

Minutes: Area 6 General Meeting, March 27, 2018 at The Pikey (back room)

Present: Mary Yarber (Area 6 Chair), Mark Judaken (owner: 1716 Nichols Cyn. Rd.), Mikaela Nagler (architect: 1716 Nichols Cyn. Rd.), Jared Johnson (land use consultant), 7 stakeholders

Call to order / introductions by Area 6 Chair Mary Yarber at 6:40 pm.

Jared Johnson distributed building plans and gave summary of progress of 1716 Nichols Cyn. Rd. remodel thus far: 3600 sq. ft., 32 ft. front yard setback. Referred to stakeholder concerns raised at 3/6/2018 City hearing: traffic problems from truck deliveries, workers' cars, storage of building materials; ability for emergency vehicles to pass quickly; removal of possibly historic avocado tree. Jared said that all issues except avocado tree will likely be remedied by directives in City's approval document (still pending), but that arborist Lisa Smith has advised him that the tree is in poor health and should be removed. Owner is willing to plant new avocado tree to honor history of tree scheduled for removal. Jared expects all vehicles and materials storage to occur within property gates because of larger than usual setback (32 ft. rather than 20 ft.).

Stakeholders: would property owner give names of neighbors of his previous remodel projects whom stakeholders could talk to, to see how things went for them? Owner said yes.

Stakeholder: Even smaller developments haven't been able to stage behind fence, you're "not being realistic" in expecting to be able to do so.

Owner: Then we'll drop off tools and materials and park vehicles south of Hollywood if needed.

Stakeholders: serious safety concerns: medical / fire help may not get through.

Jared: Those concerns will be addressed in standards imposed by City in their approval process.

Jared: we will give our contact info, schedule of construction activities, construction manager's phone number. Will work on exterior only 8am - 6pm, Monday - Friday, no exterior on weekends.

Stakeholders: if needed, emergency vehicles are allowed to travel up and down Courtney Avenue, despite it being a one-way street.

Stakeholders: there are 9 projects in Nichols Cyn now, possibly hindering emergency vehicles, leaving trash, making noise, creating fire hazard by cigarette-smoking breaks.

Owner: can't guarantee that all workers won't leave trash or that a concrete truck may not block street temporarily. He'll direct no eating, drinking, smoking on property. Will give his phone number in case that happens.

Stakeholders asked for written list of steps owner will take to resolve issues.

Jared: those will be codified in pending City document.

Stakeholders asked to know ahead of time when huge trucks will arrive so they can warn neighbors.

Owner: creating a parking area, thinks trucks can park on property.

Stakeholders raised concerns about large concrete trucks, which are exceptionally large, and how they'd park and use large, lengthy hose.

Owner: there's room on property for truck.

Stakeholder: is owner putting in gutter or cur or other street improvement.

Jared: putting gutter and curb in, as required by City.

Stakeholders raised concerns that arborist Lisa Smith is known as overly friendly to developers and more willing to remove trees than perhaps other arborists are. Would owner consider getting second opinion from arborist suggested by stakeholders? Owner: no, tree must go in order to construct driveway; removal is unavoidable; tree is not producing fruit anyhow.

There was brief discussion of how to tell if tree will produce fruit, whether the current tree looks healthy or not.

Owner and Jared propose new avocado tree, size to be selected by concerned stakeholders. Current tree is not a protected tree.

Stakeholders: a new tree will not become as large and flowering as current tree any time soon. They'll continue to fight against removal of avocado tree.

Stakeholder: a 36 - 48" boxed tree is substantial, about 15 feet tall, could become as tall as house in a couple years.

Stakeholders would like advance notice of large deliveries, and flag men to navigate them.

Jared: use of flag men, other traffic remedies would be addressed in pending City document.

Owner: would create an email chain to advise of scheduled deliveries, other possibly inconvenient activities.

Stakeholders: send emails to Nichols Cyn Neighborhood Ass'n., and the Ass'n. will distribute them to concerned stakeholders.

NEW BUSINESS: The dumpster which sits in traffic lane outside apartment at northwest corner of Hollywood Bl. and Nichols Cyn. blocks the right turn lane. Yarber: it's not an official right turn lane. The building has permission to keep the dumpster there.

NEW BUSINESS: The palm tree at the Nichols Cyn. power station is dying, leaning dangerously into power lines. Also, a power pole at Nichols and Hollywood is leaning dangerously. Yarber: I'll let DWP and LADOT know.

Meeting adjourned at 7:30 pm