



LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

3516 N BROADWAY
LOS ANGELES CA

AGENDA

LHNC GENERAL BOARD Meeting

EXECUTIVE COMMITTEE

SARA CLENDENING
PRESIDENT

BEN "WADS" WADSWORTH
VICE PRESIDENT

FERNANDA SANCHEZ
SECRETARY

VINCENT "CHENTE" MONTALVO
TREASURER

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

* GENERAL BOARD & STAKEHOLDER MEETING *

THURSDAY, JANUARY 19 2023 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.

LHNC AREA REPRESENTATIVES: ANNALEE HARR, SILVIA LARA, MELANIE BELLOMO SHIFFLETT, DYDIA DELYSER, VACANT, JEROD GUNSBURG, VACANT, VACANT, GIL AREVALO, RICHARD ORTIZ, STEVE LUCERO, VACANT, SELENA ORTEGA, EZMERALDA LANDEROS. BUSINESS REPS: NANCY SOTO, ANGELO BELLOMO, VACANT. CBO REPS: BENNY MADERA, CHRISTINA CABRERA, VACANT. YOUTH REP: VACANT.



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THE BEDROOM OF THE PUEBLO
1769- 2023
254 YEARS

**** General Board & Stakeholder Meeting Agenda ****
Thursday, January 19 2023 6:00 pm
zoom link: <https://us02web.zoom.us/j/95056219034>
phone: 669-900-9128. zoom id: 950 5621 9034
Supporting Docs [here](#)

I. Roll Call

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

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

A. *Announcement NC Elections Region 8 Candidate Registration Timeline*

B. *Announcement: CPC hearing Mission Rd / Lincoln Park AVE TOC Apt Bldg hearing: 1/24/23 *see attached flyer end of Agenda. Not posted to City Planning website yet.*

C. *Announcement from Budget committee: NPG's will be heard at next meeting Feb 2.*

IV. Government Reports (2 min per person)

V. Funding Items

A. Discussion and possible action to approve Sept 2022 MER

B. Discussion and possible action to approve Oct 2022 MER

C. Discussion and possible action to approve Nov 2022 MER

D. Discussion and possible action on approval of funding up to \$1550 for Hazard park Halloween event to purchase candy and supplies

VI. Committee Reports

A. Executive Committee

1. Discussion and possible action on approval of 07/15/21 General Board Minutes

2. Discussion and possible action on approval of 08/05/21 General Board Minutes

3. Discussion and possible action on approval of 08/19/21 General Board Minutes

4. Discussion and possible action on approval of 09/02/21 General Board Minutes

5. Discussion and possible action on approval of 09/16/21 General Board Minutes

6. Discussion and possible action on letter to CD1 requesting office space.

7. Announcement of LHNC Vacancies: Youth Rep (2023), Business Rep (2025), Community Based Org Rep (2023), Area 3 Rep Resident (2025), Area 4 Rep At-Lg (2025), Area 4 Rep Resident (2023), Area 6 Rep Resident (2023). *[Application](#).

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- a. Discussion/ possible action to appoint stakeholders to the following vacancies:
- i. LHNC Youth Rep Seat, (2023)
 - ii. LHNC Business Rep Seat, (2025)
 - iii. LHNC Community Based Organization Rep Seat, (2023)
 - iv. LHNC Area 3 Representative Resident Seat, (2025)
 - v. LHNC Area 4 Rep At-Large Seat, (2025)
 - vi. LHNC Area 4 Rep Resident Seat, (2023)
 - vii. LHNC Area 6 Rep Resident Seat, (2023)

B. Programs & Services Committee

1. Discussion and possible action on the approval of LHNC assisting Big Brothers & Big Sisters with outreach in the community. Asking to approve distribution of flyers & Brochures and link on LHNC Website. *1/7/23 P&S Committee Rec: to approve.*

