



## 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;  
PETER TANG, Secretary; VACANT, Treasurer



You are invited to a Zoom webinar.

When: December 17, 2020 06:00 PM Pacific Time (US and Canada)

\*Topic: LHNC General Board & Stakeholder ZOOM Virtual Meeting\*

Please click the link below to join the webinar:

\*<https://zoom.us/j/95056219034> <<https://zoom.us/j/95056219034>>\*

Or iPhone one-tap :

US: +16699006833,,95056219034# or +12532158782,,95056219034#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1

312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or 877 853 5257 (Toll

Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548

0282 (Toll Free)

Webinar ID: 950 5621 9034

International numbers available: <https://zoom.us/u/abnJAIs7vp>

### GENERAL PUBLIC COMMENT ON NON AGENDA ITEMS

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Lincoln Heights Neighborhood Council meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial (123) 456-7890, and enter 123 123 123 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

### GENERAL PUBLIC COMMENT ON NON AGENDA ITEMS

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: [NCSupport@lacity.org](mailto:NCSupport@lacity.org) or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Dino's Burgers, 2817 N Main St., LA 90031 and at our website [www.lincolnheightsNC.org](http://www.lincolnheightsNC.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Gilbert Arevalo, President at 310.408.3773 or email [gil\\_arevalo@hotmail.com](mailto:gil_arevalo@hotmail.com)/

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1 minute per speaker, unless adjusted by the presiding officer of the Board.

SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte president [Gil\\_Arevalo@hotmail.com](mailto:Gil_Arevalo@hotmail.com) Directiva, al 310.408.3773 o por correo electrónico avisar al Concejo Vecinal.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows: • Dino's Restaurant on N. Main Street, LA 90031 • [www.lincolnheightsNC.org](http://www.lincolnheightsNC.org) • You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <https://www.lacity.org/subscriptions>

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Sheri Fierro;

COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: vacant, Benny Madera, vacant;

YOUTH REPRESENTATIVES: Erika Xu, Hugo Hernandez;

AREA REPRESENTATIVES: Richard Larsen, Theresa Vasquez, Michael Merced, Vicente Gonzalez-Reyes Jr., Armida Marrufo, Maribel Hernandez, Vince Rosiles, Vacant, Tameka J. Flowers, Vacant, Jose Vanegas, Vacant, Selena Ortega, Vacant.

LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL  
Board of Directors Meeting

Thursday, December 17, 2020

6:00 pm – 9:00 pm

Online Virtual Zoom Meeting – DIGITAL MEETING

Meeting ID: Please see [www.LincolnHeightsNC.org](http://www.LincolnHeightsNC.org)

