



Daniella Urbina
Committee Chair &
BHNC Board Member

Vivian Escalante
BHNC Board Member

Steven Almazan
BHNC Board Member

Ernesto Hidalgo
Stakeholder

Tiffany K. Lam
Stakeholder

Eva Chavez
Stakeholder

Kevin Fulton
Stakeholder



Planning and Land Use Committee Meeting
Benjamin Franklin Library [2200 East First Street, Los Angeles, CA 90033]
Thursday, April 11th, 2019 @ 6:15pm

1. Welcome & Roll Call

(a) Daniella, Vivian, Steven, Eva, Tiffany (redsigned), Kevin (late), Ernesto (absent)

2. Public Comment (one minute per speaker)

[5 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.

- Lack of communication from the groups and does not know how to appeal a process of apartment complex. The BH council has not been responsive to the community, sent to three emails (community, planning, and historic site). The committees have not been responsive, and he would like for the committee to have communication.
- Social Recovery system- an invitation to the community from April 17th from 8-10 AM at the Monarca Bakery there will be a meeting with public agencies because they want to make Cesar Chavez Business Walk to address the alcohol and tobacco sales to minors.

3. PLUC Business

[5 minutes]

- i. Discussion & Possible Action to Approve the PLUC Minutes for March's Mtg.
 - [Approved](#)

4. Discussion and Possible Action on Update for 2510 Cesar Chavez CUP (beer & wine) renewal

[10 Minutes]

Case Number: ZA-2013-1573-CUB-PA1

- i. Speaker: King Woods (Absent)
- ii. Project Description: Pursuant to LAMC Section 12.24-M, an approval plans to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 855 square-foot restaurant with 31 interior seats, proposed hours are 8:00 A.M. TO 9:00 P.M., daily. Previously approved under Case No. ZA-2013-1573-CUB; and a request to eliminate condition No. 8.
- iii. Hearing was held on March 27, 2019.
- iv. City Planning Staff Assigned to Project is Michelle S. Carter, (213) 202-5442, michelle.carter@lacity.org

5. Discussion and Possible Action on Conditional Use Application for 2702 Cesar Chavez

[30 Minutes]

Case Number: ENV-2019-896-CE

- i. Speaker: Dafne Gokcen- Poblador Owners
- ii. Project Description: A conditional use permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant 1,402 SQ. FT. Restaurant having 72 Interior seats and proposed hours of operation from 10:00 A.M. to 10:00 P.M. Sunday-Thursday AND 10:00 A.M. to 11:00 P.M. Friday-Saturday.
 - 2708, 2702, 2700-Paramount Ball Room Cesar Chavez and Mott, since 1922 owner and have operated for private events and parties. It was created for the Jewish Communist Party in BH in the 1920s. Rita Hayward's family purchase the building years ago.
 - The purpose is to create a restaurant and a coffee shop, which will intergrate the history and diversity to the community. Hire Locally and grow locally and why they want to sell wine
 - Chef Marion Cristana- Poblador inspired by the 44 founders of LA (Afro Mestizos) tribute. Working on a vertical farm, to grow above on the building. There will be 11 items on the menu, design will be rural and farmhouse and there will be no loud music and DJ. There will be Mexican wines from Valle De Guadalupe. The first BH entry in Food and Wine Magazine- open to everyone. Marcos and Scarlett are young people who can learn from the community and train in the community. Would like to open in the next 6 months.
 - Questions to the Community: Prices will be high?

- It won't be high and that's because we will have our vegetables grown in the restaurant. It's only successful if community members can come all the time and spend their money there.
- What will the Dollar signs for your restaurant on yelp? Our goal is to make the restaurant is accessible.
- Does this gentrify our community? I don't know that it will and I don't think it will.
- Where is your restaurant? Why do you need wine when there is a lot of alcohol?
 - The goal is to have an open space and not closed, so that the people can see the chef's cooking and not guessing what the food is. All restaurants in LA that have a wine license (onsite) and the food establishment that we don't get lump in with liquor stores
- Committee:
 - Is there a hearing with PLUM? Yes July 17th, 2019.
 - Would it be possible the prices for the menu? In a couple months to show the menu prices in June 2019. You have to come to both the PLUC and BH Council meetings. We would like to see the menu prices so that we can view the prices.
 - How can you help us to push the environmental issues in BH?
 - Let Us Grow- Will be the org. that will grow the vegetables. They would like to research the difference between the rooftop vs on ground for the farming.
 - Will employ 70-100 individuals in Boyle Heights (how many will they actually employ) Guided on the low end but also in the high end jobs and will help finding youth in the community.
 - Bathrooms- Can you have add another one?
 - Disability act (requirements) an issue at the moment. So the goal is to have more sinks that are not binary but we have to wait for the community.
 - The owners will come back in May 2019.

iii. Hearing: Not scheduled yet

iv. City Planning Staff Assigned to Phillip Bazan, (213) 978-1309, phillip.bazan@lacity.org

6. Discussion and Possible Action on Senate Bill 50: More Homes Act – Build more in Transit and Job Rich areas.

[50 Minutes]

