Orange Grove](#) – current development plan is all 2-3 bedroom units except 1.

For affordable housing – there is currently a 1% vacancy rate. For luxury housing, currently 11% vacancy rate.

TOC was passed as a change to the LA City Charter. Q Conditions apply.

Brad suggested: [sign the petition](#) and donate to the [Go Fund Me site](#).

Other comments:

- Question if anyone present knew how to create websites.
- Recommendation was made to reach out to the Art Deco Society. They try to work with developers on maintaining aesthetic character of neighborhoods with new developments.
- Carmen Bordas was introduced. She's doing work on organizing the different neighborhoods within Council District 10.
- Importance of attending the October appeal meeting (date TBD) was stressed. Crowd size is impactful.
- Suggestion made to provide a bus / transportation to the meeting.
- Overall message: community involvement, organizing, attending neighborhood meetings.
- A request was made to donate to PVNA.

- Debbie requested that the board draft a letter to Council President Wesson's office regarding this and future developments.
- Several months ago there was a large water main break on S Orange Grove causing a sinkhole that was likely from another development on that street.
- Francesca (who did the development renderings) volunteered to do images for the website.

Adjourn