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Historic Cultural Neighborhood Council



REGULAR BOARD MEETING AGENDA

Tuesday, February 13, 2018
6:30 - 8:30 p.m.

LOCATION: Casa Italiana
1051 N. Broadway, Los Angeles, CA 90012

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 within the Board's 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 are requested to fill out a Speaker's Card and submit it to the Secretary. The Agenda is posted for public review at Koban 307 E 1st Street, LA 90012. 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, 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) in advance of the meeting you wish to attend by contacting hcnccla@gmail.com or by calling (323) 849-0012. All items on the agenda are subject to possible discussion, action, and CIS.

1 — Call to Order & Roll Call (Alan Kumamoto)

2 — Public Comment & Government Agency Reports (Sign-Up Sheet – 2-Minute Limit)

- 2.1 CD 1 Updates/announcements
- 2.2 CD 14 Updates/announcements
- 2.3 Other public official updates/announcements
- 2.4 DONE Updates - Mary Kim

3 — Consent Calendar (Discussion and Vote)

Items listed under the Consent Calendar are considered routine and can be enacted by one motion. There will be no separate discussion of these items unless a board member or the general public so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 3.1 Approval of January 9, 2018 Minutes of Board Meeting - (Discussion and Vote)
- 3.2 Approval of January Monthly Expense Reports (MER) - (Discussion and Vote)

4 — President's Report - Alan Kumamoto (Discussion and Action)

- 4.1 Thank you 1st VP Dafne Gokcen for chairing last Board meeting
- 4.2 Parliamentary vacancy
- 4.3 Board absences, seat vacancies and credentials verification
- 4.4 Board vacancies: Youth at Large (age 16-20), Chinatown Resident Representative, Chinatown Business Owner, Solano Canyon Business Representative

5 — Committee Reports

5.1 Treasurer: Lydia Moreno

Board Approval to pay (Discussion and Vote)

5.1.1 \$250.00 Languages 4 You Translation Agency - Interpreter for January board meeting
\$1082.75 Languages 4 You Translation Agency – January Meeting (\$880.25 November Minutes, January agenda \$202.50)

5.1.2 Report Back: Per Grayce Liu, General Manager - DONE is not currently funded to provide translation for all of the 97 Neighborhood Councils. GM Liu has been asking for several years for unused Neighborhood Council funds to be set aside in a special fund where all Neighborhood Councils could use it for capacity building, translation and outreach. GM Liu will make the request before the [Health Education and Neighborhood Councils Committee](#).

5.2 First VP: Chair of Action Committee Report - Dafne Gokcen

No Action Committee Meeting - Projects Pending (Discussion and Vote)

5.2.1 Action Committee did not meet since last meeting but there is a carryover item for tabled motion from November.

Motion: El Pueblo Caucus - Friends of the Chinese American Museum - up to \$2,000 for the Lantern Festival (Discussion and Vote)

5.2.2 HCNC will need to have projects in the pipeline by May.

5.3 Second VP: Chair of Programs – Matthew Glaser (Discussion and Vote)

5.3.1 2017-18 HCNC Program Ideas Update

5.4 Third VP: Chair of Stakeholders Committee – Laura Velkei

5.4.1 Open Board Seats Update

5.4.1.1 Request received for Solano Business Seat. Documentation was reviewed, vetted and passed to the caucus for recommendation

5.4.1.2 Request received for Chinatown Resident Seat. No response received upon follow up

Urban Design and Land Use Committee – Letters of Support (Discussion and Vote)

5.4.2 Update: Committee has made venue change and date.

5.4.2.1 **South Park Business Improvement District:** (Arts District) Letter of Support for East West Transit Line connecting South Park, Fashion District and Arts District.

Motion to send Letter of Support East West Transit Line connecting South Park, Fashion District and Arts District to the extent that they do not interfere with the work and direction that are being supported by the leadership. As we do not know how this project will affect existing agreed to protocols for our communities, leadership reserves the right to withdraw support should this project interfere with currently established goals. (Discussion and Vote)

5.4.2.2 **Pizzanista:** (Arts District) Letter of Support for a Plan Approval to renew the entitlements in ZA-2012-1951 (CUB) with hours of operation from 11am to 2 am.

