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Lincoln Heights
Neighborhood Council
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City of Los Angeles

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LHNC PLANNING AND LAND USE COMMITTEE

Wednesday, November 16, 2022

JOIN MEETING ONLINE OR BY TELEPHONE - 6:00 PM

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

OR DIAL (669) 900-9128. MEETING ID: 880 3185 5172 PRESS #

MEMBERS:
SARA CLENDENING, CHAIR
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MELANIE BELLOMO-SHIFFLETT
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MR. ADAMS

[SUPPORTING DOCUMENTS](#)

Questions can be submitted to sara.lhnc@protonmail.com

In conformity with the September 16 2021 enactment of Assembly Bill 361 and due to concerns over COVID19, this Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

Members of the public who would like to offer public comment on items listed on the agenda should call (669) 900-9128, use Meeting ID No. **880 3185 5172** and press #. Press # again when prompted for ID. Once admitted into meeting, press *9 to request to speak or Raise Hand to address the Board on any agenda item. Public comments on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not on the agenda that are within the LHNC's jurisdiction will be heard during the General Public Comment period. Under the Brown Act, the LHNC is prevented from acting on a matter that you bring to its attention during General Public Comment; 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 Board officer.

AB361 Updates: Public comment cannot be required to be submitted in advance of the meeting; only real-time public comment is required. If there are broadcasting interruptions preventing the public from observing/ hearing the meeting, it must be recessed/ adjourned. If the public is unable to provide comment due to issues within the NC's control, meeting must be recessed/ adjourned.

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, or other auxiliary aids may be provided. To ensure availability of services, make your request at least 72 hrs prior to the meeting by contacting Secretary Sanchez at fernanda.sanchezlhnc@gmail.com.

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.

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

ROLL CALL

GENERAL PUBLIC COMMENT

PRESENTATIONS

ITEM(S)

GRADING/ NEW CONSTRUCTION

CD14

- (1) **2465 N METZLER DR 90031** (Bottom of 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, 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

- A. Discussion and possible action on 2465 N Metzler Dr, 2501-2503 N Forest Park Dr. case # ENV-2021-6721-CE. Grading - Hillside. Proposed OWTS for New SFR. case # ZA-2021-6720-ZAD Building - New. 1,490 sq ft Prefab Steel Hut on retaining wall with carport.

ladbs app/ permit #	type	status	description
21030-10000-07099 G21LA00192	Grading	pc appr 4/20/22	Proposed OWTS for (N) SFR. Advanced treatment tank capacity = 2,000 gal, pit = 6' dia X 50' W/ 18' cap (32' eff. depth) Per approved rpt by rwqcb, WDR R4-2019-0024 DWQ, global id WDR100054278
22030-10000-00301 B22LA00760	Grading	submit 1/18/22	**GPI ONLY** NEW onsite wastewater system - 2,000 gallon
21030-10000-08235 B21LA22811	Grading	submit 12/6/21	**GPI ONLY** NEW 1,490 SFD w/ carport & retaining walls

ITEM(S)

GRADING/ DEMOLITION/ NEW CONSTRUCTION

CD14

(2) **3880 N MISSION RD 90031** (FORMER FOREVER 21 SITE)

<u>3850 N MISSION ROAD 90031</u>	<u>4044 N MISSION ROAD 90032</u>
<u>3880 N MISSION ROAD 90031</u>	<u>4050 N MISSION ROAD 90032</u>
<u>3908 N MISSION ROAD 90031</u>	<u>4054 N MISSION ROAD 90032</u>
<u>3930 N MISSION ROAD 90031</u>	<u>4076 N MISSION ROAD 90032</u>
<u>3960 N MISSION ROAD 90031</u>	<u>4080 N MISSION ROAD 90032</u>
<u>3970 N MISSION ROAD 90031</u>	<u>4086 N MISSION ROAD 90032</u>
<u>3972 N MISSION ROAD 90031</u>	<u>4094 N MISSION ROAD 90032</u>
<u>4002 N MISSION ROAD 90032</u>	<u>4108 N MISSION ROAD 90032</u>
<u>4030 N MISSION ROAD 90032</u>	

