

BHNC PLUC/Board Joint Meeting – 2018.Feb/08 [Minutes]



Location: Benjamin Franklin Library [Community Room]

Circa: February 8th, 2017

Begin: 6.18pm

Quorum Failure Declared: 6:45pm

End: 7.58pm

Attendance

Present [PLUC]: (2) – *Jason Gallegos, Ernesto Hidalgo*

Absent [PLUC]: (3) – *Dan Morales, Peter Kallstrom, Tyffany K. Lam*

Present [Board]: (3) – *Daisy Chavez [BHNC VP], Veronica Polanco, Jose Pelico*

Community [peak]: >40

Format of Votes: [*No votes*]

[[6:18pm]]

- *While waiting for quorum, Chair proceeded to open the meeting for non-actionable items*

Item 1 – Welcome

- Chair welcomed audience, and explained that while waiting for the other members of the Committee to arrive, that non-actionable items will be discussed.

Item 2 – Government Reports

- *none.*

Item 3 – General Public Comment

- *none.*

[[Item 4 – PLUC Business]]

Item 4a – Updates on Any BHNC/PLUC or Community Related Items

- Chair gave a update on the following:
 - **ZA-2017-4337-CU**, *McDonald's* (1200 block of S. Soto), Hearing Date (3/22 @ 9am, City Hall)
 - **ZA-2013-2779-CUB-CU-PA1**, *El Mercado*, Staff assigned, but no hearing date
 - **CPC-2016-3182-CA** – *Process & Procedures Ordinance Amendment*: August 9th 2018, hearing date with the City Planning Commission @ City Hall
 - **ZA-2017-3526-CUW**, *T-mobile* (2930 Whittier Blvd), approved January 23rd
 - **ZA-2017-2451-CUB**, *243-251 S. Mission*, period of advisement until February 28th.
 - **ZA-2017-3802-CUB**, *AM/PM* (2740 E Olympic Blvd), hearing date (2/28 @ City Hall, 10:30am in Room 1070)
 - **ZA-2017-4048-CUB**, *Asher Café [& Lounge]*, approved pending a appeal period ending 15 days after the determination letter is sent out.
 - **17-1147**, *Artist Affordable Housing Program*, no update
 - **17-0447**, *Establishment of a 2,500 Health and Safety Setback Around Oil and Gas Extraction*, is still waiting on an Economic Report
 - **17-0117**, *ARUS*, has moved to PLUM
 - **16-0461**, *Tree Removal In-Lieu fee*, was heard in the Public Works & Gang Reduction Committee February 7th
 - Also mentioned that PlanCheckNC will cover this topic and invites the public to attend Saturday @ Hollenbeck Station
 - **BPW-2018-0062**, *Hollenbeck Park Lake Rehabilitation Project*, informs the public of the project
 - **CPC-2017-4617-VZC-CU-SPR – KIPP K-4** (443 S Soto St)], informs the public of the Board vote (0-4-8), and that the BHNC spent a total of 2 hours, 14 minutes and 43 seconds on this subject [in session].
 - Budget & Finance Committee – will meet February 20th,6pm @ the Stevenson Library. PLUC agenda is incorrect.

Item 4b – Notice of Vacancies

- Chair reported that there were two PLUC positions open. One for a Board Member, and one for a Community Stakeholder,

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explains the process to join, and invites the audience to attend the General Board Meeting

Item 4c – Discussion & Possible Action to Approve the Minutes for January 11th, 2018

- *quorum not established. No action taken*

Item 4d – Open Submission/Discussion on non-agenda PLUC Items

- *no items submitted/requested.*

Item 5 – Update on Joint Development of Mariachi Plaza & Chavez/Fickett Metro sites