Motion to provide a letter of support under the following **VOLUNTEERED** conditions. No offsite sales of alcohol including takeout. Operating hours to be 11am to 2am. Patio closure at 11:00pm. The standard conditions below will also apply and are a part of conditions for previous MCUB approval. Should the applicant sell the business, the new owner is required to vet with the community (**Discussion and Vote**)

- 5.4.2.3** **Death & Company:** (Arts District) Letter of Support for a Master Plan Approval from ZA-2016-4497-MCUP-ZV to permit the sale and dispensing of a full line of alcoholic beverages in conjunction with a 3,047 S.F. bar having 108 seats and hours of operation from 12 p.m. to 2 a.m.

Motion to provide the applicant with a letter of support under the following **VOLUNTEERED** conditions. No offsite sales of alcohol including takeout. Operating hours to be 12pm to 2am. Patio closure at 11:00pm. The standard conditions* below will also apply and are a part of conditions for previous MCUB approval. Should the applicant sell the business, the new owner is required to vet with the community (**Discussion and Action**)

- 5.4.2.4** **Little Bear & Joe's Downtown Market:** (Arts District) Plan Approval for the continued on-site sales & dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant (Little Bear) of approx 3,062 SF having 113 indoor seats AND the continued off-site sales of a full line of alcoholic beverages in conjunction with a market (Joe's Downtown Market) of approximately 1,835 SF having 6 outdoor seats, both with hours from 6 AM to 2 AM, daily.

Motion to provide the applicant with a letter of support under the following **VOLUNTEERED** conditions.

Little Bear - No offsite sales of alcohol including takeout. Operating hours to be 6am to 2am. Patio closure at 11:00pm. The standard conditions* below will also apply.

Joe's - Offsite sales allowed however no singles below 750ml. Operating hours to be 6am to 2am. Patio closure at 11:00pm. The standard conditions* below will also apply.

(**Discussion and Vote**)

- 5.4.2.5** **Okidoki Little Tokyo Dining Corporation:** (Little Tokyo) A Conditional Use Permit for the sale and dispensing of beer and wine, for on-site consumption only, in conjunction with a 1,342 sq. ft. restaurant with 32 indoor seats and hours of operation from 11:00a.m. to 2:00a.m., daily.

Motion to provide a letter of support under the following **VOLUNTEERED** conditions. No offsite sales of alcohol including takeout. Operating hours to be 11am to 2am. *Patio closure at 11:00pm. The standard condition* will also apply.* (**Discussion and Vote**)

- 5.4.2.6** **711 Lincoln LLC:** (Arts District)– 7th & Santa Fe SRO to Hotel Conversion - Addition of 53,353 sf to an existing 16,928 sf building including a hotel with restaurant, bar, gym, event space, rooftop pool deck and other uses

Project was presented to the committee as a hotel. The SRO property was purchased by the present owner around 2014. The existing tenants were promptly evicted from the property upon purchase with the owner citing issues of safety on a property that had been occupied without interruption for almost a century. The City did nothing knowing that the owner knowingly and pointedly evicted low income housing residents from a City of LA identified SRO Housing complex that had functioned well for decades. It is one of the few SRO housing developments in the AD that provided an affordable solution to many of our neighbors.

At no point did the owner or his consultant attempt to communicate with any of the Arts District community organizations on the project. Instead of working with the community they are attempting to utilize an arcane rule that would supersede the community ordinance, existing city planning rules and SRO fair housing laws. Further the project does not fit the neighborhood in either scope or

design. An offer was made by the committee to help direct the project into a more successful and supported venue. 2/5, Applicant has requested a meeting. LUC to hold to the action until such time that the community is satisfied with the changes requested. Letter to be released should written agreement to changes not be completed.

