



LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

3516 N BROADWAY
LOS ANGELES CA

AGENDA

EXECUTIVE COMMITTEE

SARA CLENDENING
PRESIDENT

BEN "WADS" WADSWORTH
VICE PRESIDENT

FERNANDA SANCHEZ
SECRETARY

VINCENT "CHENTE" MONTALVO
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LINCOLNHEIGHTSN.C.ORG
LHNC.CARRD.CO
LHNC HOTLINE: (213) 340-4773
CERTIFIED COUNCIL
2002

LHNC GENERAL BOARD MEETING

* GENERAL BOARD & STAKEHOLDER MEETING *

THURSDAY, NOVEMBER 17 2022 6:00 PM

ZOOM

Zoom meeting online or by telephone.

OR PHONE

zoom link: <https://us02web.zoom.us/j/95056219034>

or dial 669-900-9128. use zoom id: 950 5621 9034 and press #

IN CONFORMITY WITH THE SEPT 16, 2021 ENACTMENT OF CA ASSEMBLY BILL 361 (RIVAS) AND DUE TO CONCERNS OVER COVID-19, THE LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY WITH A CALL-IN OPTION OR INTERNET-BASED SERVICE OPTION.

Every person wishing to address the Board must dial (669) 900-9128, enter **950 5621 9034** and press # to join the meeting. When prompted by the President, to provide public input at the Neighborhood Council meeting the public must dial *9 or use the Raise Hand option to address the Board on any agenda item before the Board takes an action on an item. Public comments 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 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, it must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

As a covered entity under Title II of the ADA, the City of LA does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs/ services/ activities. Sign language interpreters, assistive listening devices, or 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 hrs) prior to the meeting by contacting Secretary Fernanda Sanchez at fernanda.sanchezlhnc@gmail.com

Public Posting of Agendas- Agenda is posted for public review at the Lincoln Heights Public Library, 2530 Workman St, 90031, at lincolnheightsnc.org, or you can receive agendas via email by subscribing to L.A. City's ENS.

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 LAMC 48.01 et seq. More information is available at ethics.lacity.org/lobbying. Please contact the Ethics Commission at (213)978-1960 or ethics.commission@lacity.org

Public Access of Records- In compliance with GOV § 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 lincolnheightsnc.org or at the scheduled meeting. For a copy of any record related to an item on the agenda, contact Secretary Sanchez at fernanda.sanchezlhnc@gmail.com.

Reconsideration and Grievance Process- For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website lincolnheightsnc.org.

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 hrs) antes del evento. Por favor contacte Fernanda Sanchez, Secretaria, al fernanda.sanchezlhnc@gmail.com para avisar al Concejo Vecinal.

BUSINESS REPS: NANCY STELLA SOTO, VACANT, VACANT. COMMUNITY BASED ORG REPS: BENNY MADERA, VACANT, VACANT. YOUTH REP: VACANT. AREA REPRESENTATIVES: ANNALEE HARR, SILVIA LARA, MELANIE BELLOMO SHIFFLETT, DYDIA DELYSER, VACANT, JEROD GUNSBERG, VACANT, VACANT, GIL AREVALO, RICHARD ORTIZ, STEVE LUCERO, VACANT, SELENA ORTEGA, EZMERALDA LANDEROS



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**** General Board & Stakeholder Meeting Agenda ****

Thursday, November 17th 2022 6:00 pm

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phone: 669-900-9128. zoom id: 950 5621 9034

Supporting Docs [Link](#)

I. Roll Call

II. Public Comment on Non-Agenda Items (2 minutes per person)

III. Community and Board Announcements (2 minutes per person)

A. Update from William Mead Homes Community Advisory Council (CAC) LHNC Member Rep. summary re: HACLA's planned redevelopment of William Mead, Dogtown.

