



VIVIAN ESCALANTE  
Committee Chair

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**BOYLE HEIGHTS NEIGHBORHOOD COUNCIL**  
**Historic Preservation Committee Meeting**  
[Vivian.BHNC@gmail.com](mailto:Vivian.BHNC@gmail.com)

**DRAFT MINUTES OCTOBER**

Iglesia Bautista Unida, *Established in 1948*  
132 N. Chicago Street, Los Angeles, CA, 90033

Friday, October 12, 2018, 4:30 PM

**1. Meeting called to order and Roll Call:**

- a. Please sign-in and print clearly  
Present: Vivian Escalante, David Silvas  
Absent: Andrea Greigo

**2. General Public Comment**

**(10 minutes)**

- a. Limit to 2 minutes per speaker
- b. The public may provide comments to the board on non-agenda items within the Neighborhood Council's subject matter jurisdiction. However, please note that under the Brown Act, the board is prevented from acting on the issue you bring to its attention until the matter is agenzized for discussion at a future public meeting.

**3. Discussion and Possible Action to move the following minutes:**

**(5 minutes)**

- a. Friday, September 14, 2018
- b. All agendas and minutes are on our website: [www.bhnc.net](http://www.bhnc.net)

**4. Introductions:**

**(5 minutes)**

Vivian Escalante, David Silvas, Steven Ybarra, Veronica Polanco-BHNC Vice President, Daisy Chavez-BHNC President, Ken Bernstein-City Planner and Manager of Historic Resources Department, Haydee Urital-Lopez-Senior City Planner-Boyle Heights Community Plan-Homeless Community Plan, Jason Gallegos-Former PLAN Chair, Rita Ramos-CD14, Art Torres-Former Member of the Boyle Heights Neighborhood Council-Corporate Secretary/CEO Boyle Heights Historic Society, Vicky Torres-Boyle Heights Historic Society-

**5. Presentation:** Pastor Rev. Carlos Arce, Senior pastor, United Baptist Church of L.A.

**(15 minutes)**

- a. The history of "Iglesia Bautista Unida"
- b. What are the future plans in the renovation process?
- c. Q&A

We received a grand tour, and learned so much.  
And that the youth are more interested in a new modern church, as we feel they may not understand the importance of our culture and historic preservation.  
Many of the stained glass windows have been replaced, and many more still need to replace, it is expensive.

The original beautiful church wooden benches have been painted over, and the paint may need to be removed.

The light fixtures are not original to the church, and they do not recall what the original ones would look like.

Ken Bernstein from the City of Los Angeles Historic Resources Department was also in aww, and is also interested in learning more about the historic preservation of the church.

**6. Presentation: Ken Bernstein, City Planning Historic Resources (20 minutes)**

- a. Steps on establishing “Boyle Avenue Historic District”– ongoing
- b. HPOZ REQUIREMENTS
  - i. It’s required that we learn and understand the necessary steps of the requirements, process
  - ii. How to establish our guidelines: New Development
- c. Q&A
  - i. Application and other fees?

**Historic Preservation**

- steven yarra

- Look adaptive repurpose usage
- upfront to developers
- pilot survey BH, then reserved, completed at the end of 2014
- Inventory Site- surveil, [historicplaces.org](http://historicplaces.org) ; adelente project- industrial and some corridors
  - Prioritize locations - future designation
  - BH is about to upload it, data management site
  - state law, religious institution objects on local level it will not go forward
- Some historic designation on multiple layers- individual
- Layers of history
- Boyle 5th freeway; 3rd to 6th Street-
- HPOZ is not easy - economic impact
- misconceptions - not all
- bluff - home for the aging - east side development - whole hillside - enclave staircases cultural heritage - independent
- 1. petition- 75% approval rate, and application fee
  - rental or property owners? clarification
- 2. City council
- survey- administrating fine grain level alterations, more detail permit level , history of permit history, additional info, and neighborhood context game; professional consulting firm
- OUTREACH FIRST
- preservation plan \*\* fairly involved
- LA program - 35 HPOZs ; majority median income below 50k, Lincoln Heights -show
- people didn’t have a source - educate- reaching out through conservatory -not in place in 70s - telcu- community isn’t savy- door to door best way-
- intersection and affordable housing: homeless crisis -
- even if HPOZ zone a building can still be demolish