Motion to oppose the project for reasons mentioned above (Discussion, VOTE & CIS)

5.4.2.7 **Core Site Real Estate - 900 N Alameda** (El Pueblo/Chinatown) Construction of a four-story 93 feet in height building for data center uses with 179,900 square feet of floor area and a four-story 50 feet in height parking structure

LUC Summary: While only a “data center” the architecture and design of this project does not reflect the character and nature of the lot that it inhabits. The building sits directly next to the United States Postal Service Annex, Union Station and the California Endowment. The location is a gateway to several historic neighborhoods and needs to reflect and respect the existing design of the surrounding communities and buildings. An offer was made by the committee to help direct the project into a more successful and supported venue.

Motion to OPPOSE the above referenced project for the reasons above and ask that planning reject the applicant’s proposal and be directed to sit down with the community leadership to work on more appropriate plan. **(Discussion, VOTE & CIS)**

5.4.2.8 **520 Mateo: (Arts District)** – Requesting comments on the Draft Environmental Impact Report (EIR) for a proposed mixed-use development project

The LUC believes that a mixed-use project at this site will significantly enhance the positive ongoing growth in the Arts District. We prefer Alternative 4 described in the EIR .that would develop the following uses: 475 live/work units, 100,000 square feet of office, 10,000 square feet of restaurant, and 10,000 square feet of retail

This type of mixed-use project is preferable for a number of reasons. First, the buildings would be developed with Type I construction, which is more durable, higher quality, and more adaptable for future uses over the life of the buildings. Second, Alternative 4 would provide for larger live/work units, specifically 1,000 gross square feet per unit. We believe that live/work units of that size can accommodate the work space needed by multiple artists as well as other businesses operating in the live/work units. Third, Alternative 4 would provide for 125,000 square feet of commercial “job producing” uses. Thus, Alternative 4 would maintain the job producing capacity of this site as compared to the existing zoning.

Motion to SUPPORT alternative 4 and the direction of the referenced project. **(Discussion and vote)**

5.4.2.9 **4th and Hewitt Project/401 S. Hewitt St.** (Arts District) The proposed 4th and Hewitt Project would be located on approximately 1.31 acres at the south side of E. 4th Street between Colyton Street and S. Hewitt Street. The Project retains the approximately 7,800 net square foot (sf) existing A+D Museum and includes the demolition of 6,030 gross sf of office and related garage space, 1,000 gross sf of storage space, and approximately 39,751 gross sf of surface parking lots. The Project would include construction of an 11-story commercial office building that would consist of approximately 14,995 sf of ground floor commercial space, approximately 255,387 sf of office space and lobbies, and approximately 11,021 sf of common area. The proposed building would rise to a maximum height of 190 feet above grade, and the Project’s proposed floor area ratio (FAR) would be approximately 5.04:1. The office component would be located on the 5th through 11th floors. The Project would provide 538 parking spaces on three subterranean levels and on four above-ground floors. In addition, the Project would provide 164 bicycle parking spaces,

comprised of 44 bicycle spaces for short term use and 120 for long term use.

LUC is in support for the following reasons: The project adheres the development guidelines that were developed by the HCNC, ADCCLA (Arts District Community Council LA) and LARABA (Los Angeles River Artists and Business Association).

In addition, the project's increased FAR is dedicated to commercial use and is configured to have maximum flexibility with the proposed floor plate. This type of space encourages job creation for the creative class of Angelinos and provides much need job opportunities to our local community. Furthermore, the Design took into consideration the preservation of an existing single story URM building that is housing the A+D Museum. This museum, which moved to the Arts District just 4 years ago and has become a cultural anchor in the Arts District. We commend the developer for preserving the beautiful existing structure and maintaining the opportunity for the Museum to become a long-term member of the Arts District.

