



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 SPECIAL PLANNING & LAND-USE COMMITTEE MEETING  
Wednesday, July 22, 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 6:09.
- II. Roll Call – In attendance 38: (6 voting) Gillas Correa, Richard Larsen, Mario Marrufo, Armida Marrufo, Michael Merced, and Gil Arevalo. Stakeholders and/or presenters: Andrew Brady, Robert de Forest.
- III. Public Comment: Benny Madera asked for roster of committee members. He was referred to the Executive Committee. Richard called out the members of the Committee who were all present.
- IV. Questions were asked about the Transportation Oriented Community at 141 Av 34 project, Andrew Brady and Robert de Forest reported for the project. Apology was made for missing the October 2019 meeting when the project was Tabled. Some delay was experienced due to COVID and City planning procedures including the Appeal by local residents. Vehicular entrance, safety, pedestrian traffic and loss of street parking were noted as main concerns said de Forest. He noted that units will be rented starting at \$800 per month, one third will be affordable. He said over half of the site is open space. 311 parking spaces total with 299 bicycle spaces, saying people will use van pool and bikes for transportation.
- De Forest talked about working with Metro and City Planning to improve safety. He said the safety improvements were just beginning. He said Pinyon was not looking at utilizing street parking for this project and will prohibit street parking for project occupants.
- Mario Marrufo noted the downsizing of the project, but reiterated traffic conditions on Ave 34 and 33. He mentioned LA DOT avoiding egress directly onto Pasadena Ave. He noted the likelihood of residents parking on street due to restricted parking, evidenced by another TOC on Mission Road and Ave 26.
- Richard asked that LHNC Outreach Committee be involved in engaging Lincoln Heights residents to seek application for available affordable units. Gillas asked for parking excluded for TOC occupants. Stephen Sarinana-Lampson asked regarding to term *phase* and public open space, how public will it be? Jack was concerned with parking and since February 12<sup>th</sup>, 5 months ago, saying it was unenforceable and insincere. He noted that the parking rate was 5 times the rate experienced in Los Angeles. Robert de Forest said the intent was to be enforceable. They employed a traffic engineer, looking at trends. Jack asked if there was any precedent and Robert deferred saying it takes time, trust and dialog. Mike said reality people here would be impacted the most, as seen with recent TOC projects, asking for denial.
- Richard asked for better contact with city agencies and affordable housing bureaucracies. Robert offered an affirmative marketing campaign as a legal means to attract local applicants. Tom noted it's smarter to use Pasadena Ave for main access, not Ave 34. Pae noted the suspect City Planning document, signed by a lower level planner, not the director. Richard noted the same identical signature appeared twice on the documents for two different city employees that approved the project. Alicia asked about senior units and the style of the building. Eric asked about the environmental concerns, which was not for this project at present, and the prior contamination documents, and evidenced environmental damage.
- Robert de Forest said they did extensive testing's, borings, saying it's clean. He said numerous state regulations exist that would require them to do complete remediation should any be discovered. He said only four wells exists on the site to the north, and that the adjacent site is clean, that they've spoken with that owner. Erin noted that there is far too much evidence that there are unaddressed environmental concerns, that it is egregious to move forward during this pandemic, and magnitude of demolition comes at an enormous cost to residents and schools. De Forest said the amount of regulations makes it safe.
- Andrew Brady claimed this was not a contaminated site. He claimed a very rigorous regime in regulations of handling of any contaminated soil. He mentioned DTSC is removing soil on the northern site and has signed off. Michael mention suspicion in using an old environmental review on a different project, parking and underground garage. He mentioned the MND mentioned that the project will be significant and pledge by that prior applicant, noting that there was agreement on existing contamination at that time. He said this showed bad faith to piggy back on the prior document, which called for more restrictions.

**MOTION to Table: Larsen/M Marrufo 2<sup>nd</sup>, 3-2-0, Motion Approved, Tabled**

V. USC Entitlements for new hotel and CUP 1550 San Pablo, ZA-2020-1128-MPA and ZA-2020-1097-MPA. Motion was voted modified for these two entitlements only. The **MOTION to Approve/Deny: Larsen/M Marrufo 2<sup>nd</sup>, 6-0-0, Motion Approved**

VII. Adjournment - Meeting adjourned at 7:10 pm.

Meetings held the second Wednesday of each month - next meeting Wednesday, August 12, 2020, 6:00 pm

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