

BHNC Planning & Land Use Committee Meeting – 2018.April/12 [Minutes]



**Location:** Benjamin Franklin Library [Community Room]

**Circa:** April 12th, 2018

**Begin:** 6.21pm

**End:** 7.58pm

**Attendance**

**Present [PLUC]: (4)** – *Jason Gallegos, Tiffany K. Lam, Drew Brauer, Vivian Escalante (6:21pm)*

**Absent [PLUC]: (2)** – *Peter Kallstrom, Ernesto Hidalgo*

**Community [peak]: ~11**

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

**Item 1 – Welcome & Roll Call @ 6:21pm**

▲ Chair welcomed audience

▲ **Roll Call:** *Jason Gallegos, Tiffany K. Lam, Drew Brauer, Vivian Escalante*

▲ *Quorum established*

**Item 2 – Government Reports**

▲ *none*

**Item 3 – General Public Comment**

▲ *Jose Trinidad of [ William C Velasquez Institute ] on LA Stormwater Capture Plan to raise awareness of the Ballot measure in November (public comments closes on [ ... ] ) and the LA County Supervisors will vote on it in January.*

**[[ Item 4 – PLUC Business ]]**

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

- **PLUC Chair** highlights (from the PLUC Update Document \*See attached)
  - 1st/Boyle site, no updates. Chair will ask them to present in May
  - KIPP Charter (443 S Soto ST), no determination has been given yet.
  - Roosevelt Comprehensive Modernization Project moved to Board w/o PLUC recommendation as a Time sensitive item (approved by the Executive Committee), and the Board approved a letter of support for alternative 2.
  - Mc Donald's (on South Soto) was approved, but the determination letter has not been sent out.
  - CUP for 243 South Mission – Item was on hold for several months. Applicant has since withdrawn the application.
  - LA River Cooperation Committee (LARCC), a LA County organization, is working on unifying the various River groups, and working on the LA River Master Plan Update. The steering Committee was made up of approx. 39 County agents.
  - LA River Master Plan Steering Committee
  - **Birrieria De Don Boni** (1845 E. First St) has put in an application for a beer and wine license, and expansion of their business.
  - El Mercado, has filed a lawsuit against the Lorena development.
  - El Mercado will be presenting in May regarding their ZA application (Review).

**Item 4b – Notice of Vacancies**

- Public notice given regarding 1 PLUC Vacancy, 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.
  - 3 Community Seats, 1 Community Interest Seat

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

- **Motion** to Approve the March 8th, 2018 Minutes [*Jason/Drew*]
- **Public Comment:** *none.*
- **Committee Comment:** *none.*
- **Vote:** 1 [ ... ] – 0 – 3 – 0, *passed*

**Item 5 – Discussion and Possible Action on the Hollenbeck Park Lake Rehabilitation Project**

- **Chair relays** that the team working on the project are unable to present until closer to the release of the Draft EIR (summer 2018)
- **Chair relays** summary of information presented in the released online documents and relayed at various Board of Public Works, and River meetings.
- **Motion** to Table [*Jason/Drew*]
- **Public Comment:** *none.*
- **Committee Comment:** *none.*
- **Vote:** 0 – 0 – 4 – 0, *passed*

**Item 6 – Discussion and Possible Action on CPC-2018-465-DB-WDI**

- **Address:** 731 & 733 1/2 South Boyle Ave.
- Chair relays that the application was Expedited, but due to time constraints the BHNC was unable to meet the deadline for the Expedited Report.
- Chair also relays that the BHNC may still submit public comment on the application, with the hearing date set for May 23rd.
- **Presenters:** Gary Benjamin & [ ... ]
- Applying for density bonus
- proposed project will be 5 stories high, with decreased set-backs (distance from building to property line)
- 4 market rate “micro” units, 1 affordable
- Rent of affordable unit will be **543\$/Month**
- **Motion** to Oppose [*Tyffany/Vivian*]
- **Public Comment:** *none.*
- **Committee Comment:**
  - **Vivian** – Opposed to the design, height. Does not fit in to the surrounding landscape.
  - **Tyffany** – Opposed to the design, height. Will increase the rent and cause further gentrification.
  - **Jason** – Uncertain to Oppose. Does not like the design, height, and agrees that it will increase rent in the area, but believes that the project will be approved by the City.
- **Vote:** 1 [*Jason*] – 1 – 2 – 0, *passed*

**Item 7 – Discussion and Possible Action on Council File 16-0461 (Tree In-Lieu Fee)**

- **Chair introduces** a Draft Letter of Support for the modified Ordinance Circa 03-15-2018, which removes protected trees, as well as [ ... ]
- **Chair reports** on the progress of the Public Works & Gang Reduction Committee's efforts to address the issue of tree replacement.
- **Motion** to [SUPPORT] a Draft a Letter of Support of the amended [Tree In-Lieu Fee] Ordinance (circa 03-15-2018), pending the letter modification by the Board. [*Drew/Jason*]
- **Public Comment:** *none.*
- **Committee Comment:**
  - Tyffany is unfamiliar with the issue.
- **Vote:** 1 (*Tyffany*) – 0 – 3 – 0, *passed*

**Item 8 – Discussion and Possible Action on SB 827**

- **Chair introduce a Draft CIS letter** in support of both Council Files 18-0002-s13 & 18-0246
- Letter is in Support of the City's Opposition to SB 827
- **Chair strikes out** inclusion of CF 18-0246, for potential inclusion later as determined by the Board.
- **Motion** to [SUPPORT] of a Draft [CIS] letter in support for council file 18-0002-s13. [*Jason/Tyffany*]
- **Public Comment:** [ ... ]
- **Committee Comment:** [ ... ]
- **Vote:** 0 – 0 – 4 – 0, *passed*

**Item 9 – Discussion and Possible Action on Creating a Historical Preservation Directory**

- **Motion** [Jason/Tyffany] to Recommend to the BHNC Executive Committee the creation of an Ad Hoc Historical Preservation Committee for a period of no more than one year with the following Mission & Vision statement:
    - **Mission Statement:** *“Our first responsibility is to our community of Boyle Heights in which we live and work. Meeting its needs to inspire and empower our community's rich diverse past into the future with acknowledgment and support. And as a community to achieve a shared heritage, which is an important characteristic of the many difference voices that have contributed to our history.*
- And as a Committee of the Boyle Heights Neighborhood Council, we will collaborate with other groups and organizations to establish historical locations throughout Boyle Heights, to promote volunteerism as the primary means of involving the community.”*
- **Vision:** *“To help establish programs and exhibitions that will tell stories and explore turning points from the past and intentionally reinforcing financial support to help fun ongoing educational programs and renovations of core activities with local groups and organizations throughout Boyle Heights.”*
  - **Public Comment:** none.
  - **Committee Comment:** none.
  - **Vote:** 0 – 0 – 4 – 0, passed

**Item 10 – Discussion and Possible Action on making Recommendations/Amendments to the BHCPU**

- *Item Tabled due to time constraints.*

**Motion to Adjourn** [Vivian/Drew]

**Vote:** 0 – 0 – 4 – 0

**Adjournment @ 7:58pm**