



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, February 12, 2020 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 6:08.
- II. Roll Call – In attendance: 11 (6 voting) Gil Arevalo, Richard Larsen, Mario Marrufo, Armida Marrufo, Michael Merced, and Gillas Correa. Stakeholders and/or presenters: Cesar Salazar, Sonia Molina, Patricia Camacho, Kazi Maimuna, Andie Adame, Andrew Brady, Diane Barrigan, George Orduna, Herman Lin, Anthony Manzano, C. Dennis Lee, Leticia Muro, Troy Carbajal, Rich McCarthy, Inoon Cina, Kazi Mo Sohrab, Kazi Rahman, Theresa Velasquez, and Robert Vega.
- III. Review, amend and approve minutes of January 8, 2020. **MOTION to Amend: Arevalo/Correa 2<sup>nd</sup>, 6-0-0, Motion to Approve: Arevalo, Correa 2<sup>nd</sup>, 4-0-2, Approved**
- IV. Public Comment: Richard Larsen gave a recap of Planning and Land Use Committee (PLUC) approval process. Noting that just because we are presenting a project, it doesn't mean we approve of them. We are here to listen to the community's input and then, a vote is taken.
- V. Dennis Lee presented the single family home at 2751 Abrigo, ENV-2019-1963-EAF and ZA-2019-1962-ZAD, 20 foot road with cul-de-sac for access. **MOTION: Larsen, M. Marrufo 2<sup>nd</sup>, 6-0-0, Approved.**
- VI. Review and Motion regarding 486 residential units with 16,395 commercial Mixed-Use TOC project at 141 Avenue 34, DIR-2019-6048-TOC-SPR-WDI and ENV-2016-273-MND-REC1. Known as the Ortiz property, a discussion ensued as a large contingent of neighbors were present. The Mitigated Negative Declaration (MND) was approved in 2016, but since there has been an increase in the number of units in total, and the affordable units to 66. There is a reduction of commercial, however that was apparently folded into the new density allowed by TOC Tier 3. Transportation Oriented Project (TOC) allows for greater density because of proximity to the Gold Line. After presentation, questions were asked regarding local concern for likely parking problems, safety, and traffic. Local businesses will also be impacted at the projects main egress, Ave 33 and Artesian, a 14 foot wide alley at a Gold Line grade crossing with three nearby schools. Mario asked how previous entitlements were approved without PLUC approval. A new Entitlement Site Plan Review (SPR) is in process for a public review. Developers asked for feedback on retail spaces. After discussion, the committee opted to table the motion as more information was needed to provide safe transportation. There were other projects waiting. If issues are resolved, construction would take roughly 2 years. **MOTION to Table: Larsen, Correa 2<sup>nd</sup>, 4-1-1, Tabled.**
- Review and Motion for a new 2 story Single Family residence, 506 E Clifton, ENV-2019-6868-CE, and ZA-2019-6867-ZAD, a deviation from road width and wall height. Project was presented by Herman Lin, a 2400 square foot house on narrow street. **MOTION: M. Marrufo, Merced 2<sup>nd</sup>, 6-0-0, Approved.**
- VII. Review and Motion for mixed-use with 97 affordable units at 1829 Hancock also known as 3000 Main Street, AA-2019-7419-PMLA and CPC-2019-7418-CU-DB-SPR. There was local concern about losing the liquor store on the corner of Main and Johnston. **MOTION: Larsen, Correa 2<sup>nd</sup>, 5-1-0, Approved.**
- VIII. Adjournment - Meeting adjourned at 7:10 pm.

Meetings held the second Wednesday of each month - next meeting Wednesday, March 11, 2020, 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