



**Lincoln Heights Neighborhood Council**  
3516 North Broadway  
Los Angeles, CA 90031  
**FACEBOOK: "www.facebook.com/LHNCLA31"**  
**WEB: "www.LincolnHeightsNC.org"**  
CESAR ROSAS, President; BEN WADSWORTH, Vice President;  
KENNETH YOON, Secretary; VERA PADILLA, Treasurer



**UNAPPROVED**

**MINUTES**  
of the Lincoln Heights Planning and Land Use Committee Meeting  
Wednesday, April 12, 2017 at 6pm, Wendy's Tortas 2603 N Main, Lincoln Heights 90031

**I. Welcome, Call to Order**

Meeting called to Order by Mario Marrufo, CoChair at 6:08PM.

**II. Roll Call –In attendance: (11):** Rose Aleman, Richard Larsen, Benny Madera, Armida Marrufo, Mario Marrufo, Katharine Pinney, Sevin Riley, Susan Silvera, Sean Veal, Theresa Velasquez, and Kenneth Yoon.

**III. Review and approve minutes of January 11, 2017. MOTION:** Approve minutes of January 11, 2017. **Moved: Marrufo, M/2<sup>nd</sup> Yoon. VOTE: 5 ayes, 0 nays.** (Benny had not yet arrived) **Motion passed.**

**IV. Public comment**

Sevin reported that the new owners of the parcel on Paradise Hill are approaching property owners on Emma concerning selling. It appears that access to the development will be through Emma. She will research further.

**V. Discussion and possible motion on USC Biotech Corridor.**

Mario said that he went to a meeting last week concerning using the county land by the railroad tracks as the start of a biotech hub. He said that it would be a mistake to let the opportunity get away from us as it would provide jobs first in construction and then in lab technology. It would also help revitalize Main Street. Benny expressed the view that USC is taking over the community – they have opened a charter school at the old Workforce on Mission. Sevin said that for too long this community has dragged their feet and opposed progressive projects. A letter was presented expressing support for the biotech corridor and urging Supervisor Soliz to negotiate with USC to obtain the property. **MOTION:** Approve letter to Supervisor Hilda Soliz supporting a biotech corridor as written. (See attached letter) **Moved: Silvera/2<sup>nd</sup> Marrufo, M.** Discussion: Benny thinks we need more community input. **VOTE: 6 ayes** (Larsen, Armida Marrufo, Mario Marrufo, Riley, Silvera, Yoon), **1 nay** (Madera). **Motion passed.**

**VI. Discussion and possible action on Procedures for Planning and Land Use Committee**

Work on the Procedures began last fall with suggestions from Jay Handal from the West Side Neighborhood Council. Richard presented the latest version based on discussions at a meeting of the special committee to work out the details attended by Mario, Richard and Sevin in March. Susan and Benny were unable to attend. **MOTION:** Approve Procedures for the Lincoln Heights Planning and Land Use Committee as presented. **Moved: Larsen/2<sup>nd</sup> Riley. VOTE: 6 ayes** (Larsen, Armida Marrufo, Mario Marrufo, Riley, Silvera, Yoon), **1 abstention** (Madera). **Motion passed.**

**VII. New business**

**Tree removal on Pasadena Avenue**

Katharine Pinney presented a report detailing the responses from Robert Gutierrez, who is in charge of the tree replacement project on Pasadena Avenue. She is working on getting a copy of the plan for the project. The big issue is the ficuses on Broadway. There may be problems with watering. Robert Gutierrez said he is open to meet with us, but said that they cannot return to preliminary design due to the schedule for construction funds. The committee consensus was to follow up with Robert Gutierrez. No action taken.

**Thomas Street possible park**

Sevin presented maps showing the six properties that are located around the 'knolls' on the Two Trees hilltop and would be the best for a park with an observatory and maybe a performance space. A developer wants to put in 6 houses on the east side which would not interfere with the view. Rose Aleman from the Montecito Heights

**BOARD MEMBERS:** BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Mario Marrufo, (Vacant);

COMMUNITY BASED ORGANIZATIONS REPRESENTATIVES: Selena Ortega, Benny Madera; Martha Sevin Riley;

YOUTH REPRESENTATIVES: Brittney Rivera, Hugo Hernandez;

AREA REPRESENTATIVES: Penelope Lopez, Theresa Vasquez, Vicente Gonzalez-Reyes Jr., Martin S. Gomez, Armida Marrufo, Maribel Hernandez, Vince Rosiles, (Vacant), David Myers, José Lagunas, (Vacant), Kevin F. Flint, Michael Montes. Victoria Montes.

Improvement Association said that the City has acquired 35 acres on the north end from Four Square Church – they still own 70% of that part of the hill and want to develop it. The Lincoln Heights end of the hill is divided into small parcels. To create a park, we will need to specify which ones we need and approach funding organizations or the city. Rose said that the county and city have funds for parks. The next step is to identify the owners of the six properties which would be best for the park – Mario will do that. Ken suggested approaching the two candidates for CD1 before the runoff election to get a commitment from them.

#### Discussion on loft ordinance

Mario was a part of the creating of the ordinance which allows manufacturing–zoned properties to be converted to live-work lofts which saves money for small businesses. The warehouses downtown have been bought by wealthy developers causing small businesses to look farther out in LH, Cypress Park and Alhambra. We have M1 buildings between Alhambra Rd and Main which can be converted. This is good for our community.

#### VIII. Old business

Sevin passed around pictures of housing and renovation options so that when developers come to us, we can show them specifically what we prefer. Richard said he will set up a folder on Dropbox and will send pictures to the committee. No action taken

#### Removal of 4-6 no parking restriction

Our letter supporting the removal of the 4-6 no parking restriction has been approved by the Council to go to Councilman Cedillo. Mario said a letter has been written by the Chamber. The BID has also written one. All three organizations are in agreement that it would improve business.

#### IX. Adjournment

Meeting adjourned at 8pm.

Meetings held the second Wednesday of each month - next meeting Wednesday, May 10, 2017 at 6pm at Wendy's Tortas, 2603 N Main Street, Lincoln Heights

**UNAPPROVED**