



**Lincoln Heights Neighborhood Council**  
**3516 North Broadway**  
**Los Angeles, CA 90031**  
**FACEBOOK: "www.facebook.com/LHNCLA31"**  
**WEB: "www.LincolnHeightsNC.org"**  
CESAR ROSAS, President; BEN WADSWORTH, Vice President;  
KENNETH YOON, Secretary; VERA PADILLA, Treasurer



## MINUTES

of the Lincoln Heights Planning and Land Use Committee Meeting  
Wednesday, September 14, 2016 at 6pm, Cafe Zeta, 2223 N Broadway, Lincoln Heights 90031

### I. Welcome, Call to Order

Meeting called to Order by Mario Marrufo, CoChair at 6:08PM.

II. Roll Call –In attendance:13): Jeff Farrington, Bana Haffar, Scott Johnson, Richard Larsen, Benny Madera, Armida Marrufo, Mario Marrufo, David Myers, Sevin Riley, Cesar Rosas, Susan Silvera, Evelyn Vasquez and Kenneth Yoon.

III. Review and approve minutes of August 10, 2016. **MOTION:** Approve minutes of August 10, 2016. **Moved: Myers/2nd Silvera. VOTE: 6 ayes, 0 nays, 0 abstentions. Motion passed.**

### IV. Public comment

Benny requested that the packet which Jay Handel presented in July re planning committee procedures be distributed at the next meeting for our review. Sevin will send it to Mario for email distribution.

Susan reported that the light at Humboldt and Ave 26 is scheduled to go in. Evelyn brought up environmental issues in the housing development on Humboldt.

Item IX moved up to accommodate presenter

### IX Report on MOTS (Modular under the Stars) event

Bana Haffar explained that MOTS is a musical event with 5-6 players using modular synthesizers. They have been performing at the River across from March Park for a year. It is an informal picnic style event at night which around 100 people attend. In July a Park Ranger closed down the event. It is not clear who has jurisdiction that area. She would like our help in finding a place or getting permission for the River site. Mario suggested that she make an appointment to talk to Jose Rodriguez. Sevin and Richard would like to go with her.

### V. Presentation by Jeff Farrington re 2844 Griffin small lot development

Jeff Farrington from 4Site showed us the elevations for the 9-home project at 2844 Griffin. They are two-story single-family residences and are subject to the Hillside Ordinance. There may be a street widening. 4Site opposes it for a number of reasons. If they need our support, he will come back. The project should break ground in early 2017 and be finished in summer of 2018. Jeff doesn't know the price.

### VI. Discussion of Guidelines for infill housing and granny flat design

Sevin showed photographs of good and bad infill and granny flat housing in order to initiate a discussion about evaluating designs as they come to us. She will present informal guidelines for voting by the committee at a future meeting.

### VII. Discussion on Urban Agricultural Incentive Zone

Sevin agendaized the item without realizing that not all committee members received the report by email. She will email it and agendaize it for next meeting.

### VIII. Discussion and possible motion re activity on Flat Top

No response has been received from Robert Rhinehart, owner of the property on Flat Top where the red box was located, regarding collaborating on events more attractive to the community.

### X. Other Business

Richard reminded us that CalTrans probably has a plan for the area where the new bridge is going in at San Fernando and Figueroa. Sevin and he will talk to Jose when we go to discuss MOTS.

The Broadway Report which Sevin has composed in the past was decided to be irrelevant unless some action is to be taken. Report on 3303 – Mario revealed that a new developer is being sought by the City – that is why Sevin has not been able to reach the project manager at the Charles group.

### XI. New Business

There is a rumor that the 30 acres on Paradise Hill has been sold. Mario will ask the realtor.

Meetings held the second Wednesday of each month - next meeting Wednesday, October 12, 2016 at 6pm at Cafe Zeta, 2223 N Broadway, Lincoln Heights 90031

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Mario Marrufo, (Vacant);  
COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: Selena Ortega, Benny Madera; Martha Sevin Riley;  
YOUTH REPRESENTATIVES: Brittney Rivera, Hugo Hernandez;

AREA REPRESENTATIVES: Penelope Lopez, Theresa Vasquez, Vicente Gonzalez-Reyes Jr., Martin S. Gomez, Armida Marrufo, Maribel Hernandez, Vince Rosiles, (Vacant), David Myers, José Lagunas, (Vacant), Kevin F. Flint, Michael Montes. Victoria Montes.