- Presenters:
 - [Metro]: Greg Angelo (taking over for Vivian Relasco, who Retired) & Nicole Velazquez as project managers
 - [Abode Communities]: Laura [last name] Senior Vice President of Abode Communities & Megan [last name], Senior Project Manger
 - [East LA Community Corporation]: [name] (President)
- [Metro] has been in a “Black Out” Period since issuing the Request for Proposal (RFP) as of March 2017. During the Procurement Process to select the Developers for the Exclusive Negotiation Agreement (ENA).
- They have selected Abode Communities (Abode) for the Cesar Chavez/Fickett site, and East LA Community Corporation (ELACC) for the Mariachi Plaza site.
- Developers were selected by Proposal Evaluation Team, which included Metro Employees and Community Members.
- Mariachi Plaza received two proposals.
- Chavez/Fickett received five proposals.
- Spring 2016 outreach lead to Development Guidelines (approved in January 2017)
- Community engagement moving forward will be Developer lead, and Metro is reviewing their plans. Advises the Community that they are likely to be similar to the outreach done for the First/Soto & Chavez/Soto projects.
- [Greg Angelo] asks community to sign up for Metro's notification list to receive updates, visit the metro website, and also has brought physical copies of the Metro Board Report for the Community to read.
- [Abode] (Laura) introduces herself and Megan and gives a brief summary of their group, and proceeds to introduce project.
- [Chavez/Fickett]:
 - Mixed-Use 60 Unit Affordable Housing for families, a grocery store, and a public park w/ public art
 - Will refine it further through outreach.
 - Will return to the BHNC to present results
- [Question]: What is Abode's definition of “affordable housing.”
- [Response]: up to 50% of Area Median Income (AMI) (~34,000\$) on the **high end** for a family of four. *Further details on the range will be presented at a later time.*
- [Question]: If Abode is aware of the average income of Boyle Heights.
- [Response]: Yes, and that some units will fit that on the **low end**.
- [Question]: What percentage
- [Response]: 20% of the units (12 units) @ 30% of the Area Median Income (~24,000\$)
- **Clarification:** [Metro] used the AMI based on the City AMI, set by Housing and Urban Development (HUD) a County agency, which does not base AMI for the various Communities with in those Areas (Boyle Heights). [Abode] set the maximum rents based on Metro's standards (AMI) and is providing a mix based on the Median Income of Boyle Heights.
- [Question] (Coalition to Preserve LA): How does this fit in to the TOD extremely low income level, Tier 3 Density Bonus (DB)
- [Response] (Metro): Believes that Abode is not requesting a DB because of the intent to attract a Grocery Store, which requires additional parking.
- [Ernesto Hidalgo]: Asks Abode to provide the community with clear examples of the proposed rents as they compare to comparable apartment housing in Boyle Heights.

[CHAIR]: Officially declares QUORUM FAILURE @ 6:45pm, notifies the public no actions/voting will take place, that this meeting is now officially an “Informational Meeting” and the presenters will be allowed to continue.

- [Vivian Escalante]: Speaks the design/look-and-feel of the project and does not believe that it fits in with the historical architecture of the surrounding buildings.

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- [ELACC] (President) introduces herself
- [Mariachi Plaza]:
 - 60 Unit Affordable Housing, operating on a strict tax credit, as explained during Abode presentation.
 - Community serving retail
 - Mariachi Center
 - Green Open Space
 - Going in to second phase of community engagement
 - Making sure that the design fits in to the community
 - Engaging in focus groups with home owners, youths, mariachis, etc. 24min
- [Chair]: For the stores, are you considering any Marijuana Locations or places that sell Alcohol.
- [Response]: We have no set business, the short answer is no. Businesses will have to be in line with our organizational mission. In addition to those mentioned, pay day (predatory lending) will not be allowed
- [Veronica Polanco]: asks about the Abode site (grocery store)
- [Response]: no businesses are set yet.
- [Vivian Escalante]: will you have the specs of data for the Transfer Riders available?
- [Response]: We can make it available.
- [Ernesto Hidalgo] (addresses both groups): Would like to know the Tenant Outreach Plan, and would like the outreach done to Boyle Heights.
- [Chair]: Asks that they presenters keep in touch with BHNC.
- [Question]: Asks if this is a lottery process.
- [Response]: Open to lottery or processing the applications as they are arriving (the same process used at First/Soto)

Item 6 – Presentation, Discussion & Possible Action on the Roosevelt Comprehensive Modernization Project & the preparation of the Draft EIR