1. Welcome, Call to Order, Pledge of Allegiance, Roll Call
2. Motion to approve the minutes of the Special Board of Directors Meeting.
3. Unagendized public comment (1 minute per individual)
4. Community and Board Announcements (2 minutes per person)
  - a. Presentation Lanee Basulto NC Election Administrator, City Clerk's Office.
  - b. NC Election Information Worksheet for Board Members to confirm the information on the worksheet.
  - c. Jackie Kim—Update on By-Law changes
  - d. Motion to Resolve that the LHNC will refuse to vote on so-called Administratively Adjusted Bylaws manufactured by empowerLA until they are corrected to conform with our community. The Bylaws drafted by the Department of Neighborhood Empowerment to not reflect our community nor our values. The wording of these administrative changes do not reflect our history in voting nor our election process, and so we resolve to not take a vote to approve these adjustments until the community can weigh the proposed changes and after review vote as a body by a supermajority to approve any changes, whatsoever, to our Bylaws.
  - e. Discussion Motion on Listing all Board members Present and Not Present, or Leave without Notice before Adjournment at all Agendized General, Special and Committee meetings from January 2020 to the present. It is recognized that while the Absent board members cannot be removed from meetings failing to make quorum, our community deserves to know, and has asked to know, which board members are consistently either failing to attend or leave early during LHNC meetings. The resultant List of LHNC Members Attendance Record at Meetings will be published on every Posted Agenda and on our Website for our community to observe who is trying to make quorum and who is consistently participating in a lack of quorum.
5. Committee Reports
  - a. Election Committee
    - i. Announcement of vacancies
      1. Area 4 Resident, Area 5 Resident, Area 6 Resident, Area 7 Resident, CBO Position, and Business Representative.
      2. Are there any other applications or requests for applications?
        - i. I have received a request for Mr. Michael Navarro for the Area 7 Resident seat .
          - a. Mr. Navarro has withdrawn his application and indicated that he will be moving out of Lincoln Hts for a new job.
        - ii. I have received a request for Ms. Lina Ruiz for the Area 6 Resident seat.
          - a. Comments by Ms. Ruiz
          - b. Possible motion and election of Ms Ruiz to the area 6 seat on the Board of Directors term ending 2023.
          - c. Result of the vote.
        - iii. I have received a request for Ms.Vera Padilla for the position of Treasurer of the Lincoln Heights Neighborhood Council.
          - a. Comments by Ms Padilla
          - b. Possible motion and election of Ms Padilla to the position of Treasurer of the Lincoln Heights NC term ending 2023.
          - c. Result of the vote
    - b. Executive Committee (G. Arevalo).
      - i. Discussion and possible motion to require all committee chairs to include the appropriate ZOOM information for their committee meetings. Committee Chairs are responsible to publish their agenda on the DONE ens network and on the Lincoln Heights NC website.
      - ii. Discussion and possible motion to require all members of the Board of Directors to download a copy of the meeting agenda AFTER the (72 hour for regular or 24 hours For special) posting deadline has occurred.
      - iii. Benny Madera letter Discussion and possible motion to reinstate Benny Madera to the PLUC committee.
      - iv. Lincoln Star article Discussion and possible motion to have Board compose a letter of rebuttal to Lincoln Star for publication.
    - c. Budget Committee ()
      - i. Discussion and possible motion to approve the June 2020 MER, July 2020 MER, August 2020 MER, September MER, October MER, and November MER.
      - ii. Discussion and Possible Motion to approve Budget items
      - iii. Discussion and possible motion to approve the 2020-2021 NC Budget including roll over funds.
      - iv. Discussion and possible motion to approve Vince Rosiles as the second signer.
      - v. Discussion and possible motion to approve Vera Padilla as Treasurer.



## 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;  
PETER TANG, Secretary; VACANT, Treasurer



- d. Outreach Committee (T Flowers)
- e. Community Events Committee (T Flowers)
- f. Planning and Land Use Committee (R Larsen)
  - i. Discussion and possible motion to approve 2620 Manitou ZA-2019-6245-ZAA request for zero foot passageway and relief from local hearing as it is not a Planning Department requirement in this case.
  - ii. Discussion 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.
  - iii. Discussion and possible Motion regarding a 8,463 square foot 3 story house w 4 car garage, 1,304 square foot 2 story ADU in an R20 Agricultural Zone, Hillside Ordinance at 2943 Alta Street, ZA-2017-409-ZV-ZAD, and ENV-2017-410-CE. Addresses included are: 2927, 2931, 2934, 2935, 2943 North Alta Street on a hillside known as Flat Top. Three lots are combined to result in a 40,000 sq feet lot. Six protected trees are scheduled to be removed along with 6,790 cubic yards of soil removal, haul route Flora to Lincoln Park Avenue to Broadway, Lincoln Heights, M-F 9 am to 3 pm. The applicant is asking for Exemption from CEQA Guidelines Section 15303, Class 3 and a zoning variance from the Q Conditions to permit a 308 foot long retaining wall. The Planning and Land Use Committee voted to send the project back to City Planning for further review and the approval of a CIS to reflect the community concern with large luxury residences at Flat Top which has historic and cultural significance to Lincoln Heights. This Motion is to Approve the PLUC resolution, CIS, and official Action.
  - iv. Discussion and possible Motion regarding 486 residential units with 16,395 commercial Mixed-Use Transportation Oriented Community (TOC) project at 141 Avenue 34, DIR-2019-6048-TOC-SPR-WDI and ENV-2016-273-MND-REC1.
  - v. Discussion and possible Motion for USC Entitlements for new hotel and CUP 1550 San Pablo, ZA-2020-1128-MPA and ZA-2020-1097-MPA. Motion was voted modified at the PLUC for these two entitlements only.
  - vi. Motion to Approve CIS on Mansions and Homeless as prepared and submitted last month, attached:

Community Impact Statement

October 26, 2020

The Board Approves This Community Impact Statement Yea (x), Nay (x), Abstain (x) on October xx, 2020

Re: Mansions Amid Poverty and Homelessness

Dear Honorable Members of Los Angeles City Council,

### SUMMARY:

The Lincoln Heights Neighborhood Council requests the City Council and the PLUM Committee be required to reject large mansions in low income areas as to concerns for economic displacement amid a growing local homeless community.

