

COUNCIL OFFICERS  
Charlie Woo, President  
Kim Benjamin, 1<sup>st</sup> Vice President  
Alicia Brown, 2<sup>nd</sup> Vice President  
Jose-Luis Sedano, 3<sup>rd</sup> Vice President  
Mamie Hong, 4<sup>th</sup> Vice President  
Dominic Ehrler, Secretary  
Howard Nishimura, Treasurer  
Jonathan Jerald, Historian

# H C N C

Historic Cultural Neighborhood Council



HISTORIC CULTURAL  
NEIGHBORHOOD  
COUNCIL  
C/O Megatoyo  
905 E. Second St..  
Los Angeles, CA 90012  
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## BOARD MEETING MINUTES

Tuesday, June 8<sup>th</sup>, 7:30 p.m.

125 Paseo de la Plaza (Biscailuz on the Plaza, basement gallery)

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 is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Members of the public who wish to speak must fill out a Speaker's Card and submit it to the Secretary prior to the Call to Order. Agenda is posted for public review at Bloom's General Store at 716 Traction Ave, Chinatown Public Library 39 N Hill St., La Luz del Dia at 107 Paseo de la Plaza, Little Tokyo Koban, 307 E. 1st Street, Solano Elementary School at 615 Solano Ave., Eastside Market at 1013 Alpine St. 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 and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Neighborhood Council Senior Project Coordinator, Michele S. Cuevas at (323) 224-2313 or e-mail to [mcuevas@mailbox.lacity.org](mailto:mcuevas@mailbox.lacity.org).

### 1) Call to Order

Chairman Charlie Woo called meeting to order and asked Jonathan to verify the quorum. Verified. Meeting called to order at 7:27pm. Announcement to the public to see Dominic to fill out speaker cards. Asked them to please raise hands to speak on agenda items when the items are called. For items not on agenda the public will be heard at the end of the meeting.

### 2) Roll Call

Present: Alicia Brown<sup>1</sup>, Charlie Woo<sup>2</sup>, Danny Young<sup>3</sup>, Dominic Ehrler<sup>4</sup>, Don Toy<sup>5</sup>, Edmund Soo Hoo<sup>6</sup>, Howard Nishimura<sup>7</sup>, Joan Lee<sup>8</sup>, Joe Wong<sup>9</sup>, John Schutz<sup>10</sup>, Jonathan Jerald<sup>11</sup>, Jose Luis Sedano<sup>12</sup>, Kam Lee<sup>13</sup>, Kim Benjamin<sup>14</sup>, Mamie Hong<sup>15</sup>, Mary Amason<sup>16</sup>, Ne hay Tom<sup>17</sup>, Peter Lau<sup>18</sup>, Rene Joval<sup>19</sup>, Phi Lu<sup>20</sup>, Gordon Yu<sup>21</sup>, Albert Domasin<sup>22</sup>, Al SooHoo<sup>23</sup>

### Invited speakers:

Victor Franco, Jr.  
Sen VP of Gov Affairs  
Central City Assoc of Los Angeles  
606 S Olive St #1000  
Los Angeles, CA 90014  
Ph: 213-624-1213  
Fx: 213-624-0858  
[vfrancojr@ccla.org](mailto:vfrancojr@ccla.org)  
[www.ccla.org](http://www.ccla.org)

Gerald Gubatan  
Chief Planning Dept  
City of Los Angeles CD1

Ed Reyes  
Councilman  
District One

Ed Reyes has made a motion regarding Inclusionary Housing. Complex issue and we have speakers on both sides. Inclusionary Housing is a generic proposal which will require anything being converted with 5 units or more, new, for sale or for rent, has to meet certain requirements. Developers are very

concerned about Inclusionary Housing. When we subsidize lower income housing, who pays for it? Government, Developers, other buyers/renters? We're 60,000 units behind city requirements for HUD.

Opposing: CCAC – Victor Franco, Jr.