- Presenters:
 - Fortunato Tapia, Community Relations for LAUSD
 - Russell McCarly, Senior Design Manager
 - Edward Paek, District Office of Environmental Safety, CEQA Project Manager
- [Fortunato] Announces CEQA/Draft EIR Community Meeting @ Roosevelt High School (Cafeteria) February March 21, 6pm
- Russel McCarly introduces himself, oversees architects designing the project.
- [McCarly] walks through a Power Point Presentation
 - Entrance will be on Fourth Street
 - Project will effect Roosevelt High School, Roosevelt Magnet, & the Boyle Heights STEM Academy
 - Project identified in March of 2015, LAUSD Board approved it in December of 2015
 - Goals: Safety & Creating modern 21st century classrooms,
 - 173\$ million Budget
 - Scheduled to be completed in 2022
 - Provided a list of the series of meetings [including].
 - May 2015 (identified project),
 - November 2015 (defined project),
 - November 2016 (series of meetings showing planning concepts),
 - Fall 2017 (Design concept update)
 - Town Hall (February 3rd, 2018)
 - Will continue to have meetings until the project is completed
 - Identifies Historical Cultural Buildings related to the 1968 Walkouts
 - Identifies plumbing/infrastructure needs to be updated
 - Identifies ADA compliance needs to be updated
 - Older classrooms are undersized, and cannot be modernized to State requirements
 - Permanent buildings in yellow ([eight])
 - Identifies that pool, football field and baseball field will stay, but that plumbing will be updated.
 - Identifies 4 new buildings (which contain 78 new classrooms)
 - 6 science, 5 chemistry
 - 3 art studios

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- 7 specialized class for career tech education
- forensics
- network technologies
- 3 engineering labs
- patient care
- 250,000 square feet of new construction (performing arts center, administration, 3 story classroom, gymnasium, wellness center, lunch shelter)
- Outlines current and future process
 - Past:
 - Development/Identification
 - Design of Project
 - Current: Environmental Study
 - Next:
 - State to approve the drawings (about a year)
 - Construction (Two years)
- Emphasizes that the new design allows for better crowd control.
- Design incorporates the ability for future development of a full Track and Field Stadium, as well as the Baseball Field.
- Followed by 3D animated walk through on the Project.
- No commentary was provided by the presenter(s)
- [Edward Paek] introduces himself District Office of Environmental Safety, and is overseeing the CEQA process.
 - Provides overview of the CEQA process:
 - Initial Study – looks at 19 points including: Air Quality, Biological resources, Cultural resources
 - looks at pedestrian safety
 - District then prepares an Environmental Impact Report (EIR),
 - Notice of Preparation was issued for a 30day period between October and November of 2017
 - the Draft EIR is then open for public review for 45 days from February 6th until March 23rd.
 - Is not taking verbal comments tonight, only written comments.
 - February 21st, 6pm, verbal public comment will be taken [@ Roosevelt Meeting]
 - E-mail address will be provided at the end of the presentation to allow for written comment.
 - Final EIR will provide response to all comments and will be presented to LAUSD to make their final decision
 - Final EIR will be available for a 10-day review period before the hearing.
 - Draft EIR marked 6 issue areas
 - 4 – air quality, hazard/hazardous material, pedestrian safety, transportation & traffic were less than significant.
 - 2 – Cultural Resources & noise were found to have significant and unavoidable impacts.
 - Cultural: Buildings involved in 1968 Blowouts would be destroyed (negligible impact)
 - Noise: Construction traffic. Clean up will result in temporary but unavoidable impact.
 - Four Project Alternatives to lessen impacts
 - no project
 - Retain and renovate building 1 (“R” Building)
 - Retaining the Historic District (some of the buildings involved in the '68 Blowouts)
 - Leave Building 1 “as-is,” no improvements.
 - Gives web address to documents
 - ceqa-comments@lausd.net
- [Questions/Comments]
- [Jorge Castaneda] (Coalition to Preserve LA) – passes out informational flier, asks/urges for Draft EIR to be translated in to Spanish, Comments that no translation services were available. Notes the significance of the Walkouts as it relates to Spanish speakers.
- [Chair] – Apologizes for not having Translation services. Explains that generally speaking a request for services is not placed unless requested due to budget restrictions, and none was requested. But that due to the nature of the meeting should have gone ahead and placed the request. States that for the remainder of the term (3 meetings) Translation Services will be provided.
- [Presenter(s)] – It is the policy of the LAUSD to provide information in the language of the community it is in. They are working on a translated summary. February 21st meeting will have translation services.
- [Chair] – Will the translation extend the comment period?

