



David Silvas
Committee Chair &
BHNC Board Member

Vivian Escalante
BHNC Board Member

Alma Catalán
BHNC Board Member

Armando Martinez
Stakeholder

La Tanya Hill
Stakeholder

Paul Keilbach
Stakeholder

(VACACY)
Stakeholder



Planning and Land Use Committee Meeting Thursday, January 14, 2021 @ 6:30pm

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this meeting will be conducted entirely telephonically.

Via Zoom: <https://zoom.us/j/99385767952>
Via Phone: 888 475 4499 Meeting ID: 993 8576 7952
**Spanish and Japanese translation will be available*

1. Welcome, Zoom and Phone Instructions, Roll Call

2. Public Comment (2 minutes per speaker)

The public may provide comments to the board on non-agenda items within the Neighborhood Council's subject matter jurisdiction. However, please note that under the Brown Act, the board is prevented from acting on the issue you bring to its attention until the matter is placed on the agenda for discussion at a future public meeting.

3. PLUC Business

Discussion & Possible Action to Approve the PLUC Minutes for December 10, 2020 and December 19, 2020.

4. Presentation, Discussion, and Possible Action on the benefit of Electric Vehicles (EV Vehicles) and EV infrastructure within Boyle Heights.

- i. Speaker: Lisa Hart, Neighborhood Council Sustainability Alliance
- ii. Description: A presentation and discussion regarding the benefit of Electric Vehicles (EV Vehicles) and EV infrastructure within the Boyle Heights community, including affordable accessibility options for residents

5. Presentation, Discussion and Possible Action on the 2420 E. Cesar Chavez Avenue

- i. Speaker: Cassie Gogreve, Project Manager, Abode Communities.
- ii. Description: Update on motion from September meeting regarding exterior finishes, lighting, and textures that will be utilized on the affordable "La Veranda" housing project in the historic Brooklyn Avenue Corridor.

6. Presentation, Discussion, and Possible Action on State Street/Pomeroy Ave. Mixed Use Project

- i. Speaker: Simon Park, Principle Architect, SSPS Architecture and Urban Design Studios.
- ii. Description: Presentation, discussion and possible action on a 6-story mixed use residential/retail Transit Oriented Development (TOD) project with 85 residential units, ground floor retail, and 2-level subterranean parking garage.

7. Presentation, Discussion, and Possible Action on the Bunya Pine Tree "Araucaria bidwillii" aka "El Pino" at 500-598 Indiana Street

- i. Speaker: David Silvas, Planning and Land Use Chair
- ii. Description: A discussion and possible action to issue a community impact statement regarding the development of a duplex on the land which has a large 90+ year old Bunya Pine Tree in the neighboring community of East Los Angeles.

8. Presentation, Discussion, and Possible Action on 443 S. Soto Avenue "German Hospital" aka "Lincoln Hospital"

- i. Speaker: David Silvas, Planning and Land Use Chair
- ii. Description: An update and presentation regarding joint ELACC/METRO "Mariachi Plaza" development at the vacant land parcel at Pennsylvania Ave and Bailey Street which is proposed to have a five story, 60 unit complex with ground-

floor retail.

9. Presentation, Discussion, and Possible Action on 325 S. Boyle Avenue “Sakura Gardens”

i. Speaker: David Silvas, Planning and Land Use Chair

ii: Description: An update regarding Pacifica Senior Living’s Sakura Garden’s (Keiro’s) conversion of a 48-Unit and 90-bed intermediate care facility to a 45-unit multifamily building. Construction of 50 units, 40,000 SF multifamily building and construction of a parking garage.

10. Presentation, Discussion, and Possible Action on 918 S. Boyle Ave

i. Speaker: Joe Acorsta, owner representative.

ii: Description: Conditional Use Permit (CUP) for the continued use of and maintenance of a 37,623 Sq. Ft., 24-Hour, Auto Impound and Towing Operation in the C2-1-CUGU Zone.

15. Announcements

15. Adjournment

BHNC PLUC PUBLIC NOTIFICATIONS

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL PLUC MEETINGS – The public is requested, but not required; to fill out a “Speaker Card” to address this Committee on any agenda item before the Committee 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 BHNC’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 Committee.

THE AMERICANS 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 three (3) business days (72 hours) prior to the meeting you wish to attend by contacting the Planning and Land Use Committee Chair at planning@bhnc.net

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 our website: www.bhnc.net or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on this agenda, please contact Board Secretary, at secretary@bhnc.net or Planning and Land Use Committee Chair, at planning@bhnc.net

PUBLIC RECORDING OF MEETINGS – In compliance with California Government Code 54953.5(a) – 6 & Article VIII (1) (c) of the BHNC Bylaws, and for open transparency. The proceedings may be photographed, video or audio recorded, and published/distributed by those in attendance. Recordings made by BHNC Board Members, must be retained for a period of no less than 6 months and be made available to the public upon request.

RECONSIDERATION AND GRIEVANCE PROCESS – For information on the BHNC’s process for board action, reconsideration,

stakeholder grievance policy, or any other procedural matters related to this Council, please consult the BHNC Bylaws. BHNC Bylaws are available on the bhnc.net website or at EmpowerLA.org.

SERVICIOS DE TRADUCCION – Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días (72 horas) antes del evento. Por favor contacte al presidente del comité de presupuestos al budget@bhnc.net

BHNC BOARD MEMBER ATTENDANCE – BHNC Board Members that are not members PLUC, are allowed to attend and partake in Committee Discussion, as long as the total Members present do not constitute the minimum (6) BHNC Board Members needed to pass an actionable item at a Regular BHNC Board Meeting. Should this number be exceed only BHNC Board members on the PLUC may partake in the discussion. All other BHNC Board Members must then remain silent and participate only as observers. The PLUC Chair reserves the right under the Brown Act to allow for the maximum of nine (9) Board Members to participate in the discussion. Brown Act § 54952.2 (c) (6)