- Senate bill that up zones the state, allowing for more development around transit centers and job rich zones.
- Speakers from YIMBY and Coalition to Preserve Los Angeles.
 - Carson presents YIMBY and In support of the bill. (Yes In My Back Yard). Mission is to have an affordable California by correcting the systematic inequalities. It gives the tools to create more access to housing. Affordability is a huge problem in CA and half the renters are cost burden (1/3 are paying more than 50% on rent from their income). Climate change is also an issue and YIMBY believes that transit should be a priority to reduce the carbon. We need more housing in the city so that people don't live in the desert and get pushed out. This bill aims to build more housing and the communities of color don't have enough opportunities or housing. Sb50 aims to increase 4-5 story market rate and affordable housing in job and transit areas. An important piece is that it retains local control, If the city has a functioning affordable housing then the state won't change it, but if the city doesn't have affordable housing then they will step in. Tenant Protections- has strict laws for tenants (7 year period protection). SB50 will impact BH by increase the housing in the 4 Gold line stations and will not alter local height restrictions. All new development has to abide by the historic preservation.
 - Coalition to Preserve LA- Jorge Castaneda. Organization is against SB 50. STOPSB50.com. The bill encourages 75-80 foot tall buildings in single family areas. Requires the community to change the plans to adapt to the SB50 regulations. There isn't any data of renter registry, so there is no way that it can protect the renters. LAO- it takes 25 year for luxury housing to trickle down. Behind the bill is Scott Weiner and Brian Hanlon is the CEO of YIMBY. SB 827 went down In flames, Prop C Weiner voted against it, and Prop 10 he stood on the side lines and didn't contribute. Brian believes that building market rate will trickle down. Study shows that for every 30-40 affordable units are needed to stay even. SB 50 will not require luxury developers to make 30% to 40% of their units affordable.
- Presentation from each group (20 minutes)

- Vivian directed to YIMBY– Why is not good to create more communities that can thrive so that kids are not stuck in High rises?
 - The point I was trying to make, we have increased the amount of time we drive and with people moving to areas where it's not livable that is how fires are created. If there is more availability in the city, we should get the first choice.
- Why not more density in the city?(Daniella asked Jorge)
 - We already have a TOD program in LA and we haven't given that enough space. We are not against density we are for affordability and this bill doesn't not do that.
- Kevin Question – can you amend the bill to get more affordability units?
 - Jorge- We think that will not happen but it's a good start to have a conversation. We lobby against the city and the county, and the state.
- Why is it not required to have more affordable housing?
 - Carson- I don't know. I think that the city's and the localities are structured for only single family homes and it's time for us to be part of the policy decision and make those decision. We need to build more housing to supply more.
- Community member- does the bill have rent affordable housing and rent control requirements?
 - Carson- Yes and No.
 - Jorge- Respond. There are over 100,000 in the pipelines seating there until the stock market grows. It's a choice in the SB 50 to have affordable housing. There is no data so there is no way to get data.
- Community member: How does SB50 reducing the DMV waiver fees?
 - Carson-Clarification we need to increase housing near transit people will use it more.
 - Jorge- People who can afford it will have a car. It's a low-income housing crisis and not a shortage of housing.

iv. Public questions (10 minutes)

v. Committee questions (10 minutes)

vi. Discussion and possible action on SB 50: _Daniela Motion and Steven Second the motion to devote time to debate it amongst ourselves as a committee to debate and do some research when we have in May.

8. Updates/Reports by NC Liaisons for PlanCheck, DWP MOU Oversight Committee Representative, DWP Advocacy Committee Representative, and Film Liaison.

9. Announcements:

- a. Next PLUC meeting is Thursday, 05/09/2019 at 6:15 pm at the Benjamin Franklin Library – Community Room
- b. BHNC General Board Meeting is Wednesday, 04/24/2019 at 6:15 pm at the BH City Hall-Community Room.
- c. Sweeping Saturday's Monthly Clean Up, 04/20/2019, 9 am
- d. Boyle Heights Neighborhood Council Elections: Saturday, April 13, 2019
 - Please come out and vote this Saturday.

10. Adjournment

11. Jovenes Returned

- a. 3551 E 4th St for transitional age youth 18-14 housing. The hope is that the youth would take the lease on their own after they have been there for some time.
- b. The building will be abolished and will start from scratch. There was a flyer sent out to the community for a meeting where the community can discuss and learn anything from the organizations. However, no one showed up to the community meetings. The architects went back to the drawing board and came back to more of a craftsman look. There will be two wooden gates that will hide the concrete wall. Unfortunately, the city requires the tall gate.
 - Question: Where did you outreach? Only on 4th street
 - What is the criteria for residency? Age 18-25 and for youth that are more independent. All youth are connected with the case managers and Jovenes will make available a phone number for the community to contact.
 - Thank you for putting these flyers in English and Spanish at the properties.
- c. Daniela will make a motion to support the project for the General Board. The committee passed the motion to support the project.

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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Planning and Land Use Committee Chair at 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 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 or Planning and Land Use Committee Chair, at 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 website or at 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 contacte al presidente del comité de presupuestos al 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 exceeded 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)