



Daniella Urbina
Committee Chair &
BHNC Board Member

Vivian Escalante
BHNC Board Member

Alma Catalán
BHNC Board Member

Kevin Fulton
Stakeholder

La Tanya Hill
Stakeholder

Vacant
Stakeholder

Vacant
Stakeholder



Planning and Land Use Committee Meeting
Benjamin Franklin Library [2200 East First Street, Los Angeles, CA 90033]
Thursday, September 12th, 2019 @ 6:15pm

1. Welcome & Roll Call

Called to order 6:25pm

Present: Kevin, Daniella, Alma, Vivian, Jose Pelico; Absent: LaTanya

2. Public Comment (30 seconds 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.

Mercado what is the outcome for city wide ordinance and new signs/ signage and what is the follow up.

3. PLUC Business

[5 minutes]

- i. PLUC Vacancies: One (2) stakeholder seat.
25th Sept. come if you would like to
- ii. Discussion & Possible Action to Approve the PLUC Minutes for August Mtg.
Motion to move minutes by Alma and second by Kevin

4. Discussion and Possible Action on Redevelopment of 1166 Soto St.

[20 Minutes]

- i. Speaker: Sherrie Olson
Existing building will be demolish and will be a 5000 sq building with fresh foods and more market like items. Nothing is really changing but will have a more beautiful store. Grocery market and will keep the car wash service. It will be a mini- market with coffee bar, with deli, and a place to do a milk shake. Will offer parking for customers. Long time business owner. The gas station and car wash will remain and add the mini-market.

Grocery items were requested Sept 25 is the hearing date but might need to extend the date. Will bring more food groups and will have a mezzeni level.

What are your hours for serving of alcohol? 6m- 2am sells beer at current store
Request to reduce hours bc of saturation of alcohol – Jose Pelico

Ramirez liquor stops selling at 10pm

Lower cost of goods applies for the owner but will be able

What kind of outreach has been done to ask the community what they want? Will do surveys once the stores opens but will be open to doing a survey before if needed.

Fresh food from LA county and council. They will send a mailer to the community. Looking at almost a year to do this outreach. As people make suggestions they will consider those items.

NC would like them to come back at the next meeting with a list of health items and outreach for October 10, 2019.

Will write L of Support with our amendments as discuss in the meeting.

- ii. Description: This site currently has a beer and wine license with operation hour 24 hours daily. The applicant

is redeveloping the corner and adding a larger convenience market with more food items.

5. Discussion and Possible Action on Revised Project at 205 S. State Street

[20 minutes]

- i. Speaker: James Woodson
- ii. Description: Revised 5- unit small lot subdivision project. This project was initially approved as a 4-unit small lot subdivision project in September of 2016. During construction in 2017, the existing 1-bedroom unit began collapsing due to years of deferred maintenance. Ownership settled on proposing a new 5-unit, small lot subdivision tract, with three story, 1770 SF, 4-bedroom, 3.5 bath, single family homes they felt would better align with home size needs of today's community.

Corner of 2nd and 3rd it has been vacant for some time. Reason for here is to ask for support from BHNC for this project.

Public comment- Woman: It doesn't look like what it looks like now. The new propose development doesn't look like the neighborhood. It doesn't blend in. Will it have a backyard for the children will play. This new project doesn't look like what it is now, the color doesn't match the community.

Man: There is beef with new and old BH. Old Boyle Heights gets shut down. What is the future value of this propose project for BH?

Presenter: ownership, start a new generation, pride in the community.

Board comments: The current buildings have character and this project doesn't blend in and the color also doesn't blend in. Take into consideration and incorporate the architecture that currently exists for the new project.

Craftsman houses are in the area. Can you perhaps incorporate that into the development. This project is very cold and doesn't reflect the community- to include the warmth of the community. Add elements of the houses of Boyle Heights. It does not reflect the historical beauty of BH.

Private developer- they will be for sale not rental. What is the price point Spring 2021.

Incorporate some plants and tress into the development. Hearing is in mid-October but not exact date.

On Oct. 10, 2019 bring back new sketches with recommendations from the board.

6. Discussion and Possible Action on Rezoning Application for Commercial Property at 2719 E. 8th Street

[20 minutes]

- i. Speaker: Stephanie Sanches
- ii. Description: Property on the corner of 8th and Mott that has historically been zoned as a market and restaurant over many years. Seeking a rezoning of the property to be commercial use restaurant without alcohol.

Onwers are her parents. Wasn't disclosed that it was build in 1926 needs updating every 10 years. Need to apply for re-zoning to continue operating. Our intention is to rent the space for a future small restaurant. Don't plan to sell alcohol. It was a market before then wanted to run a restaurant and the permit expired. 2012 the property was sold and didn't know the permit needed to be renewed. Need the permit to operate as a small restaurant but need the permit.

Previous owners didn't complete the entire process and when they bought the property they didn't know the permit expired. Therefore now they are starting the entire process.

Willing to operate within hours that will keep the community safe. Would like the support for rezoning. They would like to lease it out.

Will consider putting small tables outside.

What kind of outreach have been done? He has clients and they want Mexican food. The people want take out food because they don't cook.

Motion for approval by Jose Pelico and second by Vivian. Passed.

7. Discussion and Possible Action on CIP Mural: 2748 Eagle Street [15 minutes]

- i. Speaker: Ronald Del Cid
- ii. Description: Requesting a letter of support for his mural project.

Will reschedule for October meeting.

8. Discussion and Possible Action on Mobile LTE [10 minutes]
No show.

9. Discussion and Possible Action on CF 19-0002-S157: HR 1384 / The Medicare for All Act / Medicare / Affordable Care Act [10 minute]

- i. City Council Resolution in Support of HR1384
- ii. Discussion and possible action to submit CIS in support of CF 19-0002-S157 (document attached)
Now a city council item. They have asked to create a community statement. Motion to moved by Daniella and Second by Vivian. Approved.

10. Updates/Reports by NC Liaisons for PlanCheck, DWP MOU Oversight Committee Representative, DWP Advocacy Committee Representative, and Film Liaison. [5 minutes]

11. Announcements:

- a. Intro to Planning and Zoning w/ City Planning on 9/21/19 and 10/5/19 from 10-12pm. At Alma Family Services at 1260 S. Soto Street
- b. Next PLUC meeting is Thursday, 10/10/2019 at 6:15 pm at the Benjamin Franklin Library – Community Room
- c. BHNC General Board Meeting is Wednesday, 09/25/2019 at 6:15 pm at the BH City Hall-Community Room.

12. Adjournment:

Motion to end meeting Vivian and second by Alma.

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)