### STATEMENT VOTED ON OCTOBER XX, 2020:

Lincoln Heights is challenged with low income and homelessness. Applicants here are building large luxury homes that we feel should be reexamined with concern for location, site, appropriateness, and structural conditions overlooked by City Planning.

While City Planning claims to have reviewed such projects, due to COVID restrictions and limitations, we feel that these projects are not adequately reviewed and do not address our concerns. We request withdrawal of such Applications, review of the Application with Community Involvement, and recirculation of revised applications with an eye for downsizing and appropriateness.

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Sheri Fierro;

COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: vacant, Benny Madera, vacant;

YOUTH REPRESENTATIVES: Erika Xu, Hugo Hernandez;

AREA REPRESENTATIVES: Richard Larsen, Theresa Vasquez, Michael Merced, Vicente Gonzalez-Reyes Jr., Armida Marrufo, Maribel Hernandez, Vince Rosiles, Vacant, Tameka J. Flowers, Vacant, Jose Vanegas, Vacant, Selena Ortega, Vacant.

There is a decidedly abstract juxtaposition of homeless and hillside mansion projects. We don't understand how building large mansions in our community, often on historic open space, is consistent with community objectives of equity, environmental and safety concerns. We also have a growing homeless community of former Lincoln Heights residents to consider.

But also important is the unsafe condition of building on soft hillsides for the foundation for such houses. These are usually built on pilings that claim to reach bedrock at 5 feet. However bedrock is reportedly at 35 feet below grade. A large whale skull was found at shale bedrock, at 35 feet below the surface, one of the most valuable and important fossil discoveries on Flat Top, our name for these historically parkland hills. This is not the place to build luxury mansions while nearby homeless sleep on our streets.

The ZIMAS page shows that the seismic hazard conditions are a short distance from the Elysian fault zone, resulting in a Richter Scale of 6.4 or greater on such hillside parcels. Yet mansion projects geotechnically refer to another fault miles away, under Hollywood. Engineering documents are under analyzed as they refer to distant fault lines and are likely deficient and a safety concern.

The engineering documents often rely on old surface pit diggings and not on actual soil borings. The steepness of these slopes based on hand dug pit information is not sufficient or adequate. Actual soil borings should be made and submitted. We question whether such foundations will stay in place. The geology should be re-examined by contemporary specialists in this matter.

Please join us in the effort to reduce mansions, and provide for our homeless. Enforce rules to eliminate displacement in our communities. These luxury mansions are an unhealthy imposition of luxury during an era of displacement and homelessness.

Respectfully,

Richard Larsen, Lincoln Heights Neighborhood Council

- g. Ad Hoc /Five Lots Committee (R. Larsen)
    - i. Motion to approve 5 Lots Ad Hoc Survey stakeholder responses to be displayed on the Lincoln Heights NC Website.
  - h. Program and Services Committee (S Ortega)
    - i. City and Government Liaison Committee (S Ortega)
    - ii. Discussion regarding a City Council motion by Kevin De Leon as follows:

“The Lincoln Heights Neighborhood Council is coordinating a street banner campaign. The purpose of the street banners is to promote the Lincoln Heights Neighborhood Council and increase citizen participation in Neighborhood Council meetings and activities. The banners also recognize the importance of the San Antonio Winery to the Lincoln Heights community.

I therefore move that the City Council, in accordance with Los Angeles Municipal Code (LLAMC) Section 62.132, approve the Street Banner Program identifying the Lincoln Heights Neighborhood Council, as a City of Los Angeles Non-Event Street Banner Program for the period of November 2020 to November 2021

I further move that the City Council approve the content of the street banner design as attached.”
- i. Bylaws and Rules Committee (B Wadsworth)
  - j. Grievance Committee
6. New Business
  7. Unagendized Public Comment (1 minute per person)
  8. Attendance Report
  9. Adjournment