



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



MOTION TO APPROVE: MINUTES of the
LINCOLN HEIGHTS 5 LOTS AD HOC COMMITTEE MEETING
Wednesday, February 27, 2019 at 6:00 pm
Lincoln Heights City Building 3516 N. Broadway, Lincoln Heights 90031

I. Welcome, Call to Order - Meeting called to Order by Richard Larsen at 6:00 PM.

II. Roll Call – In attendance: 15 (5 voting): Gilbert Arevalo, Rae Dawn Chairez, Maria Palacio, Sheri Fierro, Richard Larsen, and stakeholders George Cabrera, Robert Vega, Allison Schallert, and Oliver Sevilla.

III. Review, amend and approve minutes: **MOTION: Moved: Larsen /2nd Palacio. VOTE: 5.0.0. Motion Approved**

IV. Public comment – Larsen presented Futures, a document which outlines many projects (proposed near and in Lincoln Heights) that affect displacement. The retrofit of the Jail, various LA River projects, the Taylor Yards, Chinatown large scale multi-unit projects on Broadway, and the Cornfields Arroyo Seco Plan (CASP) were reviewed.

V. Some projects have displaced residents, but the projects were approved by City Planning because they were By-Right projects. In one case the project is in the CASP. There were three homes involved, the owner decided to build a large hotel on the merged lot.

VI. The revised Survey was reviewed. Rae Dawn Chairez said we should include issues stakeholders have with the 5 Lots, issues we don't know, but it should be what the community wants when these situations happen. Personal data questions were removed and now the survey uses a grading system. We recognize some people will not see it online. We will use this survey at community events, farmers market. We will minimize handwritten responses.

VII. A discussion ensued on the process the city uses to notifies the community of development projects. The general observation was that Lincoln Heights is not cognizant of notifications that impact displacement. Better coordination with city entities is needed. Gil Arevalo suggested attending LA City Planning and Land Use Management meetings at City Hall.

VIII. Presentation of DRAFT Main Document showing 5 Lots information gathered so far was reviewed and suggested changes were made. Information on Financing was presented and discussed. The Request for Qualifications and Proposals has the requirements for each site including density and parking requirements. The construction may obstruct access to the rear of some business lots. The Community Benefits Package has never been mentioned or discussed by the Developer. A number of services needed for the 5 Lots project will require additional funding from CD1. This draft document will be made available.

IX. The Timeline for this project is still unknown. There is a 2 year window for the Disposition and Development Agreement to be signed. Various forms of density housing were reviewed and discussed in relation to affordability. One main concern was businesses moving out of our main street because of a lack of public parking. Improvements to Pasadena business parking led to improvements in their business district. Nesting the multi-unit housing adjacent to Broadway needs appropriate treatment. Also this community needs access to open space within the 5 Lots project, more than a little bench. The existing parking has an open space component, attendees stated we should recognize the need for shared open space within this project. Preparing the community for application was discussed.

X. Although there is much about this project that is unknown, there has been no information from WORKS or GTM in weeks. It was reported we have emailed them with no response. The committee will be issuing surveys to gather further information from the community. We are looking for meaningful community engagement from the developer, but nothing has happened in recent weeks.

XI. Adjournment: Meeting adjourned at 7:30pm.

Meetings are held the fourth Wednesday of each month - next meeting Wednesday, March 27, 2019 at 6 pm at the Lincoln Heights Community Resource Building, 3516 N Broadway, Lincoln Heights

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Mario Marrufo
COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: Selenia Ortega, Benny Madera; Martha Sevin Riley;
YOUTH REPRESENTATIVES: Hugo Hernandez;
AREA REPRESENTATIVES: Richard Larsen, Theresa Vasquez, Vicente Gonzalez-Reyes Jr., Armeda Marrufo, Martin S. Gomez,
Michelle Rubio, Maribel Hernandez, Vince Rosiles, Tameka Flowers, Victoria Montes, Maria Palacios, Amanda Coolong