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. Former Forever 21 site. Also, the former site of the Selig Zoo / Polyscope Studios later Lincoln Park Zoo. Earlier the site of Reservoir No. 5 for the Eastside Ditch and Zanja No. 9-E and the river bed for the Arroyo de los Posas. Former City Property. There are 17 addresses under Case no. with approximately 21 submitted permit applications pending for demolitions, grading in a special grading area and new construction.

Applicant: Janna Boelke & Jaden Robbins, Worthe Real Estate Group

Representative: Josh Guyer, 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](#)

Related Cases: (see spreadsheet below)

- A. Discussion and possible action on 3880 N MISSION RD. case # [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.

Related Cases. 3880 N MISSION RD

ladbs app/ permit #	type	status	description
22016-10000-15755 B22LA09820	Bldg- Alter	Verifications 10/4/2022	25% PDPP for zoning only review. Reduction in size of existing warehouse. (1 of 3)
22010-10000-02634 B22LA09820	Bldg- New	Verifications 10/4/2022	25% PDPP for zoning only review. Construction of new 1-story warehouse bldg w/ office/ mezzanine. (2 of 3)
22010-10000-02635 B22LA09820	Bldg- New	Verifications 10/4/2022	25% PDPP for zoning only review. Construction of new 2-story warehouse bldg w/ office/ mezzanine. (3 of 3)
22019-10000-03946 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg A- Existing storage structures, 1 bridge, 1 patio
22019-10000-03947 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg B- Existing storage structures, 1 bridge, 1 patio
22019-10000-03948 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg C- Existing storage structures, 1 bridge, 1 patio
22019-10000-03949 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg D- Existing storage structures, 1 bridge, 1 patio
22019-10000-03950 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg E- Existing storage structures, 1 bridge, 1 patio
22019-10000-03951 B22LA17109	Bldg- Demo	Corr Issued 9/1/2022	Demolish Bldg H- Existing storage structures, 1 bridge, 1 patio
22019-10000-03326 B22LA13765	Bldg- Demo	App Submit 7/13/2022	*DPI & Posting* Demolish Bldg B- Warehouse & Office
22019-10000-03257 B22LA13522	Bldg- Demo	App Submit 7/11/2022	*DPI & Posting* Demolish Bldg A- Storage Structure
22019-10000-03259 B22LA13523	Bldg- Demo	App Submit 7/11/2022	*DPI & Posting* Demolish Bldg C- Storage Structure, 1 patio
22019-10000-03260 B22LA13525	Bldg- Demo	App Submit 7/11/2022	*DPI & Posting* Demolish Bldg D- Storage Structure, 1 patio
22019-10000-03262 B22LA13526	Bldg- Demo	App Submit 7/11/2022	*DPI & Posting* Demolish Bldg E, Storage Structure, 1 patio
22019-10000-03263 B22LA13527	Bldg- Demo	App Submit 7/11/2022	*DPI & Posting* Demolish Bldg H, Storage Structure, 1 patio
22030-10000-04868 B22LA13537	Grading	App Submit 7/11/2022	*GPI & Posting* New 1-story warehouse/ office/ mezzanine & new 250, 129 S 2story warehouse/ office/ mezzanine
22030-10000-04870 B22LA13538	Grading	App Submit 7/11/2022	*GPI & Posting* New 1-story warehouse/ office/ mezzanine & new 250, 129 S 2story warehouse/ office/ mezzanine
22030-10000-04871 B22LA13539	Grading	App Submit 7/11/2022	*GPI & Posting* New 1-story warehouse/ office/ mezzanine & new 250, 129 S 2-story warehouse/ office/ mezzanine
21019-10000-00555 B21LA02534	Bldg- Demo	App Submit 2/11/2021	*DPI & Posting* Bldg D, Demolish concrete tilt-up warehouse (S-1 occ.) 1-story above ground, 2-stories below ground
21019-10000-00509 B21LA02377	Bldg- Demo	App Submit 2/10/2021	*DPI & Posting* Bldg H, Demolish concrete tilt-up warehouse (S-1 occ) 1-story above ground, 1-story below ground
21019-10000-00518 B21LA02406	Bldg- Demo	App Submit 2/10/2021	*DPI & Posting* Bldg E, Demolish concrete tilt-up warehouse (S-1 occ) 1-story above ground