Thinks the Inclusionary Zoning is a great idea. Ed Reyes used the introduction of the motion to start a dialogue. He's given the business community 90 days to come up with something legitimate. Several groups are working with the City Council to come up with something that will work. The CCAC point of view: Inclusionary Zoning is including a percentage of affordable housing in housing levels. Current proposal, take current median income about \$44K and then decide lower income housing from there. Inclusionary Zoning is used by San Clemente as a tool to keep lower income housing out. A certain percentage would be dedicated to low income housing. How much you earned would dictate how much you pay in rent or mortgage. This is regardless of any public or private subsidies. Its for any development in the city of Los Angeles. We don't think that one ordinance will solve the housing crisis. We think a housing policy is needed. The City is not geared to develop housing. He handed out **10-Point Plan (appendix 1) note-not yet attached**. We're 30 days into the 90 day extension. We need to take a hard look at the whole city and see if we are willing to deal with greater density and greater height? The motion also only addresses housing at the very low and lows but we need to address more than that. Fireman, nurses, etc., also need housing. Our concern is that Inclusionary Zoning may seem to work in some areas, but how much more housing would have been built with a housing policy? We think our 10 Point plan and proposal will accomplish this.

Gerald Gubatan – Chief Planning Dept – City of Los Angeles CD1

Susan Wong – 213-485-0763

Strong agreement city of LA needs to streamline their permit process. What the policy proposes is any new construction of condo or apts should set aside a percentage of the units for low income housing. In exchange for the set aside the city will allow offsets, ie. Parking etc. It also proposes to set aside off site. In lieu fees, instead of units, the fee would go into a trust fund to build more affordable units. Or also allow them to build the low income units somewhere else. Playa Vista did the Inclusionary housing.

Since Mayor Hahn has been in office 44% of all housing has been low income. CCAL thinks affordable housing should be all over the city and not just concentrated in a few areas.

Councilman Ed Reyes:

Told the HCNC that there are different levels of hysteria and concern on the IH issue. Its come to his attention, and has been happening for many years now, how hard its been for people to have a roof over their heads. Families are literally living in their vans and in motels. This condition is getting worse and worse, especially in the last few years. Lofts are running at \$1800/month, not even a one bedroom. As Chairman of Land Use and Management he feels compelled to engage this issue. He understands how unique Los Angeles is. This is not about a socialist movement but about a condition. We need to figure out a solution and method that addresses the housing concern. No one has been taking it seriously. So we put it into writing, in the matrix, and now we're getting dialogue and participation. They've given 90 days for input. Los Angeles has very low supply and very high demand for housing. Mr. Reyes sees this issue evolving the same way the apt zoning evolved. We have to understand the nuances of each area in the City, it's not one size fits all, but we have to put it out there. 70% of the city are renters, the level of ownership is decreasing. Mr. Reyes wants to see the studies. Some districts are treating housing as warehouses, abuse of tenants. Mr. Reyes says no one has the answer. We need input. He wants to see the NC's and the cities all have dialogues with each other and come up with ideas. In the meantime, what is happening, where is the density, where are the permits happening. We're trying to

find a balance here. Mr. Reyes chooses to be in this position, he says he's walking on thin ice with the bankers and the developers, but families are suffering and we need to come up with an answer. Tent families in San Pedro, cardboard city in the Cornfields, homeless right here in El Pueblo. Why are we pretending it isn't happening? Mr. Reyes says he's not here to fight, he's here to raise the issue and come up with answers. He says they're not intending to build multi-residences in R1 zones. He knows there are a lot of good people here and we can all come up with a solution. There are affordable percentages on the books now, just not mandatory. Not anyone area should absorb all the low income housing, there shouldn't be economic ghettos. August 10<sup>th</sup> is the end of the 90 days. **IZ Matrix Appendix 2**

Chairman Woo asks the 1<sup>st</sup> VP, Kim Benjamin to form a sub-committee to work on issue.

3) Approval of Minutes from previous meeting  
Motion to approve the minutes [John Schutz, Jonathan Jerald] Motion passes.

4) Report and Discussion: BFI/Landfill/(Jim Alger, guest speaker)  
Not present – no report.

