



Rafael Chagoya  
Committee Chair

Vivian Escalante  
BHNC Board Member

Steven Almazan  
BHNC Board Member

Ernesto Hidalgo  
Stakeholder

Drew Marie Brauer  
Stakeholder

Peter Kallstrom  
Stakeholder

Tyfanny K. Lam  
Stakeholder



**Planning and Land Use Committee Meeting**  
**Benjamin Franklin Library [2200 East First Street, Los Angeles, CA 90033**  
**Thursday, October 11th, 2018 @ 6:15pm**

**1. Welcome & Roll Call@ 6:15 pm**

Present: Rafael, Vivian, Steven, Daisy, and Peter is here at 6:18 pm, Drew in at 6:19 pm , Tiffany in at 6:27 pm

Daisy stepped out of committee because quorum has been met. Stepped into minute taker.

**2. Public Comment (one minute per speaker)**

**[10 minutes]**

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 agendized for discussion at a future public meeting.

**3. PLUC Business**

**[5 minutes ]**

**(a) Updates on Any BHNC/PLUC or Community Related Items.**

i. New PLUC Committee Member, Steven Almazan

ii. Review of Attendance and Participation

BHNC Bylaws: Any PLUC member may be removed from service by a simple majority vote of the Board.

Attendance is necessary for participation. Tardiness and leaving early harms the committee. If you are unable to continue with your commitment, then please let us know.

**(b) Discussion & Possible Action to Approve the PLUC Minutes for July, August, and Sept.**

**[ 10 minutes ]**

July: Motion to approve by Drew/Vivian

Yay:4 Nay:0 Abstain:1 Absent: Ernie, Tiffany (2 because Tiffany got here late)

August: Motion to approve by Steven/Vivian

Yay:6 Nay:0 Abstain:0 Absent: Ernie (1)

September: Motion to approve by Steven/Vivian

Yay:6 Nay:0 Abstain:0 Absent: Ernie (1)

**4. Mariachi Plaza Metro Housing Project UPDATE**

**Representative: Jacqueline Monterrosas [15 minutes ]**

General Comment: Helen, is the cinder block wall going to be removed?

No representative is present but we opened it up to public comment. PLUC Chair and/or President will follow up with ELAC folks and give update at next PLUC meeting.

**5. Discussion and possible action on Conditional Use Permit Application for Casa Fina**

**[ 15 Minutes ]**

**Representative: Liliger Damaso, Liquor License Agents**

(a) Description: Conditional Use Permit to allow the sale & dispensing of a full line of Type 47 Liquor License for their existing restaurant. Live entertainment (Mariachi, karaoke, and stand-up comedy) included. Extension of hours from 11 am to 2 am Monday through Fridays and 8 am to 2 am Saturday and Sundays

(b) Case No. ZA-2018-5134-CUB

(d) Address: 1842 E. 1st Street

(e) Hearing Date: None yet.

Liliger: Rep for liquor license, Josefina Lopez and Emmanuel Deleage, Owners  
3 types of entitlements:

1. Type 41 to type 47 liquor license
  2. Extended hours: Mon-Fri, 11 am-2 am, Saturday, and Sunday: 8 am-2 am
  3. Live entertainment permit: Comedy, music, karaoke, Mariachi
- Hearing is January 16, 2019

\*Community outreach to CBAP and with CD 14 rep, Cassie Truong.

\*Josefina Lopez: BH the Ellis Island of the west coast.

>Why alcohol? To make the restaurant profitable. "We want to do things right" – Emmanuel

Community questions:

1. Great project – Brett Bergstrom
2. Daniella Urbina – Why did you open with this permit when you first bought restaurant?  
Owner, Emmanuel's response: We inherited the license that the previous restaurant already had.

Committee questions:

1. Drew: Support for live entertainment. Can you purchase an existing license?  
Transfer of a license?  
Emmanuel – No because it is a new type of license being sought but we will retire the one we have so as to not create more.
2. Steven: What would you be giving up if you do not get the liquor license?  
Owner, Josefina Lopez: Casa Fina will go out of business.  
Alcohol is only for inside.
3. Vivian: With a lot of restaurant that are expanding their locations, perhaps you can buy an existing one.
4. Daisy: How will you control your drinking situation?  
Emanuel - We will be responsible.  
Josefina – It is a myth that people cannot drink responsibly.
5. Do the permits go hand in hand?  
Emmanuel - No necessarily but Casa Fina applied for all three together.
6. Rafael: In support of CASA 0101. I am very much in favor of what you are proposing but what about preventing incidents cause by alcohol. Will you have security?  
Josefina – We would have to get one.
7. Peter: For the last two groups, why we may be more sympathetic but the general board will decide.

Recommendation from committee:

Motion to recommend to the GMB in Support by Rafael/ Vivian: Drew, make the friendly amendment to maintain the same amount of licenses.

**Yay: 6 Nay: 0 Abstain: 0 absent: Ernie (1)**

## **6. Discussion & Possible Action on Conditional Use Permit for 3413-3433 Whittier Blvd. Vallarta Markets**

**Representative: Brett Engstrom**

**[15 minutes]**

(a) Description: A plan approval for a Conditional Use Permit to allow the continued sale & dispensing of a full-line of alcohol for off-site consumption with an existing 20,209 s.f. supermarket with hours of operation 7 am-10 pm daily.

