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3516 N. BROADWAY
LOS ANGELES, CA 90031

CERTIFIED COUNCIL
2002

Lincoln Heights
Neighborhood Council
of the
City of Los Angeles
90031

EXECUTIVE COMMITTEE

SARA CLENDENING
PRESIDENT

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TREASURER

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SECRETARY

June 7, 2022
Community Impact Statement
CF22-0410

LA CITY COUNCIL PLUM COMMITTEE
LA CITY PLANNING COMMISSION
Los Angeles, CA 90012

CF22-0410

Re: Case No. CPC-2019-4983-GPA-VZC

CEQA: ENV-2019-4984-ND

2417-2455 N. Thomas St and 2428-2436 N. Gates St

We appreciate the opportunity to comment on this application as the Certified Neighborhood Council serving the area in which this project is located. Please add our comments to the record in preparation for the hearing to be held by: LA CITY COUNCIL PLUM COMMITTEE.

The LHNC PLUM Committee took up this item on February 16, 2022 and voted to **Oppose** the project by a vote of 7 ayes, nay and abstentions.

The LHNC General Board took up this item on February 17, 2022 and voted to **Oppose** the project by a vote of 15 ayes, 2 nay and abstentions.

The Lincoln Heights Neighborhood Council (LHNC) would like to submit this **letter of opposition** regarding Case no. CPC-2019-4983-GPA-VZC and ENV-2019-4984-ND.

The LHNC is **opposing** the proposed Change of use from a school, daycare, convent, dormitories, playground, and chapel to storage, office and motion picture/ television uses. The request includes a GPA from Low Residential to Neighborhood Commercial and a VZC from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ. The proposed project also includes the potential development of an additional 10,000 sq ft of office use on portions of the project site that are outside the current HPOZ boundaries.

Sincerely,

Sara Clendening,
President,
Lincoln Heights Neighborhood Council

Transcript LHNC general Board Meeting 2/17/22

re: Gates/ Thomas CPC-2019-4983-GPA-VZC

Item number nine. planning and land use committee a discussion on tax possible action on T city planning plum committee regarding 241722455 N. Thomas St. in 2428 to 2436 N. Gates St.. That's the little former Little flower property return. Case number CPC20194983 GPAVCC CEQA number ENV20194984ND. The proposed project is a change of use from a school daycare convent dormitories playground and chapel to storage office and motion picture television uses. The request includes a general plan amendment GPA from low residential to neighborhood commercial. And a vesting zone change of DZC from Q R11D & QR1GR11DHPZ2QC2 – one D & QC2 – one HPOZ. The proposed project also includes the potential development of an additional 10,000 ft.² of office used on portions of the project site that are outside of the current HPOZ boundaries. Plug vote TBA to 1622 so we have the plug meeting yesterday and the item was approved the letter was approved we have it attached so the determination was to deny the zone change in the GPA amendment. I'm going to make a move the motion to approve the letter of opposition for CPC20194983PAVZC square EMV 20194984ND. Is there a second Richard Ortiz seconds and then public comment OK board member comments Vince can you pull up the letter one second the committee made a determination and that's recommended to the general board but the general board votes again on it so you know it could oppose it it doesn't have to agree with what the planning and Land use committee recommends this is just one just general kind of planning and Land use one I'm just saying yes so just brief the board on what it is this letter is to oppose a little flower project as it was presented to us and there was a lot of concerns about what it was going to be used for right so we had to council representative and Emma out and really didn't give us any choices on what would happen and the property other than the two if we allowed the development to go through the way it is now it basically would just be the reuse of the old buildings with a potential of using 10,000 ft.² project on one side of the building now if we didn't allow this to go through what would end up happening is that it could be open it up to our one health but either way it would negatively impact the community based on a couple of things on the property value would shoot up and it would automatically shoot value up in our neighborhoods would you mean at the average person already cannot afford a home in Lincoln Heights this would only add more fuel to the fire so there's a lot of other components to it too and that's the reason why this committee decided to send a letter of opposition for the general board to consider so when we vote on this if we approve it we are opposing it as it stands and if you support the project you would vote a no on this so I guess for the opposition to oppose it and they know to not oppose it and we have Melanie. Hi I'm in The Plug I was there for the meeting last night I can't stop thinking about this project and I have a lot of concern about what happens either way but I feel a bit paralyzed and making the right call here because I don't know if like denying one thing opens the door for something really catastrophic and I don't know what to do I'm there's so many things about the current project that makes sense to me

