



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



**MOTION TO APPROVE:** MINUTES of the  
LINCOLN HEIGHTS 5 LOTS AD HOC COMMITTEE MEETING  
Wednesday, March 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, Benny Madera, Sheri Fierro, Steve Kasten, Richard Larsen, and stakeholders George Cabrera Jr., Art Pulido, Dr. John Fernandez, Scott Johnson, Rich McCarthy, Sevin Riley, Lupe, and Mary Welz.

III. Review, amend and approve minutes: **MOTION: Suspended till next meeting**

IV. Public Comment: John Fernandez noted the 5 Lots meeting date was changed. Sevin Riley spoke regarding the business parking requirements, that a parking survey is needed. Scott Johnson commented on the Council voting No on the 5 Lots and homeless housing funding by Proposition H. Art Pulido spoke about the project being illegal due to no bids. George Cabrera reported talking to William Morrison and that the Council vote 14-1 not to support affordable housing, and that it's a done deal. Steve Kasten spoke about his frustration with real intent of project, wanted a vote on the project. Richard Larsen spoke about the service provided by Michael Montez on forming this committee and asking Richard to be Chairman. Michael wanted the committee to gather information.

V. The revised Survey was discussed, however the revised Survey was not presented. There was objections regarding un-Agendized items, which were part of the Public Comment. The Council was said to have voted against all projects according to one Stakeholder. There is a preamble in the Survey that describes the purpose of the survey. John Fernandez wanted to know the history of the survey and all the changes that have occurred to determine the status.

VI. Review of the Draft 5 Lots Presentation was reviewed. It was reported that this presentation has nothing to do with the Urban Land Institute, or its presentation at Sacred Heart Church. However Scott Johnson mentioned that the project changed at that meeting and was now affordable housing. John Fernandez spoke again about contracting irregularities at City Hall. Gil Arevalo stated that the Presentation contains answers to several of the questions that attendees had prior to viewing the Presentation. Attendees were asked to review the draft Presentation and comment later during the meeting.

VII. John Fernandez wanted to know the date of the city Request for Qualifications and Proposals (November 2016). The requirements for the project were reviewed. Each lot was looked at with regard to unit parking, the number of units, open space, and the existing business parking. Rich McCarthy noted we are at the beginning of this project, but the interruptions are impeding understanding.

VIII. All the information was available to the public since November of 2016, however some of the attendees did not know about the density, floor ratio, or number of units. All of that information was presented, lot by lot. Richard Larsen reported that the presentation contains the available information in the RFQ/P in a visual manner so that these requirements can be easily understood.

IX. The review of the presentation had to backtrack several times for a complete understanding of the original requirements contained in the RFQ/P. The process of bidding was reviewed, and the promise to replace all the business parking. However there are two options for the parking, the unit parking can be as little as .5 cars per unit. The City can amend the project at a later time however.

X. Sevin Riley claimed that the parking and the units could not be contained on the same lot. Dr. John Fernandez asked how the project has changed since 2016. Richard Larsen asked for any facts that the committee should be aware of be presented.

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

Meetings are held the fourth Wednesday of each month - next meeting Wednesday, May 24, 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: Selena 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