C. Elections Committee

1. Discussion and possible action approval of "LHNC Ballot Voting Model". *1/14/23 Elections Committee Rec: to Approve.*

D. Environmental Justice Committee

1. Discussion and possible action on letter to City Council seeking City intervention on the sale of Paradise Hill, 30 acre mountaintop tract at **2929 N Amethyst st.** Presentation by Roy Payan of NELA SOUL.
2. Discussion & possible action on letter to dir Parks & Rec, RAP commission, CD1, CD14 seeking mandate on the formation of the Lincoln Park (PAB) Park Advisory Board. Seats for LHNC and community members. Equitable outreach should be done by RAP to form PABS at all RAP Public Facilities within LHNC Boundaries: Lincoln Heights Rec, Downey Park, Albion Riverside Park, Lincoln Park, Lincoln Heights Youth Center, Heritage Square, Parque de Mexico, Mt Olympus 1, Lacy St Park, ELA Park, Ed Reyes River Greenway, Lincoln Heights Jail.

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E. Planning & Land Use Committee

1. Discussion and possible action on letter to LADBS, CD1 opposing demolition of Single Family Dwelling at **231 S AVENUE 18 90031** (Historic Home next to Downey Park) built in 1885, demolition applications submitted on 4/2022 right after new owner purchased said property. Application # [22019-10000-03941](#), [22019-10000-03936](#). 11/16/22 PLUC Rec: *oppose demolition*. **DEMOLITION-SFD**
2. Discussion & possible action on letter to City Attorney, LADBS, CD1 opposing demolition of **2659 N PASADENA AVE 90031** (Historic house built 1890), Survey LA id property eligible for NRHP in 2015. In 2020 City Atty issued abate order. Seven fires 2020-2022. New owner sub demo application in 2022. Demo by Neglect. Permit #: [22019-10000-03196](#), [22019-10000-03223](#), CEIS case # 898335. [LA Historic Resources Inventory Listing](#). 11/16/22 PLUC Rec: *oppose demolition*.
****UPDATE: DEMOLISHED ON JANUARY 1 2023 DEMOLITION-SFD**

F. Ad Hoc Tenants Rights Committee

G. Outreach & Events Committee

H. Holiday Committee

I. Government Liaison Committee

J. Rules and Bylaws Committee

VII. Requests and Motions for Future Agenda Items

VIII. Adjournment

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

LHNC General Board & Stakeholder Meeting

Thursday, January 19th 2023 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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Notice of Public Hearing

Aviso de Audiencia Pública • 公開聽證會通知
공청회통지 • Abiso ng Pagdinig sa Publiko
Հանրային լսումների մասին ծանուցազիր



Traducción
번역 • 翻譯
Pagsasalin
Թարգմանություն



Tuesday, Jan. 24, 2023

Time 10:30 a.m.

For the construction, use and maintenance of a 7-story building, consisting of 184 apartment units above 2 levels of parking.

Project Located at:

3601-3615 Mission Road/2010-2036
Lincoln Park Avenue

Hearing Conducted by:

Hearing Officer

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: 8865 8295 5321

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/86582955321>

Enter Meeting ID: 86582955321 and Passcode: 719615

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

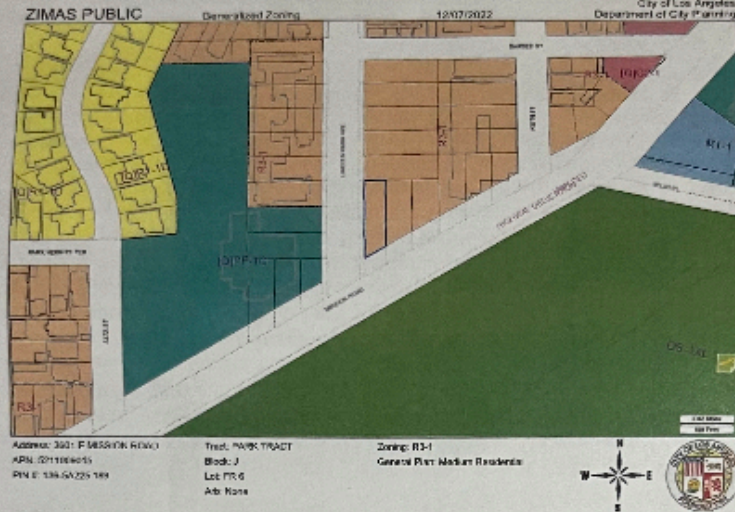
The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.