as a community member but there's also a lot of concern also especially with the additional 10,000 ft.² feet on building coming in but I just don't know what the right quality is I'm not even sure what I'm saying right now but I don't know if there's any other committee members that could shine a light for me on any record I just am afraid for what comes next that I ask that's what I'm saying then that's really it that's that's my main concern know and I'll just say this Melanie I think you're right and I think that's one of the major problems with planning today when you're left in a position like you're in when you can hear what could be good but what could be bad and then there's no alternative we really don't have no choice I think we either way we go it will set a bad precedent and I think sometimes with us voting on these on record that a community opposes them at least answer a record that we are aware of what the communities needs are while the city Council keep plowing projects like this through without giving us a real choice and we get stuck in these for good or bad and I think sometimes you know I think a lot of people feel that way and there is no outlet you're only going in one direction back which is sad next. Diana yeah hi I also share Melanie's sentiments because I totally understand the gentrification concerns but I think it would be such an amazing opportunity for the high schoolers around the area especially like they said they were going to open up internships and job opportunities and all that and like they were memories of the community from what I remember right so technically if we were to approve the project and then we we we would be helping formal former community members because the guy I forgot his name he was literally born within my high school so they're texting my eyes are community members and like they did say that they would keep it like it keep it as like the cut condiment and also that's so I like but at the same time the gentrification concerns it's like so conflicting because you can't really make a you know but yeah I totally agree with Melanie thank you Diane next Gilbert Vincent I appreciate that you are talking and everything else you have some good points but you seem to comment on every board members comment you were a board member just like everybody else and you should be given the two minutes just like everybody else and not be responding if this comments from the board and the borders should be given their time and make their comments and then it just goes to the public into a vote unless you have different points of you to bring up then you would be an order just like every other board member and that's what you are a board member. This is not a time to be responding you don't have the right to respond to every board members comments I believe this is a very good program and a very good project and it will be an asset to the community we don't want to keep these types of establishments out of Lincoln Heights it's a big plus and it's gonna benefit the community the children opening for job opportunities training and everything else like that you can't just cut your nose off to spite your face that this is a good program thank you next Fernanda hi yes just a quickly clarify this is a board discussion section of this item board members are allowed to communicate with each other on their opinions I don't see anything wrong with that additionally in regards to the sentiments that have been expressed regarding the conflicting aspects of this program as someone who has academically studied gentrification as someone who has lived in Lincoln Heights pretty much my whole life and now as som someone who has experience with grassroots movement and the systems in place on how these decisions are made I do want to point out that whatever decision the neighborhood council meets on this item today is essentially it's going to be

used as a recommendation to the city and what that means is whatever decision we have today is what's going to be documented on the stance of our community it's not necessarily going to stop the development or whatever that you know the business owners wanna do with the property this is more of documenting what the stance of the community is and how hard how it's hard to make these kinds of decisions when there's pros to certain projects when and when the business owners are in a single lotta really nice pretty things. One thing that I do want to remind the board is that verbal intentions and verbal promises are not legally binding in the future it doesn't really mean much and in terms of the kind of precedence that this will set is something that we do not want to set forward if we are a community that wants to preserve Lincoln Heights and preserve Lincoln Heights doesn't necessarily mean to not improve or whatever words you want to use it's mostly about catering to the native community that's been neglected and oppressed for a very long time in a community that is actively being displaced under representative not heard understands it we have documented on this kind of project is very important for communities like ours is pacifically stuff like this never goes documented our voice and opposition is never heard it's erased our entire history and culture is just completely disregarded we are gaslighted all the time about what we face in our communities every day to make the decision that we make here is more about documenting what is happening here in Lincoln Heights and representing our community. That has not had a voice f for a very long time again the decision that we make here is not going to stop the owners or anything it's going to be used as a recommendation to the city and it's going to be something that's documented at the end of the day the city is going to make their decision whether they approve this or not but I think it's our responsibility to have documented that we stand with the majority of our community in opposition to these kinds of projects they do not cater to our community thank you Fernanda. Next we have Joanna yeah I just wanted to add that I share the same you know as much as I want to see the pros and I went into their email OK so is it trying to start a live course where you work and when I went and looked at their website and looked at the faculty it was not a very diverse community and so it just made me think abo about how what it's going to invite this whole new like people moving in because they want to live closer to work and that to me just seen the faculty and seen the people who work there it just didn't seem at all if that represented the community that lives there said to me that right there just the last meeting I was just rolling looking through their things and as much as I like the technology of the media and everything that they're doing it's great but then I was just looking at that and then just realize you know with all the construction that's going in Chinatown with the push of wanting to develop high-rises and then attack on or open spaces already it just for I mean I don't want to negatively think about this seeing the trends how communities get wiped up and change just looking at the faculty just looking at the people they are hiring to me was kind of demonstrating in some sense like what are the changing of the influences that you know could bring huge changes that push and displays our community here and so that was my main concern just looking at their website and seeing like who are making decisions inside that the faculty already just wanted to have an thank you next thank you Joanna Esmeralda hi am I actually want to be in the film industry and this seems like an exciting idea for Lincoln Heights but it's a little curious why they chose that spot on there are other vacant areas in Lincoln Heights like that store that's been closed

down for a really long time it's actually use for crew parking sometimes there is the Lincoln Heights jail I'm so I'm against gentrification and I just I don't know why they would choose the former The Look former Little flower school to be a lot for pre-and post production it's a little suspicious to me that's all I want to say thank you Esmeralda next. Sarah Clendenning oh yes he hi everybody so I want you to know I want everybody to know this is not at this production company it's not a school it's a foundation it's a commercial or it's not a foundation it's a commercial endeavor that's a company so I'm this is an adaptive reuse project of little flowers campus which had a school and a daycare in the church and that so their ass they're seeking to have a change to commercial I mean I guess the school all that that whole site was supposed to be commercial forever but it just stayed zoned as residential but it's it's just kind of like do we need to adaptive reuse resources that we actually need like we need a daycare school type of Park campus right arm but also like in the future if this is zoned this is a general plan revision or whatever amendment they're amended something that it's Robert so you're changing the general plan this is a hillside it's residential surrounded by residential it's there's going to be \$233 million Lincoln high school renovation about to happen and I don't know if you seen the aerial views of the proposed development but it's a lot of big buildings and you know I'm just behind the school and everything there's gonna be a lot of activity yeah this is a democracy there's 39,000 people in Lincoln Heights on this project was really I mean was brought in for part of our community before . But now they're asking for another thing they may develop 10,000 ft.² in the future they may develop 10,000 ft.² or whatever I'll be before the application said that they would not change the campus. That's a big deal 39,000 people in Lincoln Heights like you know it's hard even with the neighborhood council system to get people to come to our meetings but you know but we really just want the community to know what's going on and you know the community should give feedback because so many people went to the school yeah so to repurpose that campus to a commercial production company is kind of a lost you know we really have so many kids that you know need resources we have so we need we have so many kids that need public open space I know it's private property and people have the right to do whatever they want with private property but the city is in control of the zoning and if they are going to bow down to every person who seeks his own variance it goes against you know the people who have a say people have a say you know Apple guns don't have total rights it's a democracy so we are yes there's letters of recommendation to the city but we hope that the city listens to us and we hope that elected public officials take in the consideration of your 39,000 people and that's what I have to say all right thank you. Diego thank you Gente oh yeah I definitely want to sympathize with Melanie and Diana yeah this is certainly not what I would define as the poster child of gentrification right it's a little more nuanced and so it's certainly necessitates having a little more thought behind it a little more deliverance and attention I appreciate everyone's thoughts yeah I mean my initial reaction upon seeing it was the zone change from residential to commercial hell no not in our community like we don't need any more commercial space and we already have a hard time accessing affordable housing in a right to even stay here but the last thing we need to just more empty vacant storefronts in our community and the commodification of our open space. And residence is right and you know that the addition of a 10,000 square-foot like office space is certainly not a joke you know

