



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 PLANNING & LAND-USE COMMITTEE MEETING
Wednesday, May 8, 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: 7 (7 voting) Gil Arevalo, Sheri Fierro, Armida Marrufo, Mario Marrufo, Miko Merced, Michele Rubio, and Richard Larsen. Stakeholders and/or presenters: Tom Williamson. Absent: Gillas Correa, Benny Madera

III. Review and approve minutes of April 10, 2019. **MOTION to Approve: Larsen, Merced 2nd, 7-0-0, Approved**

IV. Public Comment: Miko Merced asked about the dog park on Eastlake Ave, the neighborhood park has support from local residents after a turbulent history. Also CD1's budget would have to pay for any new dog park.

V. Richard talked about the Futures document, which he created. It outlines all local development from public sources. Two teachers at Lincoln High voiced interest in the document. Armida said it's information that students can determine the way they can benefit, have students be better informed. Tom Williamson said in the next few years the Northeast Plan will determine how Lincoln Heights, El Sereno, Cypress Park will develop for the next 25 years. So having students aware of this introduction, and what do they want to see in their community is a good idea. Mario Marrufo raised the idea that CD1 knows all about these projects and asked why are they not telling us. **MOTION to Amend Motion: Fierro, M. Marrufo 2nd, 7-0-0, Approved** New Motion: To approve Richard Larsen as a member of the Lincoln Heights Neighborhood Council to present Futures to classes at Lincoln High School. **MOTION to Approve: Fierro, Rubio 2nd, 7-0-0, Approved**

VI. Discussion: Owner of Paradise Hill property asked to present a 331 house development with no Zoning documents. Tom Williamson reported that recently LA32 Neighborhood Council (NC) rejected three such proposals for the corner of Lombardy and Eastern when the developers had no case numbers from the LA City Planning, no Environmental Assessment form number, and that everything was their concept having no relationship to City Planning. If the LA-32 NC approved the proposal, and acted as a discretionary body of the City of LA, they would have been in violation of the Brown Act because you cannot support a project unless its in the California Environmental Quality Act (CEQA) process.

The necessary process in these matters would be to amend the General Plan with an Amendment (GPA), and apply for a Zoning Variance. The property could possibly go to RE20 (20,000 sq. ft. lot) to 6,000 or 9,000 sq. ft. lots. However, it's in a low density area, our Paradise Hill agriculturally zoned land, [Q]A1-1D, and that's a GPA matter. Along with the HPOZ, the GPA, as it is presently, prevents displacement and gentrification in Lincoln Heights. This land is above Lincoln High.

With a RE-20 designation however, the property does not lose its developments rights when re-zoned to RE-20. It seems case law has confirmed this. There are many RE-20 projects that do not have the 20,000 minimum lot size. You cannot deny a permit for a legally subdivided lot. This property appears to be presently zoned as Agricultural land, so only a minimal shed type structure would be allowed.

Tom Williamson pointed out that the GPA and the Community Plan are policies and guidelines. As such, they can be changed with a footnote in them, approved by the head of City Planning. The law is Zoning, they have to change the Zoning which requires approval of the City Council. All members of this committee should be aware of such conditions and watch City Council and City Planning actions like the Clearing Sheet, authorization to file, specialized requirements, land use and zoning maps, and the City Council to initiate the request. General Plan summaries can modify our land protections.

VII. Adjournment - Meeting adjourned at 7:30 pm.

Meetings held the second Wednesday of each month - next meeting Wednesday, June 12, 2019, 6:00pm at the Lincoln Heights Community Resource Building, 3516 N Broadway, Lincoln Heights

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Mario Marrufo, Sheri Fierro;
COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: Benny Madera, Martha Sevin Riley, vacant;
YOUTH REPRESENTATIVES: Hugo Hernandez, Amanda Martinez;
AREA REPRESENTATIVES: Richard W. Larsen, Theresa Velasquez, vacant, Vicente Gonzalez-Reyes Jr.;
Manuel Montenegro, Maribel Hernandez, Vince Rosiles, Michelle Rubio, Tameka J. Flowers, Gil Arevalo, Vacant, Vacant,
Selena Ortega, vacant.