



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, February 14, 2019 @ 6:15pm**

1. Welcome & Roll Call

6:17AM Start and Roll Call

Present - Daniella, Vivian, Ernie, Tiffany, Daisy

Non Present - Steve

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.

N/A

3. PLUC Business [5 minutes] (a) Updates on Any BHNC/PLUC or Community Related Items. i. PLUC vacancies: Two (2) stakeholder seat (b) Discussion & Possible Action to Approve the PLUC Minutes for Nov. & January's Informational Mtg Minutes.

A. PLUC Vacancies announced. Two names noted: Kevin and Eva.

B. Minutes approved: motioned by Ernie, seconded by Vivian, yes by Daniella, Tiffany, Ernie, Vivian

4. Discussion and possible action to nominate and elect two (2) Stakeholders for PLUC [10 minutes] For the remaining term ending 05/2019 - Descriptions of PLUC available on BHNC bylaws [BHNC Bylaws](#)

A. PLUC Vacancies announced. Two names noted and the BHNC will be in contact. Kevin and Eva.

B. Minutes

Community Questions:

(1) Dina: What is your view on gentrification and development? What are your views on the top zoning issues in Boyle Heights? (1a) Eva: We need to consider whether developers are also Latinos. That is not an issue that's considered as much. I grew up in Estrada Courts. My family no longer (1b) Kevin: Development is not necessarily a bad thing within itself. I'm from Pittsburgh and there are neighborhoods that my grandparents grew up in that I don't recognize at all. I don't want that to happen here but there is a housing shortage. Pollution, health, density, how walkable neighborhoods are, disproportionate liquor licenses in our community compared to others, marijuana dispensaries to be.



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(2) Vivian: What are your views on preservation of the architecture? (2a) Eva: Murals are down. We need to communicate with developers how to preserve. It's important to preserve the Evergreen Cemetery (2b) Kevin: To the greatest extent possible, we should preserve unless it is extremely cost prohibitive to do so. Boyle Heights' mid-century architecture makes us different from the rest of LA and we should try our best to preserve it.

(3) Tiffany: Transparency about connections and employment? (3a) Employed by Harder and Company, community research company. Volunteer with Jovenes, Promesa, Mi Centro. (3b) Between jobs mostly worked on community campaigns. Involved with BHNC.

5. Update on Council File 17-0981, Ordinance for Beverage Program [10 Minutes] (a) Proposed Ordinance for Beverage Program: Issuing over the counter on-site alcohol Conditional Use Permits (CUPs) to expedite the approval process for restaurants. Currently, business with up to 200 seats qualify for this program. General public notice with 500 feet from establishment does not currently exist. Neighborhood Council participation is also not included in current version. New path for City approval would be 2 weeks. (b) Community Impact Statement submitted by BHNC on 1/31/19 prior to hearing on same day. (c) Main Point of Contact with City of LA: Esther Ahn, (213) 978-1486, esther.ahn@lacity.org (d) Public comment accepted until 2/15/2019 to Esther Ahn, (213) 978-1486, esther.ahn@lacity.org (e) City Planning Commission has a tentative schedule hearing for 4/11/2019

Daisy: [Presents Community Impact Statement] We are in opposition because the ordinance has not been flushed out. BHNC President attended Van Nuys mtg. City does not have methods to penalize and/or support restaurants that sell alcohol after 2 a.m. Places up to 200 seats do not need to give notification. April 11th, the ordinance will come back for discussion at City Hall. There will be another chance for the community to provide input. Also, anyone can sign up for updates from the council file. Tomorrow Fri 2/15 is the last day to provide public comment.

Dina: There is so much opposition among all neighborhood councils. Request to put on agenda in the future about whether the ordinance is approved or not approved. This will be a way to ensure the City Council is held accountable to listening to NCs, that they should not pass this ordinance when there is so much opposition among NCs.

Daniella: Can the NC lobby, rally, etc. the Councilmember and/or City Hall on how they vote?

Daisy: Yes. The next hearing is on April 11th. Put something together before then.

Eva: What is being done about liquor licenses among the eastside? IPS is working on the westside.



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Daniella: I'm coordinating a letter for more input. We can also organize ourselves to make phone calls to councilmembers, etc.

Daisy: You can always go to the City Hall meeting and make a statement. If you are on the NC, you have more time to speak at City Hall meetings.

