



Daniella Urbina
Committee Chair &
BHNC Board Member

Vivian Escalante
BHNC Board Member

Steven Almazan
BHNC Board Member

Ernesto Hidalgo
Stakeholder

Tiffany K. Lam
Stakeholder

Kevin Fulton
Stakeholder

Eva Chavez
Stakeholder



Planning and Land Use Committee Meeting
Benjamin Franklin Library [2200 East First Street, Los Angeles, CA 90033]
Thursday, March 14th, 2019 @ 6:15pm

1. Welcome & Roll Call

- 6:19 AM Call to Order
Daniella, Vivian, Steven, Tiffany, Kevin
- 6:34 AM
Eva and Ernesto arrive

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.

- Regarding FILM LA
Wendy: 3 blocks are blocked due to FILM LA. The phone call number was extremely unhelpful. FILM LA has film production companies conduct surveys within 200 ft of filming. Surveyors come in and say that you cannot park on this date and time, please sign. Surveyors should be asking what are your concerns regarding the upcoming filming. Do not take into consideration residents who do not have on site parking. Surveys are only in English. LAPD approves the film permits first. Surveys are due 4pm before the day of filming. LAPD can also relax ticketing on the day of filming and that is not happening in Boyle Heights.
Daisy: There is an open liaison seat on the BHNC with the FILM LA meetings. Unfortunately FILM LA does not meet often.

3. PLUC Business

[5 minutes]

- a) Discussion & Possible Action to Approve the PLUC Minutes for February's Mtg.
- Vote to approve Feb PLUC minutes
Motion: Kevin, Second: Vivian, Yay: Kevin, Steven, Vivian, Daniella, Tiffany, Nay: N/A

4. 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.
- c) Main Point of Contact with City of LA: Esther Ahn, (213) 978-1486, esther.ahn@lacity.org
- d) Public comment is being 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
- f) BHNC board approved writing a letter to CD 14 in opposition to the ordinance.
- A letter to CD14 in opposition to the ordinance will be drafted by Tiffany
- List of those who submitted Community Impact Statements will be prepared by Vivian

5. Update 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.

(d) BHNC approved writing a letter in support and a letter to support a pilot to prioritize BH residents.

- Daisy reads draft letter of support of pilot project out loud. Will share the draft letter.
Motion: Daniella, Second: Steven, Yay: Steven, Daniella, Tiffany, Vivian, Kevin

6. Presentation from Jovenes, Inc. on Upcoming Housing Development for Youth

[15 minutes]

Representative: Eric Hubbard, Director of Development & Strategic Partnerships for Jovenes, Inc.

Presentation:

- Andrea of Jovenes. Inc. provides an overview of what Jovenes Inc. does and their history in relation to the lot on 3551 4th St.
- John of RNLA provides an overview of what RNLA does and what the proposed construction will look like.

Public Comment:

- A) Daisy: Is there parking? John: There is no parking in accordance with TOC.
- B) General Public Comment: Is there a chance this building will no longer be around in 15 yrs? John: This building is dependent on public funding rental subsidies. Our lender is confident that longer term loans will be available but defunding is a possibility based on politics. Andrea: Jovenes Inc. is diversified in funding sources. This is not 100% low-income so some of the residents in these units are not going to be through the coordinated entry system.
- C) Daisy: Will some of the current Jovenes Inc residents qualify to live? Andrea: We have a commitment from the County that Jovenes Inc clients will be

PLUC questions and comments:

- A) Vivian: What were the years that the surrounding homes built? Andrea: Vivian: The design of the building looks out of place in terms of the historic John, RNLA: The renderings are conceptual. At the moment, you'll have to take our word for it. There will be window frames and the roofs have skylights. Vivian: Even though the wall of that height and width is required by zoning, a gate that opens in the middle would blend more into the architecture and community.
- B) Steven: What is the estimated time of construction? John: About a year.
- C) Tiffany: Can you clarify what percentage of units will be for community college students vs. coordinated entry system? Andrea: The original plan was 50% students 50% homeless need. Partnership with ELAC to identify students who are pending housing (living in cars, etc.) that we can support in finding housing, enter Jovenes Inc housing, etc.
- D) Daniella: How much will these units cost? John: They will need to pay 1/3 of their income. Any difference will be funded by county.
- E) Daniella: Why did the project not qualify for certain funding? John: Tax incentives are usually for units of 50 or more.
- F) Eva: How will you engage the community? Andrea: I knocked on doors and shared information if someone was home. John: We will share a project description during the second round.
- G) Eva: Is this a finalized look, architecture, plan? Or is this final? RNLA: This is pretty much the finalized plan. Colors, materials can be
- H) Kevin: Jovenes works with ages 18-25. Is there a limit for how long they live there? Andrea: This is permanent housing so residents can live here for as long as they qualify under County regulations.
- I) Vivian: What were the design elements that were incorporated from the beginning? Or not? RNLA:
- J) Public Comment: How did the first round of door knocking go? Andrea: I knocked myself. Public Comment: I request that the PLUC committee contact information is listed so that residents feel more comfortable in voicing their concerns, in addition to the contact information of Jovenes Inc and RNLA.
- K) Daisy, Public Comment: Please come back again with more photos, updated design template, survey feedback, etc.
- L) Daniella: Please come back to the next meeting.
- M) Ernesto: What are the dimensions of the lot and the setbacks? Please consider drought tolerant landscaping plan with fruit trees native to LA. RNLA: Set back 5 feet on the front. 10 ft on the sides. 20 ft on the back. RNLA: We will make a smart design plan. The back will include landscaping, trees, and backyard space.
- N) Vivian: Any information about how to regulate noise late at night? Andrea: It is too few units to have someone to live on site. We share our contact information with residents. There is a nearby office at 4th St. and Fresno St.
- O) Ernesto: In terms of positive feedback, we welcome new housing and we are glad to see that there is an effort made for

the architecture and programming be a part of the community.

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

Kevin, DWP MOU Oversight Committee: Eric Garcetti decided not to repower gas plants on the westside. Discussion on how this will impact carbon emissions, renewable energy, peaker plants, etc.

Ernesto, NC PlanCheck: City will update housing plan. Which happens every 8-10 years. (1) Preservation of affordable housing (2) Affordable housing, linkage fees, etc. (3) Special needs population (4) New housing: Accessory dwelling units, etc. New ordinance leads to more legalized accessory units.

Daniella: Yes to SB50 group (California YIMBY) has requested to make a presentation. We can find another group (e.g. Coalition to Preserve LA) to present the No side.

8. Announcements:

- a. Next PLUC meeting is Friday, 04/11/2019 at 6:15 pm at the Benjamin Franklin Library – Community Room
- b. BHNC General Board Meeting is Wednesday, 03/27/2019 at 6:15 pm at the BH City Hall-Community Room.
- c. Sweeping Saturday's Monthly Clean Up, 03/16/2019, Blueberry Hill, 9 am
- d. Boyle Heights Neighborhood Council Elections: Saturday, April 13, 2019
- e. LA River Master Plan Meeting, 03/38/2019, Margaret Travis Senior Center in South Gate 6-8pm

9. Adjournment

7:40PM Adjourned

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.

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)