that like that's over the size of your average mansion right 8000 square-foot 10,000 square-foot like that's a big building or like that's a big footprint and they want to add to that space on and that the thing that makes it hard for me it's just like it kind of what champion was alluding to there is no wind here are the ideal situation was that that room in the school but that remains you know little flower missionary school and you know kids can continue using it as a space for educating themselves and learning and growing and that kind of thing but we we lost that opportunity and so it's hard it's hard to wrap my head around what the alternative could be there a particular given that it really seem that the person who owns it now did it seem that the original owners you know the Carmelite sisters they trusted this person right and let you know I had to take that into consideration I also need to take into consideration as like as a representative of our community what community wants I haven't heard too much about the community once just because you know we have had a hard time getting public comment here I'm not sure if you're even most of our community members are even aware of this and so it's just hard navigating all this and I also want to point out that like I forget who the representative was from CD14 but she mentioned something along the lines of the zone change will be more strict and allowing what would usually happen in that space but I don't know I don't know lamp planning so it's hard for me to make a decision on behalf of tens of thousands of people yeah but yeah I wanted to point out that this is certainly a challenge and I respect everyone's opinion and we are all trying to do our best thank you Diego. Next Selena yeah I just kind of wanted to give my two cents I'm just reiterate some of the things that have already been said but I do want to say that mostly that I respect that the owners do you have a close relationship with the sisters and that they did have an agreement that the infrastructure in general is not going to change in terms of the entire building the main campus being demolished or completely torn down and I totally respect that because I know that not everybody has the intention to come into a community and respect a certain infrastructure to a certain degree but just like everybody said like it's almost like there isn't it really hard to pick a side you know and then on the other note I think about the opportunity that this could bring joy to community members and students alike I'm who might want to experience it feel because I know that this is not I feel that is populated with many people of color and I say that because my partner actually is in this field and he has like one of the two people in a huge company so I know that I know and this can be a good opportunity if that's what they're trying to come in and offer us but again we would have to ask to know thank you Selena. Sarah we have no more board comment we can open up to public comment OK we're going to open up the public comment if there's anybody from the public would like to, you have two minutes to speak please raise your hand or press or night. OK we have Paul Gary. Hello my name is Paul Gary and I represent the owners and the applicants for the project and I wanted to just address a couple of things that the general plan amendment and zone change would only allow four officers and the motion pictures it would only not it would not allow anyone residential uses anymore no other commercial users would ever be allowed other than what they're proposing and no schools would be allowed either then these are legally binding conditions that would be imposed and what are called Q conditions and tea conditions at the CPC adopted and at the CPC hearing earlier there last month there was no opposition from anyone testifying against the project we went and we sent public hearing notices out to Rita's of

503 from the project site and it was only support and no opposition to the project so the community has broader community has put input into this project and has not oppose it could be opposite they're looking for key quiet jugs they want to they won't be disturbing the neighborhood in crucially that they use will enable the buildings to be retained and a productive use of the site maintained in the future of the queen and house will be restored by this owner separately so that there are a lot of benefit to the community including the jobs that will be created that there are certainly no Plan B for the use of the site by the owner and that a school could not even open anymore because the variance that existed for that site terminated when the previous school moved out so only residential could be built on the property without any other kind of planning actions thank you thank you OK our next speaker is jabs frog. Hi can you hear me OK I'm really quick on the film industry unfortunately I'm for many that don't know it's a huge part of gentrification problem and process in our communities unfortunately whatever one of you revenue the city gets from this industry that goes to update the current infrastructure of our communities out for them not for the community as is happening in many of our communities unfortunately by bringing in high-end commercial offices for businesses or housing that can bring other high-end businesses or possible residence with higher earnings levels than the current long-term residence on this loan will raise property values regardless of what is the purpose of this project are or regardless whatever we said that is going to happen which unfortunately will worsen the current gentrification process long time extremely and very low income community members are suffering already all these available properties within Lincoln Heights boundaries should be dedicated for example for public housing subsidized local long time of businesses that are already here in our own by locals for long-term owners stuff like that instead of a height and new high-end housing and or commercial offices or whatever this is regarding this is regarding the real needs and priorities of the vast majority of the guys residents especially the ones under the state or federal poverty levels that will never be able to afford such a new market rate housing or conventional conversion conventional commercial development our next speaker is Jorge. Hi Jorge can you hear me yes all right thank you everybody I wanna first of all I wanna acknowledge and thank the people that are standing against gentrification in our community and I also want to acknowledge Joanna what's up she's a good friend of my neighbor I've been a long time resident here in the neighborhood my grandma bought the house they're back in the 60s and so I'm second generation living there in the neighborhood so I've seen it and I remember what it was like when nobody cared about it and seeing what's happening now and everybody wants to move in with all their commercial interest and yeah it sucks seeing that as a resident. Question that I have is this company that produces film or whatever they do in the film industry, will they be making film about the things that have happened there in Lincoln Heights to honor the people that came before them? Will they be making films that encourage all the little brown Chicano Chicana little kids that live in that neighborhood to be proud of who they are will they teach the people that right there at Lincoln high school is where the brown beret started another school workouts during the beginnings of the Chicano movement. There's a lot of history there and I want to make sure that whatever happens in this neighborhood we might not be able to stop this from coming into the neighborhood and taking over but at least let them know that we are here and that we've been here and I just to be acknowledge that we are that we are

