



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, February 11, 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 January 21, 2021

#### 4. Update Discussion and Possible Action on 443 S. Soto Avenue, Los Angeles CA 90033

- i. Speaker: David Silvas, Chairperson, Planning and Land Use Committee
- ii. Description: An update, discussion, and possible action regarding the historic John Paul Krempel designed Deutsches Hospital (aka Lincoln Hospital) which was demolished on 12/16/2020.

#### 5. Presentation, Discussion and Possible Action on 3023 E. Wabash Avenue, Los Angeles CA 90033 "Café Rebelde"

- i. Speaker: Anibal Guerrero, MPA, Guerrero Services
- ii. Description: An update, discussion, and possible action regarding the application to allow the sale, dispensation, and on-site consumption of a full line of alcoholic beverages in a 644 square foot restaurant with indoor seating for 29 patrons and 194 square foot patio area.

#### 6. Presentation Discussion and Possible Action on State Street/Pomeroy Avenue Mixed-Use Development

- 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 Council File 20-0376 "Code Enforcement Quality of Life and Vegetation Relaxation"

- i. Speaker: David Silvas, Chairperson, Planning and Land Use Committee
- ii. Description: Presentation, discussion and possible action requesting the rescindment or modification of this Los Angeles City Council motion dated 3/27/2020 as it currently does not enforce citation for blighted properties.
- iii. Direct Link – Council File 20-0376

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0376>

## **8. Presentation Discussion and Possible Action on 2230 E. 1<sup>st</sup> Street, Los Angeles CA 90033**

- i. Speaker: David Silvas, Chairperson, Planning and Land Use Committee
- ii. Description: Presentation, discussion and possible action regarding the demolition of the fire damaged Laundromat/retail building.

## **9. Presentation Discussion and Possible Action on 2500 Whittier Boulevard, Los Angeles CA 90033**

- i. Speaker: David Silvas, Chairperson, Planning and Land Use Committee
- ii. Description: Presentation, discussion and possible action proposing the demotion of the fire damaged Los Angeles Parks and Recreation building and auxiliary structures.

## **10. Announcements**

## **11. 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](mailto: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](http://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](mailto:secretary@bhnc.net) or Planning and Land Use Committee Chair, at [planning@bhnc.net](mailto: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](http://bhnc.net) website or at [EmpowerLA.org](http://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](mailto: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 exceeded 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)