5) President's Opening Remarks  
Introduces Melvin Connors who replaces Tom Soong as our DONE Representative. He's the new project coordinator. Tom Soong has moved to the Valley as part of an internal reorganization of DONE. DONE now has 3 different teams that specialize. One team provides training to all NC's. Second team will focus on Elections. Third team will continue to work in the field as NC Advocates and be the main point of contact for the NC's. Melvin looks forward to meeting and working with all the NC Members. He is at the Lincoln Heights office. There is office space that has been offered to the NC at the DONE office next door to the Koban. There will be a walk-thru on Thursday. In order for the NC to accept the office space it must be on the Agenda and approved by the board. 3:30pm Thursday at 305 1<sup>st</sup> St.  
Issues: Sent **Letter to Councilman Reyes regarding the Chinatown merchants. Appendix 3.**  
At Exec Comm Mtg it was decided to keep the procedure already in place for putting items on the agenda.  
Charlie Woo has been approached by people in Chinatown about Housing development and the CRA in Chinatown. He will be meeting with them next week. After meeting with them will decide whether or not to bring before the board.

Treasurer's Report: 9 month report through the end of March. City allocates \$12,500 per quarter. \$6,250 is our credit card and \$6,250 is on demand, we request check from the city. Out of \$37,000 the HCNC has spent \$7,669.41. Noticed that we've spent money on our web site but we need bills. Also Kim Benjamin helped with Senior Forum at Tokyo Towers and it's on the financial report as a donation.  
**HCNC Financial Report Appendix 4.**

Exec Comm decided tonight that HCNC business cards will be printed for all the board members.

It was brought up that the board talked about forming a sub-committee for the budget. Each VP has an area to oversee and each area is a budget item so they should all be on the committee. Need to collect the outstanding bills. Please get them to Howard Nishimura immediately. June 30<sup>th</sup> is the end of the fiscal year.

Melvin Connors: NC's, whatever funds you have not used by June 30<sup>th</sup> of your fiscal budget you can

encumber the funds. The deadline is June 16<sup>th</sup>. You need a special meeting with 24 hour advance notice, just put the one item on the agenda. It requires you to revise your current budget to show that you are using the funds still owed between July 1<sup>st</sup> and January 1st. Provide invoices for the purchases. Most NC's are purchasing equipment, such as translation equipment/interpreters, etc. Provide DONE with the encumbrment form and an invoice/estimate for the items you are going to purchase.

It was brought up that we need a bidding process but at same time can't spend excessive time and energy to spend small amounts of money.

We are allocated \$12,500 each quarter, there is some carry over if money is committed.

Special Meeting called for Tuesday, June 15<sup>th</sup> at CCBA, 925 N Broadway.

6) Discussion and Action: Appointment of Board Member to fill Little Tokyo Non-profit Vacant Seat. Ron Fong asked to speak to board. Motion to seat Ron Fong [Howard Nishimura, Al Domasin] Motion passes. Melvin Connor will swear him in next Tuesday.

7) Discussion and Action: Response to Board Member Grievance (Charlie Woo)  
Grievance regarding Urban Roots non-profit status and whether it is a legitimate non-profit. Charlie Woo was asked to do some investigation and it's coming along slowly. Verbally we've found out that Urban Roots is not registered with the state of California as a non-profit. They claim to work through Teen Post and they have an address in Victor Heights. Charlie Woo has tried to contact them at that address 5 or 6 times through the mail and has met with failure. DONE decided that Urban Roots was a non-profit but they didn't use the standards the HCNC has been using. So one issue is what standard are we using for a non-profit. Referring non-profit standard to Jonathan Jerald who is Chairman of the Bylaws Committee.

Don Toy wants to be on the record that the rules were changed by DONE and other officials. Then we brought in third parties, and the procedures were still breached. Thinks these issues should be taken up in bylaws and we should look at every single seat. States that the grievance has many untruths in it.

Jonathan Jerald: We're required by our bylaws to take up grievances in the Executive Committee. Many parts of the grievance has been dismissed by the Executive Committee. The last issue is whether or not Urban Roots is a true non-profit.

Phi Lu told the board that she and Gordon Yu and are co-founders of Urban Roots along with Cesar De La Torre and Eddie De La Torre (both present at this meeting). They started it 4 years ago. They used and continue to use Kelly Soo Hoo's address for their mail and his house for their meetings. They are a small group and are volunteers. They feel discouraged that they group is being challenged. Edmund Soo Hoo brought up the point that Phi Lu and Gordon Yu have lived in Victor Height's all their lives.