impacted by the decisions that are made by these companies that are I'm looking to turn a profit in our neighborhoods I'm done thank you oh I have one more comment about just our LA city planning in the CPC and are informing the people of their meeting stuff like that. We wrote we have an official position on that that we wrote a community impact statement to city planning so at the CPC hearing from Little flower property that meeting was on January I believe January 24 nobody was notified of this or counsel wasn't notified the only people that were notified were residents and live with her in 500 feet of the project. The only way I found out about it is because one of those residents told me this item was previously heard in 2019 but it was a different project this one involves now 10,000 ft.² of potential instruction construction on that site which has a considerable amount of opens hillside space it's really unfortunate that city planning doesn't yet it's an equitable Lanius it excludes the community from the dialogue and that's why there was limited public feedback on this CPC hearing regarding this case because nobody was notified only the residence around it thank you. So we have a motion do we have a second OK Madam Secretary will call for a vote please go events yes it's true that you agree with the letter opposing and no is that you disagree yeah I guess vote means that we approval letter to oppose the project as is ANOVA is to support the project as it stands we have a we have one more public comment a hand up Tina Carter. Hello Tina. Can you meet yourself you should be getting yes I'm sorry my computer wasn't responding there for a second hi guys I just wanted to answer some earlier questions that were directed I really hear you about what we will be doing on with our company on the property and whether or not it will contribute to amplifying voices that are from the community and I wanted to state actually our company is extremely diverse we have a lot of employees who are from the immediate area like an earlier board member said we ourselves are from his neighborhood my husband was a fetus right down the street and we've been in the area within a 3 mile radius for our entire lifetimes so I just wanted to re-emphasize that we are of the community we are not developers and I also wanted to answer Sarah's question so Jimmy filmmaking is about giving people a voice and actually empowering people in the most democratic way too and I think that's what enabled this on this committee to form is using social media and using their own skills to amplify their voices and empower their own democratic network and that's really what our company does for our employees and empowers them to do what they want with those filmmaking skills and then separately I just wanted to say that before we even purchased the property we spent a year and a half going to the community Council meeting who actually went to the communications we need to receive the endorsement of the plug committee at the time endorsement of a lot of my business members are part of the arm and Richmond group we have literally had with over conversations with over 50 people before we decided to finalize the sale that was over the course of the year and a half and a half and the sisters encourage us to do that because there was no documentation on the property the city needed to see like all these different things from the sisters and us and the community already had rejected two developers on that wanted to build housing that was for wealthy people on that site so by the time that we all came to all the meetings actually all the members of the Lincoln Heights neighborhood council were incredible OK I'm sorry thank you yeah we have one more. Just hi hello I hope everybody's having a good evening my name is Jess I'm a gardener and an artist that's lived here in Lincoln Heights for about 10 years

and I know born and raised in LA so I lived here over on East Lake and I'm seeing these matches come up on the sales and I believe the hell that you were all talking about is just right over I think while it's still in line with the sales here and I'm seeing a lot of development it's really troubling just because the wildlife I'm I'm seeing like come closer to the city I'm seeing it's always been that I've seen coyotes and owls but the problem is that these pieces are some of the last spaces open spaces in the last thing we need is more buildings the last thing we need is Moreno cement on the earth and as a longtime resident and an LA native I would like to see the space is preserved if anything I'm in kept with Moreno native plants and more discussion about the native people on these lands so you know I would say represent some of my neighbors here that are seeing the development happen and I'm going to work and get them those meetings but yeah definitely oppose it. Any development on these open spaces. Thank you Jess we have Andrea. We have one more. Hello can everyone hear me. Yes. OK. Yes I just wanted to speak on this and give my opinion. I live up here on flat top and I also went to school at Little flower and then I've had family who has worked there as well. One of my aunts was a teacher at the time at Little flower and we actually knew nothing of little flower in the process says that it was possibly in the process of being bought a lot of it was money and greed from what I notice and definitely a lot of people are not happy about Little flower being shut down and bought in the first place but like the last thing that we want is more building we would like something that actually benefits the community I am and honestly I've never even knew they were opportunities for the community because I've never heard anything about that place hiring or the filming place I haven't. So I don't I really was not aware about it even being something open to the community. That's all I have to say thank you thank you OK we're gonna go for a vote. All right I guess vote is to approve the letter and no vote is in disagreement with the letter.

LHNC Pluc Transcript draft 2/16/22
LHNC PLUC meeting 6:02 pm wednesday february 16 2022.