Dina: Everyone at the PlanCheck mtg from Saturday 2/9 were in opposition to the ordinance. No one

Daisy: This does not pertain to bars. For example, breweries that sell 4 packs or a jug -- this is permitted.

Dina: It is our job as the community as residents to report those that do not follow ordinance. Building and safety is expected to make visits. Community must report to police, and overwhelm police in the process.

6. Discussion and possible action on Entitlements Project for 110 South Boyle [15 Minutes] Representatives: Sandra Hernandez and Vanessa Delgado, Azusa Developments (a) Description: 110 South Boyle Avenue is mixed-use project with retail on the ground floor and housing on top. (b) Address: 110 South Boyle Avenue, Los Angeles, CA 90033 (c) Hearing Date: None yet.

Presentation by Vanessa: The name of the development is La Guadalupe. I am the owner of Azure Development and Sandra Hernandez does community outreach efforts.

Details from the presentation: 43 affordable units and 1 manager's unit. Targeting females and youth. Affordability mix is 20% to 50% of maximum. Rent is \$363 to \$600 per month.

Schedule of the development: Entitlement Re-Submittal (Jan 2019), City Planning Commission Hearing Date (March 14, 2019), Financing Submitted (Late 2018), Construction Start (Spring 2020), Construction Completion (Summer 2021)

Daniella: Tell us more about Permanent Affordable Housing?

Vanessa: Azure Development is working with other organizations (Proyecto Pastoral, ELACC) to select residents from the Boyle Heights neighborhood if possible. The City and the Mayor are open to a test system. At the moment, residents will be based on coordinated entry system

Dina: How might your HHH funds be delayed? Are you open to permitting non-residents to using the community room for meetings, town halls, etc?



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Vanessa: We will know by hopefully tomorrow. We passed background screening. And yes, the community room will be open.

Daisy: Thank you for incorporating the exposed brick as the PLUC requested in the last presentation, as well as parking.

Vanessa: This is a construction union job. There will be a trade apprenticeship program. to hire new labor and Azure Development will pay the union dues. Please recommend people to do the program, including women.

Eva: What is your role with this development? And is the case manager with your organization? Are any units that will be available to undocumented people/women?

Alex: Many Mansions is the development service provider. La Guadalupe is permanent supportive housing. Case management will be local hire, qualified, background checked. Youth will 18 to 25 but not restricted to 25. There is little to no funding for undocumented people. Coordinated entry is how homeless people get housing at the moment.

Ernie: Motion to draft letter in support of this project for the Entitlement Project.

Vivian: Second

Vote: Yes - Ernie, Vivian, Tiffany, Kevin, Eva, Daniella

Ernie: Motion to support pilot program to prioritize Boyle Heights residents.

Vivian: Second

Vote: Yes - Ernie, Vivian, Tiffany, Kevin, Eva, Daniella

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

PlanCheck NC - Dina: 9% of the mtg was about the beverage ordinance. Major concern about neighborhood council losing power SB-50 Scott Weiner bill is revived. Homeless bill. For future meetings, PLUC and BHNC members will coordinate to attend the second Saturday of every month at 10am at Hollenbeck

DWP Meeting - Ernie: Conversation about DWP transitioning to 100% renewable. If they could avoid investing \$3 billion to converting 3 natural gas plants to ensure there is enough energy for payers



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when there is a cloudy day. The following Tuesday, the Mayor announced LADWP will not invest. First Saturday 8:45am, cafeteria of LADWP building on Grand Ave. Important to attend as a battle for equity as we transition to renewable, clean energy as a community like ours.

Film Liaison - Daisy: No meeting. The role will require research. Film Liaison will research, keep tabs, find out who to call, especially regarding parking, when they start/end, etc.

8. Announcement a. Next PLUC meeting is Thursday, 03/14/2019 at 6:15 pm at the Benjamin Franklin Library – Community Room b. BHNC General Board Meeting is Wednesday, 02/27/2019 at 6:15 pm at the BH City Hall-Community Room. c. Sweeping Saturday’s Monthly Clean Up, 02/16/2019, Blueberry Hill, 9 am d. Boyle Heights Neighborhood Council Elections: Saturday, April 13, 2019

9. Adjournment 7:24PM

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 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.



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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 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)