ITEM(S) (tentative)

NEW CONSTRUCTION

CD14

(3) **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: CITY OF LA
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](#)

Related Cases:

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

1. Discussion and possible action on 216 S AVENUE 24. Case no [DIR-2022-7634-TOC-CDO-PHP-HCA](#) and [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.

NEW BUSINESS

ITEM(S)

DEMOLITION- SFD

CD1

- (4) **2659 N PASADENA AVE 90031** (HISTORIC HOUSE ON PASADENA AVE)
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. Built: 1890.

Applicant:

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](#)

- A. 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 by new owner on 4/2022. Bldg identified by Survey LA as eligible for the NRHP in 2015. Was purchased by a developer in 2017, families evicted, and left abandoned. There have been 7 fires between 4/1/2020 and 11/1/2022. LADBS failed to enforce any tools that it had to stop demolition by neglect. An abate order was placed on the property in 2020, there was no enforcement. 2659 N Pasadena Ave was built and lived in 1880-1935 by George C. Johnson, Lincoln Heights early industrial magnate, owner of Johnson Brass and Foundry works in Dogtown, which was dynamited by the McNamara Bothers on Christmas day in 1910 after they had bombed the LA Times Building.

LADBS - Code Enforcement Bureau Vacant Building Abatement- Master List of all open jobs 8/2/2022

address	CEIS #	inspector name	use type	file assigned to	abate effective	last insp
2657 N PASADENA AVE	898334	Jeffrey Corpuz	com	Code: CNA	04/21/20	n/a
2659 N PASADENA AVE	898335	Jeffrey Corpuz	sfd	Code: CNA	04/21/20	n/a

ladbs app/ permit #	type	status	description
22019-10000-03196 B22LA13223	Bldg- Demo	PC Info Complete 11/3/22	EPLAN Demolish existing SFD ONLY per PIEIH dated 10/20/22 (CEIS Case no. 898335) fence protection required. "COMPLY WITH DEPARTMENT ORDER effective 10/25/2022. Permit will expire 30 days from issuance date"
22019-10000-03223 B22LA13318	Bldg- Demo	Corr Iss 7/12/22	EPLAN Demolish the existing structures on site.

ITEM(S)

CD1

**(5) 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.

Applicant:

Representative:

Application / Permit [22019-10000-03941](#)

Plan Check / Job No. B22LA17076

Application / Permit [22019-10000-03936](#)

Plan Check / Job No. B22LA17066

Related Cases:

1. Discussion and possible action on letter to LADBS, City Council, City Planning opposing the pending demolition permit for 231 S. AVE 18 90031. Historic SFD built in 1885, demolition application submitted 8/25/2022 after purchase by new owner. This property backs up to Downey Park.

NEW BUSINESS cont'd

VACANCIES/ APPOINTMENTS

ANNOUNCEMENTS

FUTURE ITEMS

ADJOURNMENT

UPCOMING MEETINGS:

LHNC General Board & Stakeholder Meeting

Thursday, Nov 17 2022 6:00 PM

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

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

NEXT PLANNING & LAND USE MEETING:

LHNC Planning & Land Use Committee Meeting

Wednesday, Dec 14 2022 6:00 PM

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

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

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

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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.