

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



Location: Benjamin Franklin Library [Community Room]

Circa: March 8th, 2017

Begin: 6.20pm

End: 8.00pm

Attendance

Present [PLUC]: (4+1) – Jason Gallegos, Tiffany K. Lam, Peter Kallstrom, Daisy Chavez (acting as Ex-Officio), Ernesto Hidalgo (6:50pm)

Absent [PLUC]: (1) – Drew Brauer,

Present [Board]: (1) – Jose Pelico

Community [peak]: >10

Format of Votes: [(abstain) – (nay) – (yes) - (ineligible)]

Item 1 – Welcome & Roll Call

- Chair welcomed audience
- **Roll Call:** Jason Gallegos, Tiffany K. Lam, Peter Kallstrom, Daisy Chavez (acting as Ex-Oficio);
- Quorum established

Item 2 – Government Reports

- Yurida Ramos (CD-14) – Provides an update on the Lorena Plaza development. Project has been approved to move forward. Answers questions from public regarding the environmental process moving forward.
 - Comment from public that there was never an oil well on the property, and that the environmental concern was in regards to the Excide contamination & the expansion on the radius of soil testing.
 - Chair asks regarding the potential lawsuit by El Mercado
 - Yurida responds that they have not been contacted regarding this subject.
 - Chair asks about the Marijuana Social Equity Program, in regards to the program being expanded to include all of Boyle Heights
 - Yurida responds that the program will apply to the whole neighborhood, but will still face the same restrictions imposed on by regulations.
 - Daisy informs Yurida about the Marijuana forum that the BHNC is planning for May.
 - Jose Pelico - []

Item 3 – General Public Comment

- Helen Mercado – Requests the reason as to why Jose Huizar has changed his mind regarding the project
 - Yurida responds providing the information that was provided in the motion
- Helen Mercado – Has a question regarding who is going to pay for the soil testing.

[[Item 4 – PLUC Business]]

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

- **Jose Pelico [BHNC Treasurer]** – Announces that Budget & Finance Committee has open seats, and that the Budget meeting is taking place on March 20th @ Stevenson Library, 6pm
 - Daisy Chavez provides details on the functions of the Budget & Finance Committee.
- **Daisy Chavez [BHNC Vice President]** – Provides an announcement on the GBM date/time. That the Neighborhood Committee is working on Cannabis forum, and bettering relations between the community and the police department.
- Jason Gallegos [PLUC Chair] – Provides brief update on land use cases being tracked (listed on agenda)
 - McDonald's (1210 S. Soto) has a hearing date of March 22 @ 9am
 - KIPP Charter School's zoning hearing was yesterday (March 7), no determination was made at that meeting. Is to be heard before the City Planning Commission (CPC) at an unspecified date.
 - Asher Cafe & Lounge's CUP was approved with conditions. Determination letter was sent out on February 28, 2018 & the public has 15 days to appeal that determination. Ending March 13, 2018
 - Updates public of Tree Remove En Lieu Fee (CF 16-0461), item is still being discussed.
 - Helen asks for some clarification on if this applies to home-owners.
 - Chair responds, yes.

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Item 4b – Notice of Vacancies

- Public notice given regarding 2 PLUC Vacancies, open for BHNC Board Members.
- Public notice given of 5 BHNC Board Vacancies, including 1 Area 3 Seat, open for BHNC Stakeholders
 - Area 3 Seat open for BHNC Stakeholders who live, work or own real property in Area 3.

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

- **Motion** to Approve the January 11th, 2018 Minutes [*Jason/Tiffany*]
- **Public Comment:** *none.*
- **Committee Comment:** *none.*
- **Vote:** 2 (*Tiffany & Peter*) – 0 – 2 – 0, *passed*

Item 4c – Discussion & Possible Action to Approve the Minutes for February 8th, 2018

- **Motion** to Approve the February 8th, 2018 Minutes [*Jason/Tiffany*]
- **Public Comment:** *none.*
- **Committee Comment:** *none.*
- **Vote:** 2 (*Tiffany & Peter*) – 0 – 2 – 0, *passed*