Little Flower property Gates/ Thomas CPC-2019-4983-GPA-VZC

item b discussion and possible action on letter regarding 2417-2455 north thomas street and 2420-2436 north gates street former little flower property case number cpc 2019-4993-gpa

vzc CEQA number environmental dash 2019-498

the proposed project is a change of use form from a school daycare convent dormitories playground and chapel to storage office and motion picture television uses the request includes a general plan amendment from low residential to neighborhood commercial and investing zone change from r1 to 1d and r1-1d hpov2c21d

and c21dhpoc the proposed project also includes the potential development of an additional 10

000 square feet of office used on portions of project site that are outside the current hpov

boundaries presentation five minutes all right so our presenters are somas and yeah let's see

let's see what we have here attendees we have a hand up okay so paul gary yeah i think tina okay

so we're going to do like a uh the applicant will do a presentation on um just this you know this was a project that the council heard in 2019 but it's changed since then um and so uh yeah there's been some amendments to it and uh we have

the supporting documents on our our website um so the applicants will speak for like uh

events like five minutes ten minutes uh we have five minutes on it okay so um is anybody gonna

need a screen share uh paul uh yes i will please i notice mine is disabled at the moment okay

okay let me unshare okay

so i'm putting the sarah i'm putting the clock for five minutes but as soon as paul starts i'll i'll check the time okay

just not quite ready available yet okay i'll just so so everybody knows this is for um the little the previous little flower property um next to the carls jr

many of you have gone to a nursery school there

just trying to okay it's it's um letting me share so let me

can you see my screen now yes okay thank you very much um my name is paul gary with somas on behalf

of the owner and applicant for this project which is a adaptive reuse of the little flower preschool that closed in 2017 and i want to just re-familiarize everyone with the project

since it has been uh several years since we were before the uh planning committee

and so briefly the site is on the north side of north broadway between gate street and thomas

street adjacent to the lincoln high school in pueblo high school it's about a 2.14 acre site

and it's was was a preschool and our proposed is to change it to office use

uh as you can see from the photos the the buildings existing buildings were built in the from the 1940s to the 1960s uh the carmelite sisters uh operated it as a school under a variance that was issued by the city up for uh from the for many decades up until 2017.

uh you'll see the the buildings are kind of a utilitarian style all of the buildings are planned

to be retained as part of this project and reused as office buildings and post-production facilities

and briefly i wanted to kind of introduce you again to the the owner applicant narrator their family-owned production company and creative marketing agency

uh founded in 2010 by josh argentina carter and as their name implies they they focus on storytelling

and content across all media they produce movie trailers shorts documentaries websites uh and

so and other social media and they partner with talent agencies studios and production companies

for this kind of material they're currently located in echo park but they've found this site and want to move their 40 employees to this site on this campus that they're writers painters

sound designers they're all kind of quiet working inside studios so it's a it's a perfect facility

for them because classrooms are easily adapted to the kind of spaces they they need to use for their

for their company um and the goals of this project and for narrator were to adaptively reuse the

former convent in school as their creative campus working within the rich traditions and character

of the lincoln heights neighborhood uh you know it's important that they retain the uh the traditions of the little flower school they're retaining all the statuary that the sisters did

not take with them um and it'll look very much like it has over the decades uh they're also

currently restoring a queen anne house that came with the purchase on the south west corner uh

that that was built in about 1905 so that's in progress and part of not part of the zone change but part of their mission to kind of honor the traditions of what's going on there they're going to be bringing high-paying skilled jobs in the entertainment industry to the east side and they'll be partnering with with the schools for internships and other you know

opportunities as they grow their business uh briefly the timeline just so you know

it's been a two and a half year journey for them so far and importantly when the school closed in

2017 and the sisters decided to sell the property they wanted someone who would preserve the site

and reuse it they were getting offers from developers who wanted to tear down the school

and resubdivided for residential development since it's an r1 zone so it could have ended up with

multiple single-family homes or someone could have tried to change the zone and done multi-family zoning but the sisters didn't want that and that's where narrator came in

the property met the sisters goals and their goals for their business and they came to agreement

and we embarked on this process to do the zone change to allow the zoning to allow the office

and production uses we went before the neighborhood council in september of 2019

the planning committee and the full board and got their full approvals and then continued on with

the entitlement process where we were ready to go to the cpc for a hearing in october of 2020

uh when the staff report was issued and at that time we were not planning for any additional

square footage on the property but it became apparent that the the conditions of approval

that the planning department were going to impose would not have granted any flexibility for any

future improvements to allow for any growth on the campus so we kind of

reconsidered and to allow for further kind of growth we added a 10 000 square foot

addition to the property which i'll show you exactly what that looks like in a moment

and then went through more environmental review until the city planning commission uh

heard the project on january 27th of this year and gave their full recommendation

of approval so this will then go to the uh city council's planning land use management

committee within the next month or so um we have we have a 30 seconds on the clock

okay um so let me just go this is the existing campus but just for everyone's benefit the where

the proposed buildings would go would be small one and two-story buildings on the north side of of

the property but this is also kind of speculative but we'll also be conditioned that we cannot build

any more than that and we can't build residential we can't build other commercial uses so we're

going to be strictly limited to the q conditions and d limitations that only allow the office and production uses and they can only ever build 10 000 square feet where the underlying zoning