B. Announcement: LA City Planning Cornfield Arroyo Seco Specific Plan (CASP) Preliminary Draft virtual open house Dec 7 6pm. zoom info and more information [here](#)

IV. Government Reports (2 minutes per person)

V. Minutes

A. Discussion and possible action on approval of minutes: 5/16/21 General Board

VI. Funding Items

A. Discussion and possible action to approve Oct 2022 MER

B. Announcement of NPG Neighborhood Purpose Grants Deadline 12/7/22. Grants up to \$5k for Lincoln Heights Nonprofit 501c3's and Public Schools. * [Application Here](#).

VII. Executive Committee

A. Announcement of LHNC Vacancies: Youth Rep (2025), Business Rep (2025), Business Rep (2023), CBO (2025), CBO (2023), Area 3 Rep Resident (2023), Area 4 Rep At-Large (2025), Area 4 Rep Resident (2023), Area 6 Rep Resident (2023). * [Application](#)

1. Discussion/ possible action to appoint stakeholders to the following vacancies:

- a. LHNC Youth Rep Seat, (2025)
- b. LHNC Business Rep Seat, (2025)
- c. LHNC Business Rep Seat, (2023)
- d. LHNC Community Based Organization Rep Seat, (2025)
- e. LHNC Community Based Organization Rep Seat, (2023)
- f. LHNC Area 3 Rep Resident Seat, (2023)
- g. LHNC Area 4 Rep At-Large Seat, (2025)
- h. LHNC Area 4 Rep Resident Seat, (2023)
- i. LHNC Area 6 Rep Resident Seat, (2023)

BUSINESS REPS: NANCY STELLA SOTO, VACANT, VACANT. COMMUNITY BASED ORG REPS: BENNY MADERA, VACANT, VACANT. YOUTH REP: VACANT. AREA REPRESENTATIVES: ANNALEE HARR, SILVIA LARA, MELANIE BELLOMO SHIFFLETT, DYDIA DELYSER, VACANT, JEROD GUNSBERG, VACANT, VACANT, GIL AREVALO, RICHARD ORTIZ, STEVE LUCERO, VACANT, SELENA ORTEGA, EZMERALDA LANDEROS



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Supporting Docs [Link](#)

VIII.Planning & Land Use Committee

A. Discussion and possible action on **2465 N Metzler Dr, 2501-2503 N Forest Park Dr.**

Case no. [ENV-2021-6721-CE](#). Grading - Hillside. Proposed OWTS for New SFR.

Case no. [ZA-2021-6720-ZAD](#) Building - New. 1,490 sq ft Prefab Steel Hut on retaining wall with carport. PLUC Agenda [Here](#). *PLUC Rec TBA 11/16/22.*

2465 N METZLER DR 90031 (below Paradise Hill)

2501 N FOREST PARK DR 90032

2503 N FOREST PARK DR 90032

Project Description: 2465 N METZLER DR/ 2501-2503 N FOREST PARK DR. case # [ENV-2021-6721-CE](#). GRADING - HILLSIDE. Proposed Onsite Wastewater Treatment System (OWTS) for New Single Family Residence. Advanced treatment tank capacity = 2,000 gallons, pit = 6' ft dia X 50' ft W/ 18' ft cap (32' ft eff. Depth). Project Description: case # [ZA-2021-6720-ZAD](#) BUILDING - NEW. 1,490 sq ft Prefabricated Steel Hut on retaining wall with carport.

Applicant: Anthony Converse

Representative: Cason Hall, [Company: Kimberlina Whettam & Associates]

Case No. [ZA-2021-6720-ZAD](#)

Environmental No. [ENV-2021-6721-CE](#)

Related Cases:

Application / Permit [21030-10000-07099](#) Plan Check No. G21LA00192

Application / Permit [22030-10000-00301](#) Plan Check No. B22LA00760

Application / Permit [21030-10000-08235](#) Plan Check No. B21LA22811

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B. Discussion and possible action on **3880 N MISSION RD.** (Former Forever 21 Site).
Case no. [ENV-2022-6550-EAF](#) GRADING - SPECIAL GRADING AREA. Standalone EAF for haul route for approximately 285,493 cubic yards of dirt in a special grading area in conjunction with the redevelopment of a warehouse, logistics, and light industry facility zoned M1-1. PLUC Agenda [Here](#). *PLUC Rec TBA 11/16/22.*