Motion to send Letter of Support as outlined above with the addition of standard conditions for support of MCUB including the following: Any lessee serving either beer and wine or any other alcohol based application will be required to present their project within 30 days of lease signing (or next available Land Use meeting) and must agree and adhere to the standard conditions listed below: No offsite sales of alcohol including takeout. Operating hours to be 7am to 2am. The usual standard conditions* below will also apply. No patio use after 11:00pm (**Discussion and Action**)

5.4.2.10. Lincoln Property Company Solano & Broadway Mixed-Use Development (Solano, Chinatown)
1,159,800 s.f. development with 920 apartment units, including 17 live/work, and 21,406 s.f. of commercial and three levels of parking in seven buildings over a 351,921 s.f. site

Huge opposition from both Solano and Chinatown. Developer has not properly noticed or informed the community. They have been photographed and videotaped moving earth on the project site and construction crews who claimed they were with the city then back pedaled. Jon Christensen & Andy Vought the Los Angeles River State Park Partners voiced considerable objection as did the State Park officials. Community members were furious that translation in both Spanish and Chinese were not provided. Developer did not show up but sent someone with no authority to speak on the project. LU Consultant was contacted repeatedly for electronic copies of their plans with zero response. Complaints were filed by the Chair of the LUC to both CM Cedillo and staff as well as with Planning. A copy was not received until 5:30pm making copies impossible and no time to review. Planning refused to postpone comment and seemly misrepresented to constituents that the HCNC LUC had held a meeting and that was sufficient. Another email was sent to Mr., Bertoni and CM Cedillo who were able to postpone the hearing until 2/28/18.

To aide in outreach CM Cedillo will be hosting a meeting as well to ensure the community's voice is heard. Date is TBD.

Additionally, the community expressed concerns about infrastructure which is already extremely taxed by the Dodgers and the tiny streets cannot sustain this burden. Concerns were raised about access to the park and the destruction of archeological artifacts.

Motion to send Letter of OPPOSITION and Community Impact Statement (**Discussion and vote**)

5.5 Fourth VP: Chair - Early Notifications Committee/ Chair - Hospitality & Refreshments Committee – Yuval Bar-Zemer

5.5.1 Future locations Update

Currently planned: March –JACCC (tentative), in Little Tokyo
 April – Impact Hub, in Arts District
 May – in El Pueblo

5.6 Recording Secretary: Phyllis Ling (Discussion and Vote)

5.6.1 Copy 2018 Attendance record

6 — Old Business (Discussion and Vote)

6.1 Subdivision of HCNC: Update of application process and current status. Lydia, Shirley and Laura attended and spoke at the last EPNC meeting in Jan where their board voted to rescind.

6.2 HCNC/EPNC 1/22/18: Boundaries meeting attended by Greg, Shirley and Alan to advocate for Victor Heights.

Motion that the east side of Everett Street including the park shall be shared (see map) **(Discussion and Vote)**

6.3 Little Tokyo boundaries: Updating the board on latest findings since last presentation in 2017.

7 — New Business (Discussion and Vote)

7.1 Solano Canyon Business seat: Nominate Los Angeles Theater Academy's Alex Owens to Board seat. The Theater Academy has had past representatives before on the Board representing Solano Canyon. Documentation has been vetted and verified.

Motion: to seat Los Angeles Theater Academy's Alex Owens to Solano Canyon Business Representative Board seat **(Discussion and Vote)**

7.2 Homeless Shelter Trailers (El Pueblo) the city is moving forward in creating a Homeless Shelter Trailer Camp in Parking Lot 5 on the corner of Alameda and Arcadia

Motion to oppose the placement of Homeless Shelter Trailers at Parking Lot 5 in El Pueblo **(Discussion and Vote)**

8 — Announcements

8.1 Arts District

8.2 Chinatown

8.3 El Pueblo

8.4 Little Tokyo

8.5 Solano Canyon

8.6 Victor Heights

9 — Adjournment

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 Koban, 307 E. First S., Los Angeles, CA 90012, or on our website at www.hcncla.org and <http://empowerla.org/hcnc/> and at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact hcnccla@gmail.com.