First issue, need to clarify, either thru bylaws or procedure what is a non-profit. Previous Non-profits have had to go through more rigorous standards, we need to come to one standard. 2<sup>nd</sup> issue is whether Urban Roots has a valid Victor Height's address, which is mandatory for Victor Height's Non-profit seat eligibility.

Al Domasin wants the Exec Comm to clear up the definition of a non-profit.

Motion to table this until later date [Kim Benjamin, Jose Luis Sedano] Motion passes.

8) Discussion and Action: Proposed Strategy to Enlist Other NC's in Supporting Appeal to City Council Regarding Location of PHF (Tim Keating)  
No report.

9) Discussion and Action: Resolution in Support of Preserving Historic Structures (the Brunswig building) in El Pueblo (Jose Luis Sedano). Antonia Villaraigosa found some funding to bring someone on board full time to find and apply for grants that are out there to fund the mural project. Prop 40 (\$78 million still available) money is available and will go to hiring someone full time. It is administered through the Parks System. The guidelines haven't been published. We have a full year for the Getty funding to find matching funds. No more action needed by HCNC.

10) Report and Discussion: Proposed DWP/NC Partnership (Kim Benjamin). 5 minutes)  
No report.

11) Report and Discussion: Inclusionary Zoning (Kim Benjamin, 5 minutes)  
See Speaker section.

12) Board Member Community Update Report: Solano Canyon (Alicia Brown, 5 minutes)  
No report.

13) Additional Items  
No additional items.

14) Public Comments  
No general public comments.

15) Adjournment  
Meeting adjourned at 10:15pm.

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**1. Inclusionary Zoning Requirements**

Issue	Ordinance/ Guideline	Requirements
<p>1.1 Percentage of total units (bedrooms) that must be affordable and target household Incomes</p> <p>1.2 Target household incomes</p>	Ordinance	<p>Developer may choose from options 1 through 4 outlined below. Percentage set-aside requirements and target household incomes:</p> <ol style="list-style-type: none"> <li>1. For rental units, set aside at least 12 percent for households with an income at or below 50 percent of area median income</li> <li>2. For rental units, set aside at least 10 percent to units dedicated to accepting Section 8 certificates and/ or for households at or below 30 percent of area median income</li> <li>3. For for-sale units (condominiums and single-family dwellings), set aside at least 20 percent for households with an income at or below 80 percent of area median income</li> <li>4. For for-sale units (condominiums and single-family dwellings), set aside at least 40 percent for households at or below 120 percent of area median income</li> <li>5. Adaptive reuse projects are exempt</li> <li>6. Inclusionary units must have comparable number of bedrooms as market rate units and a proportional unit mix as the market rate units.</li> </ol>
<p>1.3 Maximum affordable housing expense</p>	Ordinance	<ol style="list-style-type: none"> <li>1. Renter: affordable rent is 30% of targeted income, net of utility allowances</li> <li>2. Owner: affordable mortgage is 35% of targeted income, net of insurance, property taxes, homeowner association dues, utilities</li> </ol>
<p>1.4 Mandatory</p>	Ordinance	Mandatory

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**2. Applicability of Inclusionary Zoning Program**

Issue	Ordinance/ Guideline	Requirements
2.1 Geographic applicability	Ordinance	Citywide
2.2 Minimum project size	Ordinance	Applies to all new residential developments of five units or more (i.e., exempt four units or less)
2.3 Type of development	Ordinance	New construction housing
2.4 "Grandfather" clause/ Effective date	Ordinance	<ol style="list-style-type: none"> <li>1. Entitlements application submitted to the City within five months of the ordinance effective date</li> <li>2. Building permit application deemed complete by City within five months of the ordinance effective date</li> </ol>
2.5 Review Clause	Ordinance	<ol style="list-style-type: none"> <li>1. The City Council shall review the ordinance within three years of its effective date.</li> <li>2. The Affordable Housing Commission and Housing Department shall provide regular monitoring reports to the City Council and Mayor.</li> </ol>
2.6 Waiver	Ordinance	Developer may appeal to the City for a waiver of the requirements based upon developer demonstrating substantial evidence of the absence of any reasonable relationship between the impact of the development and the inclusionary requirement or amount of the fee charged