- 3880 N MISSION ROAD 90031 (FORMER FOREVER 21 SITE)**
- | | | |
|---|---|---|
| 3850 N MISSION ROAD 90031 | 3972 N MISSION ROAD 90031 | 4076 N MISSION ROAD 90032 |
| 3880 N MISSION ROAD 90031 | 4002 N MISSION ROAD 90032 | 4080 N MISSION ROAD 90032 |
| 3908 N MISSION ROAD 90031 | 4030 N MISSION ROAD 90032 | 4086 N MISSION ROAD 90032 |
| 3930 N MISSION ROAD 90031 | 4044 N MISSION ROAD 90032 | 4094 N MISSION ROAD 90032 |
| 3960 N MISSION ROAD 90031 | 4050 N MISSION ROAD 90032 | 4108 N MISSION ROAD 90032 |
| 3970 N MISSION ROAD 90031 | 4054 N MISSION ROAD 90032 | |

Project Description: 3880 N MISSION RD. case # [ENV-2022-6550-EAF](#). GRADING - SPECIAL GRADING AREA. Standalone EAF (Environmental Assessment Form) for haul route for approximately 285,493 cubic yards of dirt in a special grading area in conjunction with the redevelopment of a warehouse, logistics, and light industry facility zoned M1-1.

Applicant: Janna Boelke and Jaden Robbins, [Worthe Real Estate Group]
Representative: Josh Guyer, [Company: Burns & Bouchard Inc.]
Environmental No. [ENV-2022-6550-EAF](#)
Environmental Assessment Form 9/13/2022 [View](#)
Environmental Assessment Form 9/13/2022 [View](#)
Photographs 9/13/2022 [View](#)
Project Plans 9/13/2022 [View](#)
Radius Map 9/13/2022 [View](#)
Vicinity Map 9/13/2022 [View](#)

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Supporting Docs [Link](#)

C. Discussion and possible action on **216 S AVENUE 24** (City Parking Lot behind Bank of America on North Broadway). Case no. [DIR-2022-7634-TOC-CDO-PHP-HCA](#) & [ENV-2022-7635-EAF](#) BUILDING - NEW. Construction, use and maintenance of a 74 foot height, six story apartment building with 48 units, 100% reserved for affordable households. The project provides 50 parking spaces and approx. 6,075 sq ft of OS. PLUC Agenda [Here](#). *PLUC Rec TBA 11/16/22.*

216 S AVENUE 24 90031 (City Parking Lot behind Bank of America on North Broadway)

220 S AVENUE 24 90031

224 S AVENUE 24 90031

Project Description: 216 S AVENUE 24 90031. BUILDING - NEW. Construction, use and maintenance of a 74 foot height, six story apartment building with 48 units, 100% reserved for affordable households. The project provides 50 parking spaces and approx. 6,075 sq ft of OS.

Applicant: MARY-JANE WAGLE [Company: W.O.R.K.S]

Representative: DANA SAYLES [Company: THREE6IXTY]

Case No. [DIR-2022-7634-TOC-CDO-PHP-HCA](#)

Environmental No. [ENV-2022-7635-EAF](#)

Application 10/21/2022 [View](#)

Environmental Assessment Form 10/21/2022 [View](#)

Photographs 10/21/2022 [View](#)

Photographs 10/21/2022 [View](#)

Project Plans 10/21/2022 [View](#)

Tree Report 10/21/2022 [View](#)

Vicinity Map 10/21/2022 [View](#)

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Supporting Docs [Link](#)

