



Rafael Chagoya  
Committee Chair

Vivian Escalante  
BHNC Board Member

Vacant  
BHNC Board Member



Ernesto Hidalgo  
Stakeholder

Drew Marie Brauer  
Stakeholder

Peter Kallstrom  
Stakeholder

Tyffany K. Lam  
Stakeholder

**Planning and Land Use Committee Meeting**  
**Benjamin Franklin Library [ 2200 East First Street, Los Angeles, CA 90033**  
**Thursday, September 13th, 2018 @ 6:15pm**

**1. Welcome & Roll Call at 6:19 pm**

**Present: Ernie, Daisy, Rafael, Drew. Absent: Peter, Vivian, Tiffany.**

**Next, pledge of allegiance by Drew Brauer**

**[1 minute ]**

**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 agendaized for discussion at a future public meeting.

**No public comments**

**3. PLUC Business**

**[5 minutes ]**

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

i. Casa Fina request for a FULL bar and entertainment.

**Public Comment:**

**1. Jason Gallegos – Maximum allowed license for Census Tract. Issue regarding a new license that includes a Full Bar – hard liquor.**

**2. Helen – Where is this place located? In addition, we don't need another place that sells hard liquor.**

**3. Rosa Figueroa – We don't need another location selling alcohol.**

**Committee comment:**

**1. Ernie – Restaurant already has a beer and wine license.**

**>Jason – regardless of beer and wine there can only be 5 locations with licenses.**

**2. Rafael- We don't have the application information and do not have further information on a hearing.**

**(b) Announcement of PLUC Vacancy and possible action to nominate a board member at next General Board Meeting**

i. **PLUC vacancies:** This position must be held by a BHNC Board Member that is not currently an Executive Member, with the exception of the President and Vice President, who act as ex-officio members of the committee.

**No public comment.**

**>Rafael: Last month we elected a new board member and wish to recommend Steven Almazan.**

**(c) Discussion & Possible Action to Approve the PLUC Minutes for July 12<sup>th</sup> and August 9<sup>th</sup>, 2018**

**[ 5 minutes ]**

**Motion to hold over until next meeting for July 2018 – next meeting.**

**Motion to vote for Aug by Drew – 2 approve and 1 abstention, 2 absent.**

**4. Discussion and possible action on Conditional Use Permit Application for Purgatory Pizza due to Extension [10 Minutes]**

(a) Description: Community requests for the BHNC to take a formal position on this application due to the extension given by the City Council on September 4, 2018, for the Conditional Use Permit to allow the sale & dispensing of beer and wine for on-site consumption at an existing 2,324 SQ FT restaurant with 37 seats, and hours of operation from 9:30 AM - 1:00 AM Sunday-Wednesday & 9:30 AM - 2:00 AM Thursday-Sunday.

(b) Case No. ZA-2018-3099-CUB

(d) Address: 1326 E. 1st Street

(e) Hearing Date: 09/04/2018 – Move to PLUM with 4 week extension for community comments.

(f) PLUC Committee voted to recommend supporting application on 7/12/2018 with a vote of **(3) In favor, (2) Oppose, (1) absent, (0) Abstain.**

(g) BHNC General Board voted to deny recommendation to support application on 7/25/2018 with a vote of  
**(0) In favor of support of application, (7) Oppose to support application, (5) absent, (2) Abstain, (1) ineligible.**

\*We at this time will remove from the agenda because the BHNC has taken a formal position on this item.  
>Rafael- Encouraged Purgatory reps to bring it to the BHNC for reconsideration.

**5. Los Lirios/Metro Housing Project at Mariachi Plaza UPDATE by Representative, Jacqueline Monterrosas [ 20 minutes]**

- > Location on 1<sup>st</sup> and Soto St. (Southwest corner with a lot)
- 3 priorities: Family housing, special needs, and veterans.
- 4 story, 66 unit (50 units for family housing, 15 units will be for special needs receiving section 8 vouchers), **5<sup>th</sup> floor with a terrace?**
- Parking? 20 parking spots for retail.
  - >How many for residents?**
- Has a management company been identified? Who is management company?
- Universal design for 50% of units? What does that mean?
- Timeline for project? Fully approved by May of next year. Sept. 2022 is project due date.
- 35% bonus from City – density bonus
- Hearing likely will happen until early 2019.
- Architect for Los Lirios: Update for the PLUC – the PLUC is the 13<sup>th</sup> community meeting.

Open to community comment:

1. Jason Gallegos: What type of restaurants are you looking at?
  - \*Jacqueline: we are looking to have healthier and sensitive community folks for retail.
2. Dina Cruz: 35% bonus density, how did you get that?
  - \*Jacqueline: we heard from the community that 20% need was for special units.
    - >A community meeting will take place and then a decision will be made whether a lottery will happen or a first-come, first serve basis. Further, a lottery carries the process of looking into those least likely to apply. A waitlist application opens 90 days before the construction site ends. Mailers were also put out.
3. Rosalie- Can you give definition of low-income? Individuals earning 30-50% of median income. Population is looking for low-income, very-low-income, and extremely low-income.
  - >Densifying
4. Helen Mercado: alley is 2-way traffic.
  - >20 feet is dedicated for 2 cars and also follows guidance for emergency services.
5. Rosalie – Why is density not considered for BH?
  - >ELACC's president, Isela responded that density took into consideration

Committee:

1. Parking: Only 35 parking spaces. Incentive to use the Metro next to building. Also, special needs ppl. will not use vehicles?

**5. Metro Link Union Station PROJECT UPDATE - by MBI Media Representative: Randal Curtis [ 20 minutes]**

More options to take rails.

>Will this improvement impact metro lines?

>Videos available to view on project website.

Cost to build the concourse is very high so it will likely be in the second round of construction - \$950 million.

>Currently, in environmental phase – CEQUA report will be out by Winter 2019.

>Currently accepting public comment online or at meetings.

[LinkUnionStation@metro.net](mailto:LinkUnionStation@metro.net)

Community questions:

\*Helen Mercado – what types of properties need to be acquired? All properties are industrial or commercial.

-Possible eminent domain.

\*Jason G. – Timeline, how has it changed then 2 year ago? Above grade concept is the cheaper option.

**6. Discussion and possible action to support/ oppose California Proposition 10 [15 minutes]**

(a) Presenter: Ridge Gonzalez, organizer with Housing is a Human Right Campaign on California Prop 10 - Local Rent Control Initiative

**\*PLUC chair needs to research further and will bring back to the committee in October.**

**17-002541: Repeal Costa-Hawkins, we will look into this.**

**18-002-S98: Proposition 10**

Ernie – The LA City Council passed a resolution- is there a council file? Look into it for those 2 initiatives in support of Prop 1 & 2

>New ordinance passed this year.

\*PLUC chair needs to research further and will bring back to the committee in October.

17-002S41: Repeal Costa-Hawkins, we will look into this.

18-002-S98: Proposition 10

#### 8. Announcements:

(a) General Board Meeting meets 4th Wednesday of the month at Boyle Heights City Hall, 6:30 PM.

Next one is on 09/26/2018

(b) Sweeping Saturday, Blueberry Hill, September 15, 2018, 9 am

(c) September 22, 2018 Congress of Neighborhood Councils, LA City Hall, 8am

#### 9. Adjournment – ends at 7:54 pm by Daisy and Drew is 2<sup>nd</sup>

### 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 Lizzette Perez, Board Secretary, at [secretary@bhnc.net](mailto:secretary@bhnc.net) or Jason Gallegos, 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 presidente del comite Jason Gallegos [planning@bhnc.net](mailto:planning@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)