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**3. Term of Affordability, Documenting Restrictions**

Issue	Ordinance/ Guideline	Requirements
3.1 <u>Renter</u> : number of years rent of inclusionary units must be affordable to targeted income group	Ordinance	Permanent (in perpetuity)
3.2 <u>Owner</u> : number of years sale price must be affordable to targeted income group	Ordinance	Permanent (in perpetuity)
3.3 Documenting rent restrictions	Ordinance	Both regulatory agreement and deed restrictions recorded against the land
3.4 Documenting resale, other restrictions, ownership units	Ordinance	<ol style="list-style-type: none"> <li>1. <u>Resale restrictions</u>: owner must sell property to targeted income household, price of home limited to original sale price plus increases in area median income, improvements approved by City, broker's fees, and other typical seller costs, if any</li> <li>2. <u>Occupancy requirements</u>: owner must occupy unit and is not allowed to rent the unit.</li> </ol>

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**4. Alternative Compliance Options**

Issue	Ordinance/ Guideline	Requirements
4.1 In lieu fee applicability	Ordinance	Option available to all developers
4.2 In lieu fee amount	Ordinance and Guideline	<ol style="list-style-type: none"> <li>1. Based on economic equivalent of the cost of constructing units required to fulfill the off-site construction alternative (which is greater in number by 10% as the number of units that would have built on-site)</li> <li>2. For rental development, recalculate fee with updated gap analysis every 2 years</li> <li>3. For owner developments, recalculate fee based on difference between market price of new construction home and price affordable to targeted households every 2 years</li> </ol>
4.3 Off-site construction	Ordinance	<ol style="list-style-type: none"> <li>1. Option available to all developers subject to approval by the Housing Department</li> <li>2. The number of units constructed off-site shall equal at least 1.10 time that of the on-site requirement</li> <li>3. Certificate of occupancy must be issued prior to or simultaneous with certificate of occupancy for market rate development</li> <li>4. Off-site units must be equal or greater in number, have equal or more bedrooms as units that would be built on-site</li> <li>5. Off-site units should be close to services, schools, transit, recreation</li> <li>6. Off-site units must be located in the same Community Plan area as the market-rate development</li> <li>7. Housing Department shall certify compliance prior to issuance of a certificate of occupancy for the market rate development</li> </ol>

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

<p>4.4 Land dedication</p>	<p>Ordinance</p>	<p>Land must exhibit following characteristics:</p> <ol style="list-style-type: none"> <li>1. Land value must equal the economic equivalent of providing inclusionary units on-site</li> <li>2. Land is appropriately zoned for the affordable housing development</li> <li>3. Site is buildable</li> <li>4. Site is free of environmental issues</li> <li>5. Site can accommodate at least the number of affordable units required under the inclusionary housing program</li> <li>6. Site is located near schools, services, recreation, transit</li> <li>7. Clear title delivered to City-designated entity prior to issuance of building permit on market rate development</li> <li>8. Site is located in the same Community Plan area as the market rate development</li> </ol> <p>Housing Department shall certify compliance prior to issuance of a certificate of occupancy for the market rate development</p>
<p>4.5 Acquisition or acquisition/ rehabilitation</p>	<p>Ordinance</p>	<ol style="list-style-type: none"> <li>1. Option available to all developers if at-risk affordable housing units are preserved or vacant units are returned to the affordable housing market.</li> <li>2. Acquired or rehabilitated units must be located in the same Community Plan area as the market-rate development</li> <li>3. Partnerships between market rate and affordable housing developers allowed</li> <li>4. Comparability standards shall be established:             <ol style="list-style-type: none"> <li>a. Bedroom count comparability</li> <li>b. Number of units equals at least 1.10 times the number of units required for on-site compliance</li> <li>c. Physical needs assessment and escrowed funds needed to pay for rehabilitation</li> <li>d. Environmental</li> <li>e. Close to services, schools, transit, recreation</li> </ol> </li> </ol> <p>Housing Department shall certify compliance prior to issuance of a certificate of occupancy for the market rate development</p>

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**5. Incentives and Offsets**