**BH Plan**

- victoria torres - vicky

- re:code la - comprehensive to entire city - can have more zones with more design
- include the parameters - committee vet the parameters
  - standards, mechanism where city would have incentive, for designated historic one
  - older mansion buildings, want to be able to see projects match - bulk point, front of of building, not
  - community center- general plan designation - are in community where there is a draw community for service
  - tool that determines height is zoning, height by feet
  - start with 2, to graduate to higher heights need to have to be affordable
  - affordable city 60 k- city medium of Boyle is 30k
  - urban form - way streets are organized how street meets the building, built form - subjective literally forms

commemorating events

public realm

memory of space- commemoration of space and history

- factories - vineyards

ch.5 coordinating for public art to decorative installations - reflect on history

- priority to local artist from boyle heights
- cross culture - tunagan - japanese history - diversity of Boyle Heights - eras
- pleasant - grazing in sheep -

melissa jones - landmark - monuments - blueberry hill

state park - voted for this - cornfields -

jóvenes inc - perry mansion - triangle - 8 wards

- metro historic themes - effort

staircases -

- land use 21.4 pg 26 - commission public realm and private - building facades
- veteran project - plans - 5 punts - 2020 anniversary - spear head veterans and monumental
- idea of a Boyle Heights welcome center -

Informal presentation. Historic Designation Process, Preservation Tools, HPOZ Program, SurveyLA, Haydee presented Vivian with a binder with the all the pages printed of the SurveyLA.

The department of Historic Resources has completed historic the entire City of Los Angeles, 470 square miles, to identify where our historic resources are multi year

The purpose has been to begin to inform neighborhood councils, community stakeholders, property owners, and policy makers, where our historic assets are and to use that information, building appropriate policies, adapt reuse.

Polite survey in Boyle Heights, and refined the mythology completed in 2014, you can find online.

HistoricPlacesLA.org

Did resurvey the CRA's.

CRA did they own survey.

Need to look into multi places for Boyle Heights, survey links to the CRA Data, not in HistoricPlacesLA yet.

Local District Program HPOZ's.

These are all baseline tools, policy, planning which the community can pursue

Iglesia Bautista Unida is eligible for the National Register, or a very early and we can nominate it as the city historic monument.

Speaking with owners for places that are being threatened.

What are the priorities?

Which ones can be a bit easier?

Under state law in California, if a religious institution rejects it, we need to be sure that they are on board with it, otherwise it can not be done.

Everyone one chimed in on our first project on Boyle Avenue, including the Music School, which is contributor.

Take Boyle Avenue further towards Olympic.

Maxx Factor residence.

Outreach, if residence need to make repairs, property investments, and more costly materials to preserve their homes. Many myths, and misconceptions.

The Historic Resources Department is only a resource and they support HPOZ.

It may not be the right tool for every neighborhood.

Boyle Heights may not be the right tools, as the collective neighbors may not be interested.

Diana: The Andrew Boyle Home, can it be disengaged, instead of a zone

Ken: as a single historic hillside, landscape and landscape features.

Vivian: The Landscape information presented by the Los Angeles Conservancy.

Ken: That Landscape information is very helpful, and that the Los Angeles Conservancy did a really great job on that.

Ken: Changes to some ordinance, Current Hopeful Heritage Ordinance and the HPOZ.

Cultural Heritage Commission. Melissa Jones

HPOZ is lengthily, and working with so many property owners and how many will support, have them understand.

1. Historic Resources survey, which has already been done.
2. Historic concept statement: lays out the particular history of that location
3. SurveyLA, get you 2/3rds of the way there
4. You can have volunteers and you can also raise money to help pay for a professional to do the additional research, complete the form to be reviewed and accepted by the city
5. Petition: 75% support rate
6. By Application: Fee \$, by city council motions, after there is evidence that the outreach has been done.
  - a. The Outreach should come first.
  - b. Defining how it would get paid for, which can be the motion made by the district council office.
  - c. If approved, the City of Historic Resources will ask for additional funds for staffing to move forward
  - d. Outreach, Survey, RN, R, Outreach by the City of Historic District for zoning changes, h, working group, preservation plan, project statement plan, how project will be reviewed, how they will be rejected, HPOZ Board for design board, an creates new guidelines developed with the Historic Resources Department and the community.

Vivian: We will be learning the dialog to help educate our community as we go door-to-door. We have a lot to learn. And We will have a sheet for those property owners to sign, if they are in favour of, not in favour or, undecided.

Ken: We now have 35 HPOZ areas in LA, and that the majority income is the lower income of the city of los angles as a whole.

Haydee: \$50 something

David Silvas: Is it the residence or the property owners for HPOZ?

Ken: I don't really know, and I'll find out, so that I don't give you the wrong answer. Doesn't actually see the petition application, so I am not sure.

