

**La Brea Hancock Homeowners Association  
Board Meeting  
June 15, 2021 -- Meeting held via Zoom**

**MINUTES**

Board Members in Attendance:

Jill Brown  
Bob Eisele  
Phil Messina  
Genia Quinn  
Cathy Roberts

Absent Board Members:

Michelle Owen  
Jane Prentiss

Community Members:

Rizelita Abeleda  
Patrick Auerbach  
Charlie Brown  
Cindy Chvatal  
Diana Eisele  
Suzan Fellman  
Karen Grace-Baker  
Helen Kang  
Juanita Kempe  
Clif Lord  
Vero Matos  
Josh McCloskey  
Anne & Paul Schneider  
Sixto Sicilia  
Jane Usher  
Justin Waite

Guests:

Pacific Springs  
    Eric Shabsis  
    Kim Paperin  
    Jamie Poster  
  
CD4 Planning Director  
    Mashael Majid

The meeting was called to order at 6:35 pm.

Representatives of Pacific Springs, the owner of the property at the northwest corner of Highland and Wilshire, gave a second presentation on their proposed mixed-use project, which has been submitted to the city but not yet assigned to a case planner.

The proposed project includes 243 units of housing and retail in the space currently occupied by the mini-mall, and green space in the area currently occupied by two surface parking lots and Carling Way. The project will include 10,000 square feet of retail fronting Wilshire and 242 residential units. Parking for retail will be on grade within the structure, and residential parking will be on three subterranean levels.

Pacific Springs representatives said they planned to enhance the bollards on Citrus to prevent drive-through traffic. They also reported that a roof deck will be at the Wilshire and Citrus end of the building, not the north end facing homes on Highland and Citrus.

La Brea Hancock residents and neighbors from Hancock Park asked questions and raised concerns about a number of issues, including the height of the building, balconies facing homes on Highland and Citrus, parking and traffic.

Following the Pacific Springs project discussion, elections were held for directors of the La Brea Hancock Homeowners Association. The following slate was elected by voice vote: Charlie Brown, Jill Brown, Bob Eisele, Juanita Kempe, Phil Messina, Michelle Owen, Genia Quinn, Cathy Roberts.

Bob Eisele gave an update on SB 9 and SB 10 and suggested that neighbors call Assemblymember Richard Bloom to ask that he oppose the bills.

The minutes from the May 19, 2021 meeting were approved by voice vote.

The meeting was adjourned at 8:42 pm.