Item 5 – Discussion and Possible Action on PLUC Related Bylaws Amendments

- **Chair** explains the Bylaws amendments process that the BHNC is taking to address the process that the BHNC is using to review the Bylaws.
 - No BHNC Rules & Elections Committee Chair
 - Each Committee will examine, review and recommend adjustments based on their own Committee's needs.
 - A Special Board Meeting will be held March 23rd for the Board to review the recommendations.
 - Explains that the Standing Rules reviewed @ the January PLUC meeting will/can be implemented in to the Bylaws at this point.
- **Chair** reviews the recommendations that he is putting forth.
 - Article VII, Section 2.2
 - spelling correction to line (a) “Preciding”
 - spelling correction to line (e) “Tresurer”
 - corrected the error in line 3(a). Line references Section 1(a), which is incorrect. The correct citation is Section 2.1
 - addition of line 3.(a)(i). “With consent of the President, the Vice President may act as Ex-Officio in substitution of the President.”
 - Article VI, Section 3.1(d) insert “May” into the wording, as PLUC/Executive Officers are elected/selected in either May or June.
 - Article VII, 3.1(b)
 - Inserted language into line (vi) & (vii) to directly address the Vice president as Ex-Officio as described in Article VI, Section 2.2 Vice President duties.
 - Edit Article VII, Section 1.3(b)(xii) to change “Recomendations” to “Provides recommendations”
 - Edit Article VII, Section 1.3(b)(xii) to change “desription” to “description.”

6.50pm: Committee Member *Ernesto Hidalgo* arrives

- **Chair** opens the floor to recommendations on potential bylaws changes.
- **Ernesto** comments that if the Standing Rule had passed as recommended, we would have met quorum for the month of February.
- **Chair explains that Potential Standing Rule 1** was recommended by the PLUC, but not adopted by the Board due to DONE objection, that it cannot be adopted as a standing rule, and requires a Bylaws amendment.
 - “*BHNC Board Members who are members of the PLUC, whom resign from service from the Board, may retain PLUC Membership status, so long as there remains vacant Community Stakeholder positions available.*”
 - Chair explains that the objection (by DONE) was that a person elected for a PLUC Board Seat, and would need to be re-elected to take a PLUC Community Seat.
- **Ernesto** recommends the following changes:
 - “*BHNC Board Members who are members of the PLUC, whom resign from service from the Board, may retain PLUC Membership status, so long as there remains vacant Community Stakeholder positions ~~available~~ available for the PLUC member to fill.*”

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- **Peter Kallstrom** asks for clarification of the process that this would entail, and term
- Chair explains that the person/board member would have already been elected to the PLUC by the Board (to a PLUC Board Seat), and it would be for the remainder of the term.
- Tiffany requests clarification of the PLUC s/election process for Board Members.
- Chair explains that two PLUC seats are reserved for Board Members, but are selected in a similar method as Community Members (via vote).
- **Chair explains that Potential Standing Rule 2** which was tabled by the PLUC in January for further clarification, to now be considered for integration in to the BHNC Bylaws.
 - *“Non-Chair BHNC PLUC Members shall retain PLUC Membership regardless of changes in PLUC Chair status, and while no BHNC Bylaws expresses limits on their status as members.”*
- **Tiffany** asks where the BHNC Bylaws currently stand.
- **Chair** responds that the current Bylaws state that if the chair is removed the committee is disbanded [Article VII, Section 3.4(c)], and members need to be re-elected.
- **Ernesto** recommends that in combination with the first recommendation that the second should also be adopted with the following changes:
 - *Potential Standing Rule 2: “Non-Chair BHNC PLUC Members shall retain PLUC Membership regardless of changes in PLUC Chair status, and while no BHNC Bylaws expresses limits on their status as members for the duration of the Board/PLUC term, until the next election cycle.”*
- **Chair** recommends the following changes:
 - *Potential Standing Rule 2: “Non-Chair BHNC PLUC Members shall retain PLUC Membership regardless of changes in PLUC Chair status, and while no BHNC Bylaws expresses limits on their status as members for the duration of the PLUC term.”*
- **Ernesto** agrees to Chair's edits.
- **Daisy** asks if the term for PLUC is 1 year. [Article VII, Section 4.1(a)]
- **Chair** confirms that PLUC terms are for 1 year, and comments that the definition of a PLUC term may need to be addressed.
- [...] asks if there is a method of voting out a PLUC member.
- **Chair** confirms that there is. [Article VII, Section 1.3(b)(ix) and Article VII, Section 4.1(d)]
- **Motion (Jason/Ernesto):** *to move forward with the bylaws amendments as addressed to the Neighborhood Council Special Meeting.*
- **Chair** opens to Public Comment [on the motion]
- **Public Comment:** *none.*
- **Committee Comment:**
 - Request for clarification on what is being motioned/voted on
 - **Chair:** the Bylaws recommendations as entered (*Attachment A*) and the Standing Rule recommendations as edited in to the Bylaws.
- **Vote:** 0 – 0 – 5 – 0, *passed.*