Ken: Announcing the 2018 Historic Conference taking place at Lincoln High School, tomorrow, Saturday, October 13, 2018, and reviewing the many workshops taking place, including homelessness, preservation, preservation of multi level homes and how to fit them together...

Diana Ybarra: In the city of Los Angeles is looking at every piece of real estate to utilize for affordable housing, because of the homeless crisis. Do we save this property, or knock it down to build affordable housing?

Vivian: Parker Center to repurpose for the homeless, City Hall decided to tear it down instead for office spaces, and we need to have more voices so that we can do the right thing and repurpose what we already have. The crisis is that we need to take care of own, right here in own back yard.

Vickie: Parker Center is built on top of another city.

Veronica:

**7. Presentation: Haydee Urita-Lopez, Senior City Planner (20 minutes)**

- a. DRAFT BOYLE HEIGHTS COMMUNITY PLAN
  - i. Cultural and Historic Resources; Section 2.2.4 page 26
  - ii. The purpose is to review and make comments that will be submitted to the Planning Department A.S.A.P., Word.doc will be sent to you via e-mail to add comments.
- b. Merge ALL of our comments
- c. Term definitions in BH Community Plan
  - i. Community Center = High Rises?
  - ii. Affordable=
  - iii. High Density=
  - iv. Urban Form=
  - v. Cultural Historic Resources=
- d. Q&A

Presenting hand outs. 2014 focus groups, working on the EIR, working with committees, neighborhood councils, chamber of commerce.

The update process, the two main things are the Goals and Policy and Land Use.

The handout explains what the Community Plan Does.

With the Community Plan Update process, to simplify it, the rules, land use and zoning.

How do you want to address the issues in the community by Goals, Policy, or by Zoning? And there is a section for Historic Resources: Cultural and Historic Resources, these Goals and Policies are very useful to us when a project comes in for review. These Goals and Policies are used as a guidance, for when we are writing a letter of decision, this project conforms, or this project doesn't conform.

**8. Guest: CD 14 Yurida Ramos (5 minutes)**

- a. Supporting and Funding for our HPOZ's and Land marking throughout Boyle Heights
  - i. Motion for fees: Application Fee, Other Fees
- b. Q&A

**9. Discussion and possible action motion to a Special Meeting (10 minutes)  
Historic Preservation Brochure- Design**

- a. Discussion and possible action to select brochure style
  - i. Tri-Fold, Booklet, Flyer
- b. Our budget for our brochure is \$200, for our first round
- c. If you have any content and/or images that you would like to submit, please send them to [Vivian.BHNC@gmail.com](mailto:Vivian.BHNC@gmail.com) before our meeting

- i. Brochure to leave behind with educational and contact information and emphasizing why historic preservation is important here in Boyle Heights.
  - ii. Design a Stakeholder Approval/Comment Sheet and have each stakeholder sign to approve, disapprove make comments.  
**(5 minutes)**
- d. To continue working on our brochure design for Boyle Avenue Historic District

**10. Discussion and possible action motion to a Special Meeting**

**Outreach**

- a. Strategies

**11. Motion to adjourn:**

**12. Announcements**

BHNC Townhall on Prop 10

Saturday, October 13, 2018, 10 AM, State St. Park Recreation Center

L.A. Historic Neighborhoods Conference: Intersection of Housing and Preservation

Saturday, October 13, 2018, Lincoln High School

Please register online- cost \$20

<https://www.laconservancy.org/events/la-historic-neighborhoods-conference>

BHNC General Board Meeting, October 24, 2018, 6:15 PM

BHNC Candidate Filing December 29, 2018 - January 28, 2019, Elections

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**PUBLIC RECORDING OF MEETINGS** – In compliance with California Government Code 54953.5(a) – 6 & Article

VIII (1) (c) of the BHNC Bylaws, and for open transparency. The proceedings may be photographed, video or audio recorded, and published/distributed by those in attendance. Recordings made by BHNC Board Members, must be retained for a period of no less than 6 months and be made available to the public upon request.

**RECONSIDERATION AND GRIEVANCE PROCESS** – For information on the BHNC's process for board action, reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the BHNC Bylaws available at [www.bhnc.net](http://www.bhnc.net) or [EmpowerLA.org](http://EmpowerLA.org).

**SERVICIOS DE TRADUCCION** – Si requiere servicios de traducción, favor de avisar el concilio vecinal 3 días (72 horas) antes del evento. Favor de comunicarse con nuestro tesorero, Jose Pelic, por correo electronico: [budget@bhnc.net](mailto:budget@bhnc.net) or por telefono al (323) 501- 8027.

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