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311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyecto
ծրագրի Հասցե

3601-3615 Mission Road/2010-2036 Lincoln park Avenue
Los Angeles, CA 90031

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyecto
Առաջարկվող ծրագիր

The requested entitlement is for the construction, use and maintenance of a new 7-story density bonus apartment building with 184 residential units, with 47 units reserved for Very Low Income Households, above 2 levels of automobile parking under the Density Bonus program. The project proposed project provides 103 automobile parking spaces and 127 bicycle parking spaces (115 long term and 12 short term).

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Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事项 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15301 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use Permit to allow a Density Bonus for housing development project in which the density increase is greater than the 35% permitted in LAMC Section 12.22 A,25.
3. Pursuant to LAMC Section 12.22-A,25 a Density Bonus for a housing development project consisting of 184 dwelling units in lieu of the 64 dwelling units otherwise permitted with 47 dwelling units reserved for Very Low Income Households, requesting the following incentives and waivers: An on-menu incentive to permit a 20 percent reduction in required open space to allow the provision of 15,480 SF in lieu of the 18,525 SF required pursuant to LAMC 12.21 G. 2. An on-menu incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 zone. An off-menu incentive to permit decrease in residential automobile parking to allow the provision of 103 parking spaces, with 18 in tandem, in lieu of the 216 parking spaces required pursuant to LAMC 12.21 A. 4. A waiver of development standard to permit a 50% decrease in required east side yard setbacks to allow a 5-foot side yard setback in lieu of the 10 feet required by the R3-1 zone pursuant to LAMC 12.10 C 2. A waiver of development standard to permit a 50% decrease in required west side yard setbacks to allow a 5-foot side yard setback in lieu of the 10 feet required by the R3-1 zone pursuant to LAMC 12.10 C 2. A waiver of development standard to permit a 41-foot increase in building height to allow up to 86 feet in lieu of the maximum 45 feet allowed in the R3-1 zone pursuant to LAMC 12.21.1. A waiver of development standard to permit a 22 percent increase in the allowable Floor Area Ratio to allow a Floor Area Ratio of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC 12.21.1 A 1. A waiver of development standard to permit 3 compact parking stalls and 100 standard stalls in lieu of the 1 standard parking stall per dwelling unit minimum required pursuant to LAMC 12.21 A 5 c.
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow 12-foot high fence and raised grade to encroach in the required 15-foot front yard setback for the R3-1 zone.
5. Pursuant to LAMC Section 16.05, approval of Site Plan Review findings for a development project which creates, or results in an increase of, more than 50 dwelling units.



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Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2022-6189-CU-DB-ZAA-SPR-HCA

Environmental Case Number(s):

ENV-2022-6190-CE

Related Case Number(s):

None

Overlay(s):

None

Zone:

R3-1

Community Plan Area:

Northeast Los Angeles

Land Use Designation:

Multiple Family Residential

Council District:

14-Kevin de Leon

Assigned Staff Contact Information:

Kevin Golden, City Planner

kevin.golden@lacity.org

(213) 978-1396

200 North Spring Street, Room 763

Los Angeles, CA 90012

Applicant:

Shay Yadin/Lincoln Park Holdings, LLC

Representative:

Brian Silveira/Brian Silveira & Associates

Who's Receiving This Notice

Quién recibe este aviso • 본 통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - 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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

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