(b) Case No. ZA-2014-852-CUB-PA 1

(d) Address: 3413 -3433 E. Whittier Blvd., LA CA 90023

(e) Hearing Date: None yet.

Vallarta won the ABC drawing. The license will be transferred to full line of alcohol.  
Renewal of license – spirits are in lock cabinet.

That area has a lot of gang activity. Alcohol is consumed in the parking lot. Gang activity is visible by graffiti all over the parking lot and surrounding area. Request for management to do something about it.

Community Comment:

Helen: Drinking in the parking lot and trash everywhere. "Parking lot looks abandoned".

Committee comments/discussion:

Rafael- The parking lot is a dangerous place once it is dark. Shop there often and security guard is hardly ever visible to customers.

Daisy – A lot of activity due to school, bank, and library being on close by. Parking lot is in bad shape and needs proper lighting and pavement. Bringing care and attention to store will make it a safer place and community friendly. The alley that is shared by Vallarta is heavily used as a street and cars cut through parking lot because there is no order.

Drew – Recommendation to work with store on better security because what is in place now is not working.

Motion to table agenda item for reconsideration pending a security report on the recommendations:

**Yay: 6 Nay: 0 Abstain: 0 Absent: Ernie (1)**

**7. Proceedings Notification of Street Lighting Maintenance Assessment per Proposition 218 (CD 14) [5 minutes]**

Description: Notification from Bureau of Street Lighting is currently processing the following proposed Street Lighting Maintenance Assessment District.

In accordance with Proposition 218, we are forwarding the following projects to the City Council for adoption of respective ordinances and reports. Related hearings and an assessment ballot proceeding for each project will also be scheduled: **"6TH STREET & CLARENCE STREET LIGHTING DISTRICT"**

**\*Not schedule hearing at this time or community meetings.**

**8. Discussion / possible action to support CF-18-0002-S98 (CA Proposition 10/The Affordable Housing Act) [5 minutes]**

**By: BHNC PLUC**

(a) Description: Council File supports the repeal of Costa-Hawkins and enables the return to local rent control, permitting cities and counties to have more flexibility in adopting reasonable rent control options and vacancy control ordinances that are specifically tailored towards the unique housing needs of local jurisdiction.

Helen: What is the difference between two CIS?

Motion to approve and it will go to the GBM.

-Steven: change propose to proposes

**Yay: 6 Nay: 0 Abstain: 0 Absent: Ernie (1)**

**9. Discussion and possible action on Costa-Hawkins Act of 1995 and Ellis Act, support CF #17-0002-S41 By: BHNC PLUC [5 minutes]**

(a) Description: Council File supports the repeal of the Costa-Hawkins Rental Housing Act, which would allow for cities to have more flexibility in governing affordable housing needs in their communities.

Motion to support the CIS with amendments? Drew/Vivian

>Amendments will be submitted by Drew and Steven by Thursday, October 18, or CIS will stay as is with minor grammar/spelling corrections.

Approve and it will go to the GBM.

-What would we like to be repealed?

-Steven: change propose to proposes

“Los Angeles” is missing an “s”

**Yay: 5 Nay: 0 Abstain: 1 Absent: Ernie (1)**

#### 10. Announcements:

- a. Town hall on Prop 10, Saturday October 13, 2018, State St. Park, 10 AM
- b. Sweeping Saturday, Cesar Chavez Alleys, October 20, 2018, 9 am
- c. General Board Meeting, Wednesday, October 24, 2018, BH City Hall, 6:15 PM.
- d. BHNC Candidate Filing December 29, 2018 – January 28, 2019
- e. BHNC Elections Saturday, April 13, 2019

#### 11. Adjournment - 7:33 motion to adjourn by Rafael and Steven

### **BHNC PLUC PUBLIC NOTIFICATIONS**

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL PLUC MEETINGS** – The public is requested, but not required, to fill out a “Speaker Card” to address this Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the BHNC's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Committee.

**THE AMERICANS WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jason Gallegos, Planning and Land Use Committee Chair, at [planning@bhnc.net](mailto:planning@bhnc.net)

**PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: [www.bhnc.net](http://www.bhnc.net) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on this agenda, please contact Board Secretary, at [secretary@bhnc.net](mailto:secretary@bhnc.net) or Planning and Land Use Committee Chair, at [planning@bhnc.net](mailto:planning@bhnc.net)

**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. BHNC Bylaws are available on the [bhnc.net](http://bhnc.net) website or at [EmpowerLA.org](http://EmpowerLA.org).

**SERVICIOS DE TRADUCCION** – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días (72 horas) antes del evento. Por favor cont acte al Jose Pelico, [budget@bhnc.net](mailto:budget@bhnc.net)

**BHNC BOARD MEMBER ATTENDANCE** – BHNC Board Members that are not members PLUC, are allowed to attend and partake in Committee Discussion, as long as the total Members present do not constitute the minimum (6) BHNC Board Members needed to pass an actionable item at a Regular BHNC Board Meeting. Should this number be exceed only BHNC Board members on the PLUC may partake in the discussion. All other BHNC Board Members must then remain silent and participate only as observers. The PLUC Chair reserves the right under the Brown Act to allow for the maximum of nine (9) Board Members to participate in the discussion. Brown Act § 54952.2 (c) (6)

DRAFT