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- [Presenter] – No, but the district has a policy of accepting comments after the end of the period.
- [Rosaline Sangara](Los Angeles Conservancy) – Ask for information on the rationale for not renovating the building.
- [Response] – Retrofitting is intrusive, classrooms are a 1/3 of the size of modern classrooms, and does not meet the goals of the project. Studies show deficits after retrofitting
- [Rosaline Sangara] – addresses other buildings/buildings not being demolished.
- [Response] – Critical facilities that needed to be repaired were the goals, those not slated for demolish are necessary to demolish them.
- [Gwenn Godek] (CEQA Advisor) – The alternative analysis assumed that the structural upgrades could be done, worked from that assumption, even though they cannot, and determined that if they could be done would not meet their project goals.
- [Rosaline Sangara] – Is that information available to the public?
- [Gwenn Godek] – It is in the [Draft] EIR
- [Isela?] – Relays appreciation for this program taking place.
- [Enresto Hidalgo] – Asks [Isela] how people in the community that her organization represents.
- [Isela] – About 6,000
- [Helen Mercado] – Asks about the Library
- [Response] – Is not being demolished, will/may be minor upgrades (paint, finishes).
- [Myra] – Asks about the field area's delay in upgrades.
- [Response] – Do not fit in to the priority goals of the project (Buildings, safety/security) , and not enough funds to cover it.
- [Vivian Escalante] (Representing the Committee to Defend Roosevelt High School) – has two point comment.
 - Point 1. Relays the effect of having the physical location of a historic site [of the Walkouts] as an educational tool, and the awe of students. Questions the permanent loss of such a site.
 - Point 2. School Accountability Report Card lists the site as in “good shape.” Asks about the accuracy.
 - Point 3. Comments on the design as being generic.
 - Point 4. Comments on the late notification to the public. (Project began in 2015 & is only now being made aware of it [2017].
- [Fortunato] – Response that the outreach has been robust.
- [Public Comment] – Asks if any money is going in to the educational programs.
- [Gwenn Godek] – Bonds are only going in to school facilities, not operational costs.
- [Public Comment] – Relays concern about Demolition (carcinogens, etc) regarding air born exposure.
- [Gwenn Godek] – Describes the process. Removal of any internal dangers (asbestos, etc) prior to demolition. Followed by adhering to several different regulations to ensure contaminants are handled.
- [Chair] – Asks regarding the process of Asbestos/contaminate removal during school hours.
- [Response] – Campus will be operational, but the building will be “sealed off”/segregated from the campus, with security.
- [Jose Pelico] – Comments on the presentation, which displayed local/Boyle Heights landmarks, and that retention of the Roosevelt landmarks would be a better objective.
- [Chair] – Asks if the demolition is set.
- [Gwenn Godek] – No decision is made as of yet. This is environmental due diligence. Before the California Board of Education decides on whether to proceed they need to consider [by law] all the information provided in the Final EIR. Including written comments & outreach activities.
- [Chair] – Asks if the BHNC would be able to provide official comment on the Draft EIR, given that the BHNC Board would meet after the March 23rd deadline.
- [Gwenn Godek] – Asks for clarification on if this would be questions regarding the Draft EIR, or a letter of support/opposition.
- [Chair] – Clarifies that it would be a comment regarding support/opposition.
- [Gwenn Godek] – Responds, “Yes. We would definitely accept that and put it in to the record.”
- [Stephanie Solano] (InnerCity Struggle) – Comments that she has been following the project since the beginning and has been an advocate for outreach. And recommends that the BHNC should talk to the teachers and students on campus. Who are familiar with conversation. Advocates that this is what the those of the 1968 Walkouts were calling for.
- [Veronica Polanco] (BHNC Board Member) – Alumni who run the [...] Group are supporting the project. Comments that reducing cultural sensitivity to a mural or a bench is sad.

[library closing]

- **Items 7 – 10** no action(s) taken.
- Meeting was summarily adjourned at **7:56pm**