



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



**MOTION TO APPROVE:** MINUTES of the  
LINCOLN HEIGHTS PLANNING & LAND-USE COMMITTEE MEETING  
Wednesday, November 13, 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 6:10.

II. Roll Call – In attendance: 9 (7 voting) Gil Arevalo, Gillas Correa, Richard Larsen, Armida Marrufo, Mario Marrufo, Benny Madera, and Miko Merced. Stakeholders and/or presenters: Dr. Tom Williams, Theresa Velasquez.

III. Review and approve minutes of October 9, 2019. **MOTION to Approve: Merced, Larsen 2<sup>nd</sup>, 3-0-4, Approved**

IV. Public Comment: Tom Williams, the Community Plan is coming to East LA. Some communities are receiving quality plans, others not so much. It seems to depend on the wealth of the community. Staff at Planning seem to listen to developers instead of the community. Flood Plains are converted to limited access parks, to support R1 instead of R2 or R3, which increases property values. Detractive Nuisances are controlled by these methods. We should start thinking what's of value to our community, and how to protect them. Some barriers are created to prevent north-south traffic.

IV. 151 Ave 34 Motion was tabled until next month as requested by the development team prior to the meeting. Discussion on the relocation of a power pole on the adjoining property at Av 35 and Pasadena: The property is a former industrial cleaner and may be remedially treated. The South California Air Quality Management Board will be contacted.

V. Local TOC projects were reviewed, Tier 1 and Tier 3 allowances were reviewed. Northeast Lincoln Heights could see a lot more traffic with the lower parking requirements that new development may bring under TOC guidelines. Mario pointed out the city is getting more congested and the City want us to use more public transportation. Richard focused on the Ave 26 and 110 / 5 Freeway interchange and current conditions with nearby TOC projects. If conditions there are repeated at Ave 34 and Pasadena Av, it will be a dramatic increase in traffic in that area. Projects are planned at Figueroa and Pasadena, however out of Lincoln Heights. A Forum should be created to address these local traffic issues.

VI. Theresa pointed out all the projects planned locally, yet there is no infrastructure provided along with development. Mario noted that many feel the need to drive, and while other cities use trains, we don't have the transportation infrastructure needed to accommodate all our people. The discussion was tabled for a future agenda.

VII. The Specific Plan was discussed for limiting the number of alcohol beverage facilities. As law, one has to address the City Council for changes. CUP's (Conditional Use Permit) can be addressed to City Planning. However, under a Specific Plan, new leverage is present for opponents as the Director of City Planning cannot change a Specific Plan, it is law.

VIII. Houses which were sold, renovated and offered for sale in Lincoln Heights were reviewed for a possible Motion next month. Some publically available information should be considered unverified as listing agents don't always represent the information correctly. It was suggested to research LA Department of Building & Safety to find documentation. Also ZIMAS.com is available for gathering information on Entitlements. Sometimes lots are split for bungalow additions which were also transit dependent. Gillas says everyone knows Lincoln Heights is the next place targeted for flipping houses.

VIII. Adjournment - Meeting adjourned at 7:20 pm.

Meetings held the second Wednesday of each month - next meeting Wednesday, December 13, 2019, 6:00 pm,  
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: Vacant, Benny Madera; Martha Sevin Riley;  
YOUTH REPRESENTATIVES Amanda Martinez, Hugo Hernandez;  
AREA REPRESENTATIVES: Richard Larsen, Theresa Vasquez, Michael Merced, Vicente Gonzalez-Reyes Jr., Vacant,  
Maribel Hernandez, Vince Rosiles, Vacant, Tameka J. Flowers, Vacant, Jose Vanegas, Victoria Sabanz, Selena Ortega, Vacant