



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, June 12, 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, Richard Larsen, Benny Madera, Michelle Rubio, Armida Marrufo, and Miko Merced. Stakeholders and/or presenters: Klimhak Lonh, Jane Oh, Tari Kuvhenguhwa, Francisco Bringas, Frank Villalobos FAIA, and Jeff Farrington. Absent: Gillas Correa, Mario Marrufo. One member arrived late, after quorum had been met.

III. Review and approve minutes of April 10, 2019. **MOTION to Approve: Arevalo, Rubio 2nd, 5-0-0, Approved**

IV. Public Comment: Miko reported a sewage or grease leak at the KFC on Broadway is leaking a sludge, with dead rats present, and is an impediment to walkers, also unsanitary. Recommended action is talk to manager and/or call 311. Also the Library trash cans are overflowing, especially on Workman. Miko was asked to notify CD1 about the overflowing trashcans on Broadway and near the Library. Gil noted that Senate Bill 50 and SB 330. A single family residence was demolished and a 17 story building in it's place. Everyone who wants the Entitlement reports email Richard.

V. Richard reported that the trick-down theory of density bonus has not been proven to be actual. He spoke about non-registered developments on Paradise Hill will not be presented at the PLUC meetings as there is no documentation on that project. All projects have to reviewed by Planning, California Environmental Quality Act, and other regulatory bodies.

VI. Tari Kuvhenguhwa presented ENV-2019-2294-CE, and ZA-2019-2293-CUB: 1822 North Broadway, a 24 seat indoor and 38 seat outdoor 1,462 sq ft restaurant, *Gamboge*, a café and deli, change of use from retail to restaurant with South East Asian flavors. It was a barber shop, currently vacant. The owner gained experience working at his parents deli, now inspired to open his own. No live entertainment, no pool, no dancing. It will be open in the morning as well for coffee and breakfast, for those who work and live in the area. They've surveyed local residents who were reported to be favorable. It is in an enterprise zone so no parking is required, as well as the restaurant is in the Cornfield Arroyo Specific Plan (CASP) which also requires no parking. This is not a variance. **MOTION to Approve: Larsen, A. Marrufo 2nd, 7-0-0, Approved**

VII. Motion to Amend "USC" General Hospital to "LAC" General Hospital **Approve: Larsen, Merced 2nd, 7-0-0, Approved**
Frank Villalobos presented Barrio Planners work on the Los Angeles County (LAC) General Hospital project which will make the building operational again. No plan exists at this point, but there are Keck-Norris projects on-going. **MOTION to Approve SUPPORT: Fierro, Arevalo 2nd, 7-0-0, Approved**

VIII. Long Term Hotel + Housing, 181 Av 21, a CASP Merge, conditions of lots merged resulting in the same density & height. The project entails commercial as well, it will include the necessary parking which is not required by the CASP. There was a PLUC member who requested to change his vote after the vote, so this will be revisited at the next meeting.

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

Meetings held the second Wednesday of each month - next meeting Wednesday, July 10, 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.