would build allow them to build another 100 000 square feet so the conditions are going to be very strict on what they can do and what will be enforced by the city conditions so uh i will leave that there with you in the interest of time and uh are available to answer any questions and the the owners are also on the line to answer uh your questions thank you sarah we can't hear you oh um so thank you for the presentation um so okay so this is matt paul uh so the queen anne property that's a single family home correct it's another single family house yes that was it was purchased with the rest of the property and as part of is in within the hpod so um yeah there are different maps so um like you have the red line around it and then there are residences around that yeah so that queen anne is part of the property so that single-family home would be zoned commercial then no see that that air the red line is what is part of the rezoning application since uh the queen anne was not going to be used for commercial use it's not going to be used by the business that'll continue to be a residential unit so we we did not we're not asking to change the zoning on that property by itself so it's not part of the project it's outside the project boundaries yeah um was that house you used like as part of the of the convent or something or were they renting it out for supplemental income um i i don't know when it was last occupied it was pretty run down uh but uh tina and josh they can better answer if they know if it was uh previously rented out uh by the sisters when the when the school was operating that's the house that's boarded up right it has like windows boarded up it may be it's they're they're doing work on it now the renovation work has started already okay so i'm looking at the map here and it's in the hpod correct yeah yes part of part of the campus is within the hboz and part of it is outside of the hbozo so that house is two 2420 gates um built 1897 uh not rent controlled yeah no rso and it's not an lsec property okay um okay and so that's the only um home on the site correct yes that's the only residential use and it's it's outside of the actual zone change area of the project area all right wrap my head around this is okay so does anybody from the public have any questions for the uh applicant or any board members um the i have a question hello oh um so the the renovation that's going on to queen anne what type of renovations are he is doing right now it's an architectural and full renovation of the house to bring it back up to

living standards and its original uh glory as a an example of the queen and architectural style

it's it's going through the full hpoc process of rehabilitation up to you know required standards

can anyone hear me i'm this is josh the owner oh hey hi hi um
you cut out josh

is that on our end or his end i'm guessing it's on his end

is tina are you is tina carter on the line maybe she can further elaborate on the house
sorry how's it working now i apologize can you hear me yeah um sorry i'm having
problems unmuting

it just keeps remuting me but we are doing a full restoration of the queen inn and we've
had it go

we've gone through full hpoc approval so it will be hopefully like new but with um
updated electric

so it's it's gonna be um uh it's it's hopefully gonna be a fully restored house that's what
we

have planned and that's what we have approved plans on is there any additions to the
to the property to that unit no sir that's two parcels correct i'm looking at the
no the the property to the north of the queen anne is a separate parcel that's owned
by someone else we do not own oh so that's a private individual there's
a yeah there's a separate owner between the parking playground area and the queen
anne

it's so strange i'm trying to zoom in on that property um okay

yeah to answer questions oh to answer your earlier question about uh its use
the caretaker had lived there until about 20 years ago who had taken care of the
combat area

and then it had been vacant for about 18 19 years before we got it so it was pretty
derelict and uh

essentially falling down yeah the caretakers are our friend's uncle

yeah yeah he knows everything about that site yeah uh gate street's really important
right there it's a really significant street the house on the end of the street up at the
top

that's where uh they printed la raza newspaper that was a headquarters oh wow that's
cool

right the next time you have up is tina carter tina

oh i was just raising my can you guys hear me yep okay i was just raising my hand to
answer the house questions but josh already did that

i just wanted to make sure i could answer questions in the future if you needed me too
yeah all right our next hand is emma howard

hi emma hey everybody um it's emma howard you know i'm playing director for
council member de leon so i just wanted to say hello i wanted to note that i'm on the
line

um and i'm here to kind of answer any questions i know last time folks had sort of
asked like why would somebody ask for a zone change so i'm here as sort of a i don't
know party who's happy

to answer those kinds of questions or just answer questions about the plum process or anything else that the neighborhood council or the public wants to know about so i think nothing specific but i just want to note that i'm here and if you call my name i'll unmute myself and say answer questions

awesome just for clarification um are you in any way associated with this project or is kevin de lan's office associated with this project no we're your council office here where your elected representatives we come to neighborhood council meetings and gather input we'll we'll be making city council will be making the final determination of whether or not to grant the zone change so that's why i attend meetings is kevin on the plum committee no he's not on the pump committee he's on city council yeah but i mean he's not on that he's probably on a committee

if he's not on pump i think he yeah okay um emma i have a question for you about like adaptive reuse so like adaptive reuse it's like who determines what needs to be re repurposed for instance like you know we have this is a school and you know it's like a public you know like a yeah a school church type of thing community it's an amenity it's something the community kind of needs it's like we have the buy right parking lot we have these sites that are like some like a relic of the past because this is a streetcar neighborhood so like people shop you know that we have businesses on like lincoln park ave at the top you know just like whatever we're losing you know uh it's kind of weird because the people kind of really have no say in what gets like adapted like um well and also like the general plan amendment like to rezona as commercial like that's kind of a double law like a another level of weird like well maybe yeah so let me let me sort of speak to kind of what you have the right to do with a parcel right so when the nuns had this parcel they technically were really only supposed to be using it for residential right they had they had r1 zoning so single family zoning but then they got a variance so they got permission from the planning department to run it as the sort of um you know educational facility right and so it was a private school it was private land um so it's not it's not the same as say if we took a public school uh it's private land when the nuns sold it they didn't have to ask permission the way we would with public land for you know what

they wanted to do with their property right they just were allowed to sell it and they sold it to somebody else i think the question is you know it's privately owned land so the question i think becomes if you if this committee feels that this owner is you know meeting those requirements um you know i'll note the city planning commission felt that rezoning the property would preserve all of these buildings and it gives a use if if you're asking you know adaptive reuse in the sense of any planning commission that decides like what buildings get kind of adapted well well so okay if you want to keep the people that make the decisions if you bought a piece of land right and you had a piece of land let's say you bought a uh let's say you bought a commercial um storefront right there was a storefront that had been a daycare and you purchased that there's a list of things you can do with that property in the zoning code and there's a list of things you can't do with that property in the zoning code and what would be weird though is if you bought a commercial property they've been used for a daycare like these folks did that was zoned for single family which is what's going on with this property so that's what's kind of strange here is that they bought a property that essentially has commercial buildings on it and was used in what's i mean i know the nuns were offering it as sort of a public benefit but the use itself is technically considered a commercial use and now there's a lot of land in lincoln heights like so much city-owned property so much uh-huh property that's been basically with the opportunity opportunity zones you know it's like people kind of snatched them up and they're letting them decay so they could tear them down they get up zoned you know it's like they're incentivized well at rose eye medical the lot on north broadway there that now has that medical center i found that there had been a proposal i was that like redfields to greenfield's program or something um they were actually proposing or people were proposing to do like a giant community garden with a community center and all this stuff and it's like instead we got like this giant medical center a budding basically right behind that medical center i'm looking at the map yeah there's there's another home