Issue	Ordinance/ Guideline	Requirements
5.1 Density bonus	Ordinance	Existing density bonus pursuant to State Law (Calif. Government Code Sec. 65915) and City Ordinance (Los Angeles Municipal Code Sec. 12.22 A 25) applies By right additional 15% density bonus if project is located next to transit and project complies with on-site inclusionary requirements
5.2 Alternative unit type	Ordinance	<ol style="list-style-type: none"> <li>1. Allow townhome construction of affordable units in single family detached home development</li> <li>2. Allowed stacked flat construction in townhome development</li> <li>3. Allow rental units in ownership development</li> </ol>
5.3 Design of units	Ordinance	<ol style="list-style-type: none"> <li>1. Affordable units may incorporate more modest interior finishes so long as the interior features are durable, of good quality and consistent with current code requirements for new housing</li> <li>2. Affordable units may be smaller than market rate units but must meet minimum size standards consistent with standards set forth by the California Tax Credit Allocation Committee (TCAC)</li> <li>3. Exterior design of affordable units shall not be distinguishable from market rate units</li> </ol>
5.4 Location of units	Ordinance	Affordable units shall be scattered throughout development
5.5 Fee deferrals	Ordinance	Payment of building permit, impact fees may be deferred until the City issues a certificate of occupancy

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

5.6 Parking	Ordinance	<ol style="list-style-type: none"> <li>1. Parking requirements for developments that build inclusionary units on-site may be reduced to one space per inclusionary unit consistent with the City's existing affordable housing parking requirements</li> <li>2. Guest parking spaces waived if the project is located within ¼ mile of transit</li> <li>3. Compact parking spaces are allowed</li> <li>4. Unlimited tandem parking for assigned spaces is allowed</li> </ol>
5.7 Open space, floor area ratios, building height	Ordinance	<ol style="list-style-type: none"> <li>1. Common open space requirements may be waived for inclusionary units only</li> <li>2. Floor area ratio (FAR) may be increased to accommodate density bonus units and mixed-use development</li> <li>3. For Height District IVL or equivalent, average building height up to 66 feet will be allowed to accommodate use of density bonus</li> <li>4. For Height District IXL or equivalent, average building height of 41 feet will be allowed to accommodate use of density bonus</li> </ol>
5.8 Site plan review	Ordinance	Raise threshold to 100 units pursuant to exemption from CEQA for infill housing development (Senate Bill 1925)
5.9 Expedited Construction and Entitlement Permit Processing	Ordinance	Residential projects with on-site inclusionary units shall have priority processing to the extent that discretionary actions are required
5.10 Time Limit – Entitlement Requests	Ordinance	If the City fails to act on entitlement requests within 180 days from the date an application is deemed complete, the requests shall automatically be deemed to be approved
5.11 Financial subsidy	Ordinance	Developer may seek public subsidy in order to fulfill inclusionary requirement; but compliance is required regardless whether developer is successful in obtaining subsidy

**ATTACHMENT I: PROGRAM COMPONENTS  
CITY OF LOS ANGELES INCLUSIONARY ZONING ORDINANCE**

April 6, 2004

**6. Implementation**

Issue	Ordinance/ Guideline	Requirements
6.1 Administrative authority	Ordinance	<ol style="list-style-type: none"> <li>1. Los Angeles Housing Department, Department of City Planning, and Department of Building and Safety in charge of imposing inclusionary requirements</li> <li>2. LAHD in charge of administration, certifying initial compliance, oversight, monitoring, and asset management</li> </ol>
6.2 Uses for in lieu fees	Ordinance	<ol style="list-style-type: none"> <li>1. Fees paid to Housing Trust Fund</li> <li>2. Use of fees tied to income and tenure inclusionary requirements of specific projects paying fees</li> </ol>