Item 6 - Discussion and Possible Action to Consider Supporting a Letter to OPPOSE Senate Bill 827

- **Chair** asks for item to be tabled due to time constraints.
- Chair describes the subject matter for Committee Consideration.
 - Is similar to the TOC/TOD ordinance already existing within Los Angeles, but at a state level;
 - Removes local control (including the Boyle Heights Community Plan)
 - Councilman Ryu has introduced this resolution (CF 18-0002).
 - Chair is recommending to draft a support letter to the resolution.
 - Chair has not drafted the letter.
- **Ernesto** notes that this subject is being drafted at the State level and recommends that since no letter is drafted, that we table the item, and due to time constraints.
- Committee Concur
- **Motion (Ernesto/Tiffany)** to Table
- **Public Comment:**
 - **Jorge Pelico** – *Senate Bill 827 is an attack on CEQA. The California Natural Resource Agency is taking public comment @ Cal Science Center on March 14, 2018 @ 1:30pm*
- **Committee Comment:**
 - Tiffany offers to assist in drafting the language of support/opposition.

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- **Peter Kallstrom** – *Read the bill, and we should not necessarily outright oppose it.*
- **Vote:** 0 – 0 – 5 – 0, *passed*

Item 7 – Introduction & Q/A on the 1st/Boyle Azure Development

- **This is a presentation/Q&A only. No action will be taken**
- **Presenters (Azure Development):** Vanessa Delgado, Sandra Hernandez, Evette Gonzalez
- Sandra Hernandez has been with the project as of 2017
- PPT presentation unavailable due to technical difficulties with the projector. Azure hands out paper copies
- Azure relays outline of the project plans
 - 44 Unit, Mixed-Use 5 story development (43 affordable and 1 manager unit); 100% affordable
 - 30 & 50% AMI (based on LA County), ranging from ~450-650\$US
 - 1st Floor (3000 sq ft retail) – reintroduction of Laundromat, possibly a coffee shop as well.
 - 44 total parking stalls, parking will be available to the public during business hours with the details being decided further along in the time line.
- Construction start time is not set,
 - Hoping for June Hearing Date with a early 2019 start time.
 - Approximately 16 month build
- Asking for a Density Bonus & to Amend the Q condition
- Will come back to the BHNC/PLUC to go in to further details on the technical aspects.
- **Public Comments/Questions:**
 - **Vivian** – How many parking spaces?
Response: 44
 - **Vivian** – Asks if the design would capture the buildings of Boyle Heights
Response – This presentation does not show the features, but earlier presentations do. Mimicking the Boyle Hotel.
 - **Vivian** – Will the businesses also be affordable?
Response – [...]
 - **Helen Mercado** – Comments that 44 units is not enough and that residents will not disclose the amount of vehicles they own. Asks if additional services will be brought in [...].
 - **Jose Pelico** – Asks if the AMI is based on HUD determination
Response – Yes.
- **Committee Comment:**
 - **Peter Kallstrom** – Asks in regards to the Q condition.
Response – This is because of the Laundromat.
 -

//56 minutes

- Chair also provided a brief history of the alternative project that was being considered.
 - A 77 unit, 5 – 7 story complex that would extend from 1st/Boyle to Bailey and capitalize the usage of the other properties owned by Doctor Serrano. (Demolishing established buildings for the development). 13 units that would have been housing for veterans, with the remaining being market rate. Parking would extend below ground and available to the public, first two floors of structure would be for businesses.

Item 8 – Discussion & Possible Action on Roosevelt Comprehensive Modernization Project Draft EIR

- ough
- sarg
- zarg!
- Chala!
- Chaka. With his arms wide.
- [[Time expired]]
- [[Library staff announces that the library is now closed]]

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[[Meeting summarily adjourned]] – 8.00pm