what generally is going on in the neighborhood for this specific site i guess what i would say is in terms of adaptive reuse or sort of this use of the site i guess the question for folks is

do you want the zoning to facilitate the kind of use that folks are proposing here now or do you want to keep it r1 in which case if it's sold there will be no ability to stop the teardown of these properties really and it is r1 people will probably propose something like

a small lot subdivision and there's some applicability of hpocs but hps get overruled

when you're building housing so i guess i guess that's kind of the question is the delta between

you have a site that was r1 but not used for our one uses so i guess the question is you know this is private property we we don't get to dictate a hundred percent of what somebody does

with private property what we do get to go off of is which zoning that they have and the list

of things that are allowed in that zoning so i guess i guess to that end but the way that the process works the city planning commission makes recommendations the planning department makes

recommendations and all of that gets submitted to city council so the ultimate decision making will be the city council members so i guess in the question of who decides here that's the who

decides process and then i guess the question for the neighborhood council that i'm interested in is

you know as i recommend to my boss what he should consider we want to know what the community voices

are about the site and the recommendations um i mean this is a residential neighborhood this

is like i look at map all day long from the past 150 years of like this site right here that street

used to go kind of all the way through too um we have this problem in lincoln heights where like

usc tore down like half of our neighborhood over the past uh whatever 50 years um and we have these

big medical complexes popping up and commercial places popping up where people's homes are like

a few feet away we have small lot subdivisions popping up for like these mini mega mansions

next to like people's section 8 apartments like five inches away from their window lincoln heights is special because like we have these lots that are long and big and you have like

one house you know you have space um this this property sprawling and it has so many elements

it has the hillside it has a a single-family home that's also a historic home in the hpod um we have uh board member adams that had his hand up yeah sorry i'm gonna stop talking

adam um yeah as far as the the variance that was made from residential what was the basis of that approval what was the basis for their variance that was made um as far as the previous use well i mean i can only add that this again this is paul gary the the variance was approved we think sometime in the 1960s but the the the carmelite sisters i've operated this site for 75 years so it's been a part of the community for 75 years as these buildings or in other buildings before that but these buildings were built in the 1940s so the these structures are part of the community and we want them to continue to be part of the community what the how the school operated and their variants wouldn't allow the the buildings to be reused as anything else other than a school and no school came to the sisters and said we want to open another school in this location they couldn't find a tenant to lease it out or do anything else so and other people wanted to tear things down you know we we came along with the plan to reuse the buildings and keep the the campus intact that's why you know we feel that this is a very good use of the existing buildings that keeps you know jobs coming in and the the neighborhood in the way it's been for decades and i think to speak to the point that sir this is josh again sorry um to speak to the point that you made sarah we want to keep every aspect of that sprawling property and we um we don't intend to subdivide it or do anything like that so i think from a physical standpoint i know i know you have other concerns about the commercial side but from a physical standpoint our intent lines up with exactly the kind of things that you're talking about yeah i mean 60s in lincoln heights were very tumultuous uh i don't know if you know but like our snyder you know 1968 they were going to take paradise hill and build a dump or wait actually earl before that they were trying to put a municipal dump up at uh paradise hill because they maxed out over an um you know we're out the police academy is that other dumb we fought it but then but then art snyder sold paradise hill for 75 000 to a private developer and he got busted and he during that time was uh helping people get zoning variances but the reason was we had no jobs there it was like a crisis right so like the jail they were going to turn that into a factory for people for lincoln like to provide 2 000 jobs for

the people of lincoln heights and that didn't work out so then they did every 34
whatever but
i mean i could see at the time maybe he thought that this would bring jobs or something
like that
um that's the kind you know i know you're gonna make job like we need jobs we need
jobs bad
um we have every intent of creating a lot of jobs for people in the neighborhood who
who don't have
to go far to work and that's what we're all about we have we have fernanda sanchez
next after this
fernanda sorry i was needed uh a few points to make uh one being that
lincoln heights already has very limited open space available to pretty much anyone in
public
and these intentions that you guys are stating to have of keeping it open or accessible
or
whatever it may be these sorts of verbal covenants aren't legally binding whatsoever
um you know one or two five ten years down the line it may not be the case that
whatever
your intentions today are will actually be seen um as time goes by um additionally in
terms of like
the jobs that you're offering in this specific type of field um although lincoln heights is
an up-and-coming community with uh younger more affluent young people moving into
the neighborhood
what kind of um community outreach are you doing so that majority of the native lincoln
heights who
are predominantly non-english speaking neighbors um how will they be able to be
included into
any sort of plan that you have for this space specifically you know you have a big
selling
point of offering jobs but to who are you actually offering those jobs um so i'm more
curious to see
in terms of how exactly are you catering to um the majority of what it is lincoln heights
right now
yeah because sorry for anybody like so many of these businesses that have come
through our council have promised to give jobs to our community like uh the coffee
shop uh
jeremiah all that but it's just uh people they don't hire locals had a sign on their door
that said we're not hiring you know totally convicted but
yeah fernanda i just want to answer so i'm in charge of hiring this is tina carter
and um we what we do is we work with some city programs like parlos ninos
and um this this group called gei which stands for global effort initiative and basically
they
help us hire from our neighborhoods um that's uh within probably most of kevin de
leon's um areas
and we we can't specify but we would like to use a community job board and some
other things and