- D. Discussion and possible action on letter to Ccl Seeking City intervention of the sale of Paradise Hill site address: **2929 N Amethyst st** (former surplus city property. Controversial sale in 1968 by Councilman Art Snyder to developer. 30 acres for \$75k) APN 5209009001. Presentation by Roy Payan of NELA SOUL.
- E. Discussion and possible action on letter to LADBS, City Planning re: Demolition Permits / LHNC Priority Notification. LHNC requests weekly Demolition email alerts. Current LA City alert protocol of posting blue paper signs w/ 30 days notice insufficient
- F. Discussion and possible action on letter to DBS, Ccl re: pending demolition permit for **231 S AVENUE 18 90031**. Historic SFD built in 1885, demolition application subm x/ 2022. demo permit. [22019-10000-03941](#), [22019-10000-03936](#) PLUC Rec TBA 11/16/22. PLUC Agenda [Here](#)

231 S AVENUE 18 90031 (House next to Downey Park)
231 1/2 S AVENUE 18 90031

DEMOLITION -SFD

Permit Description: 231 S AVENUE 18. BUILDING- DEMOLITION.
Demolish 1-story Single Family Dwelling, Clear Lot.
APN: 5447026005
Built: 1885. 3 bedroom 2 bath. 2,066 sq ft.
Application / Permit [22019-10000-03941](#)
Plan Check / Job No. B22LA17076
Application / Permit [22019-10000-03936](#)
Plan Check / Job No. B22LA17066



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Supporting Docs [Link](#)

G. Discussion and possible action on letter to City Attorney, LADBS, CD1 opposing pending demolition permits for **2659 PASADENA AVE 90031**. Historic SFD built in 1890, new demo application- submitted 4/2022 by new owner. Bldg identified by SurveyLA as eligible for the NRHP in 2015. There have been 7 fires between 4/1/20 and 11/1/22. An abate order was placed on the property in 2020. Demolition by Neglect. *PLUC Rec TBA 11/16/22*. PLUC Agenda [Here](#)

2659 N PASADENA AVE 90031 (HISTORIC HOUSE ON PASADENA AVE) **DEMOLITION- SFD**
2657 N PASADENA AVE 90031

Permit Description: 2659 PASADENA AVE. BUILDING - DEMOLITION. Demolish existing Single Family Dwelling ONLY per PIEIH dated 10/20/2022. (CEIS (Code Enforcement Information System) Case No.) Fence protection required. "COMPLY WITH DEPARTMENT ORDER effective date 10/25/2022. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE" APN: 5205020019.

Application / Permit [22019-10000-03196](#) Plan Check/ Job# B22LA13223

Application / Permit [22019-10000-03223](#) Plan Check/ Job# B22LA13318

Related Cases: CEIS Case No. 898335

Parcel Profile Report: [here](#)

Historic Places LA: [LA Historic Resources Inventory Listing](#)

IX. Environmental Justice Committee

A. Discussion and possible action on letter to the director of Lincoln Park Parks & Rec and the RAP commission, CD1, CD14 seeking the mandatory process of creating the Lincoln Park (PAB) Park Advisory Board. Requesting seats for LHNC and community members. Requesting that the outreach be done by RAP to Form PABS at all RAP Public Facilities within the Lincoln Heights NC Boundaries.

X. Future Items

XI. Adjournment

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Lincoln Heights Neighborhood Council
 Upcoming Meetings (join by zoom or phone):

******* LHNC Planning & Land Use Committee Meeting *******

Wednesday, Nov 16 2022 6:00 PM

zoom link: <https://us02web.zoom.us/j/88031855172>

phone: 669-900-9128. use zoom id: 880 3185 5172

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LHNC General Board & Stakeholder Meeting

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zoom link: <https://us02web.zoom.us/j/95056219034>

phone: 669-900-9128. use zoom id: 950 5621 9034

LHNC Budget Committee Meeting

Friday, Dec 9 2022 6:00 PM

zoom link: <https://us02web.zoom.us/j/84865335307>

phone: 669-900-9128. use zoom id: 848 6533 5307

LHNC General Board & Stakeholder Meeting

Thursday, Dec 15 2022 6:00 PM

zoom link: <https://us02web.zoom.us/j/95056219034>

phone: 669-900-9128. use zoom id: 950 5621 9034

***** For updates or more info ***** lhnc.carrd.co *****

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