**7. Asset Management**

Issue	Ordinance/ Guideline	Requirements
7.1 Enforcement and monitoring	Ordinance and Guideline	<ol style="list-style-type: none"> <li>1. Renter:               <ol style="list-style-type: none"> <li>a. Annual certifications provided by developers</li> <li>b. On-site inspections by City</li> </ol> </li> <li>2. Owner:               <ol style="list-style-type: none"> <li>a. City monitors occupancy requirements</li> <li>b. City receives notice through right of first refusal from homeowner of intent to sell</li> </ol> </li> </ol>
7.2 Sanctions	Ordinance	<p>Civil actions; including but not limited to: (1) actions to revoke, deny or suspend any permit, including a building permit, certificate of occupancy or discretionary approval; (2) actions for injunctive relief, foreclosure of liens or damages; and (3) use of violations of ordinance as a defense in litigation including unlawful detainer. Reasonable attorneys' fees may be recovered in all such actions.</p>

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Arts District, Chinatown, El Pueblo, Little Tokyo, Solano Canyon, Victor Heights

Saturday, May 29, 2004

The Honorable Ed Reyes  
Council District 1  
200 N. Spring Street, Room 410  
Los Angeles, CA 90012

Dear Councilman Reyes:

Many Chinatown stakeholders in our community have expressed concerns regarding the enforcement of city ordinances that have restricted traditional sidewalk displays of retail goods. For decades the displays have contributed to the tone and character of the Chinatown community and are an important attraction for tourists, regional visitors and local shoppers. The displays are a prominent feature of Chinatowns in other municipalities, such as San Francisco and New York, where civic leadership recognizes the value that rich cultural diversity brings to a major city.

On behalf of the Historic Cultural Neighborhood Council, I encourage you to take a strong leadership role in preserving the opportunities for Chinatown merchants to display their goods in the traditional manner with sidewalk displays. Your support would be consistent with your respect for community empowerment and would help to preserve the unique character of one of Los Angeles' most cherished and historic neighborhoods.

Thank you for your consideration

Sincerely,

Charlie Woo, President  
Historic Cultural Neighborhood Council

Financial Statements  
of  
HISTORICAL CULTURAL NEIGHBORHOOD COUNCIL  
For the Period Ended June 30, 2004

See Accountant's Compilation Letter

HISTORICAL CULTURAL NEIGHBORHOOD COUNCIL  
Balance Sheet  
June 30, 2004

(Unaudited)

Assets

Cash		\$	12.64
Fixed Assets			<u>          </u>
Total Assets		\$	<u><u>12.64</u></u>

Liabilities and Fund Balances

Fund Balances			
Current Income (Loss)			<u>12.64</u>
Total Fund Balances			<u>12.64</u>
Total Liabilities & Fund Balances		\$	<u><u>12.64</u></u>

See Accountant's Compilation Letter

HISTORICAL CULTURAL NEIGHBORHOOD COUNCIL  
Statement of Support & Revenues, and Expenses  
For the Period Ended June 30, 2004

(Unaudited)

		12 Months Ended <u>Jun. 30, 2004</u>
Support & Revenues	\$	3,987.23
Stored Value Cards		3,726.96
Demand Warrants		1,100.00
Donations		<u>1,100.00</u>
Total Support & Revenues		8,814.19
Expenses		3,032.06
Outreach/Promotional		3,032.06
Administrative		4,750.32
Board Meeting		798.24
Office Supplies		1.00
Bank Charges		10.81
Postage		209.12
Website Maintenance		<u>209.12</u>
Total Expenses		<u>8,801.55</u>
Total Revenue		<u>12.64</u>
Total Revenue	\$	<u><u>12.64</u></u>

See Accountant's Compilation Letter

HISTORICAL CULTURAL NEIGHBORHOOD COUNCIL  
 Schedule of Expenses  
 For the Period Ended June 30, 2004

(Unaudited)

	<u>12 Months Ended</u> <u>Jun. 30, 2004</u>	<u>Pct</u>
Outreach/Promotional	2,505.60	62.84
Neighborhood Outreach Events	526.46	13.20
Election Expenses	<u>          </u>	<u>          </u>
Total Outreach/Promotional	\$ <u>3,032.06</u>	<u>76.04</u>
Board Meeting Expenses	\$ 20.00	0.50
Board Meeting Expenses	2,610.32	65.47
Refreshments & Meals	1,420.00	35.61
Translation	700.00	17.56
Parliamentarian	<u>          </u>	<u>          </u>
Total Board Meeting Expenses	\$ <u>4,750.32</u>	<u>119.14</u>

See Accountant's Compilation Letter