those were things that later we can bring up what you guys might feel as a local council

what the best way to maybe update a job board situation for for the neighborhood it's definitely part of my plan in terms of trying to keep less commuters less cars going through

more people who can use the bus system which is one of the benefits of being close to broadway

um so basically uh once we're able to be in this building fully and inhabit this space i'll be definitely looking for um how to best do job postings in the neighborhood as well

we're planning on reaching out to the high school next door and those are things that i used to do in echo park with um with other schools there so i hope that answers the question thank you melanie

hi thank you um like fernie was saying you know it's it's so hard and i'm gonna just try and speak

freely here i appreciate a lot of what um you're trying to do with this space is someone who's

personally attached to little flower and so much of it sounds very it really appeals to me as a

someone who cares about not only this property but deeply about my community however you know with the promises that are not um binding if those aren't kept it doesn't hurt

me i'm like i i'm fine as a gentrifier in this neighborhood but i have to consider the harm

that that would do to my community at large and it's uh it's a scary position to be in um and i i

i just want to know i don't know how to know if what you're saying is sincere and i don't

know what assurances that you can give us to re to to reassure us in the community um that we're not going to be making a decision or being a part of a decision that ultimately will cause more harm to a community that has just historically been harmed over and over again

um and i also just want to make sure that you're prepared for being in that position where you will be a business within a community such as ours and being ready to i mean running a business is hard enough but running a business and making sure that you're not

negatively impacting the community as a whole job within itself and i want to make sure that you guys are prepared for that for the kind of um footwork and um dedication that that's going to

take and i i don't mean to minimize the dedication and footwork that's gone into what you've already

done so far i do appreciate the steps that you've taken so far but i you know it's really going to

be on you guys and and it also concerns me to just rely on community not community organizations but

um organizations especially uh city organizations because many times they're not in touch with what the direct like community that you're in their specific needs so i i would like to know that you guys will personally be involved in making sure that you are serving the community um directly uh for the things that we've been talking about i'm sorry that was a little convoluted but i hope i understood it i understood it very well melanie this is josh um i can tell you just to answer your second question first like we're very prepared um to be a part of the community and to be a business in this in lincoln heights um i am a third generation angelino my grandparents were both born in boyle heights so i haven't come very far in my life um and i am very much a part of the east side i've lived in echo park for 30 years so i feel like it's a natural extension to have found such a beautiful place that we can inhabit and i absolutely adore and love the neighborhood and i want to be a part of it i i don't know how to convince you of my sincerity um come see us sometime come meet us i think you i think our sincerity will telegraph to you just in terms of who we are and what we do and the kind of work that we do but um i'm 100 prepared for our company to be a company of the community and not just a company that sits on the hill with a big fence around it and i just want to chime in that we would love to meet people we've been meeting people for the past three years ever since we started visiting and gotten to know a ton of neighbors and all about the neighborhood and i've enjoyed all the neighborhood council meetings that i've attended even since 2019 and getting to know you guys as community members and i'd like to just continue that and there's really no other way than time and trust and we intend to be there all the time and invest along with our children who are older and i just want to add on to some of the things that i'm listening to as a committee member and a resident of lincoln heights the history of policy and this is more for like emma because i think this is important to send back to our city council members often when these projects approach us there's an environmental impact report that's attached to it now i was reading your guys environmental impact report and there's always insignificant you know effects to the area well we know that not to be true one of the problems i have with

environmental impact reports that are done that make these projects disingenuous through policy
is you look at that the developer is the one who hires the the people who do the environmental
impact report right these environmental impact reports should be done by either a city department
which we don't have or a state department which we do have but are often left to the hands of
developers and this is what makes the process disingenuous because we found that there are
significant impacts this site has a 10 000 add-on on its open space which would make an impact it's
not there now we're hearing it's a maybe and maybe not that already sets alarms in my head being and
planning for such a long time from district 13 to the hollywood plans we understand that covenants
really don't mean anything and it may not be the developers and intent or to prove but i think
that emma one of the things that we see in policy especially land use is that it's rooted in racism
the outcome of this project being developed in lincoln heights um i don't know what the intent of the developer was but but our areas are usually targeted because of the
cheaper land use
land values and that this development in echo park would probably be twice as much and out of range
and that in itself to bring you know um businesses that are going to affect property value
by just proposing this this raises the value of our neighborhood which means that the the average house is going to go up which means the average
resident could never afford anything in their own neighborhoods and this is a trickle-down
effect of the of the policies because i want to say i'm crazy but we recently had a commissioner
um helen lung who literally stood up and said that she could no longer practice racist policies
and i think that's important for us to understand because for us to even approve this it would be putting our community and their future at automatic destruction they're
being erased to
the through the policies that are supposed to be protecting them and that we're supposed to be applying today and while most will say that those policies are not where are before us the one key
thing that even kevin de leon and all elected officials are beholden to is the health the
safety and the welfare of the people that we were elected by and i think that some of these issues

while looking at them they may be good intent but i think whether it's direct or indirect harm
our community would be harmed by this project tonight i just want to i just want to say one
quick thing in response to that thank you for that comment i appreciate it and i respect everything you brought up there we are 100 not a developer we have no intent to develop the property the idea of
any additional construction is conceptual stuff that we would possibly add on to be small space
that would be part of our business but we are not developers no and i respect that uh josh the only
thing i'm saying is this is that the public has nothing within the city's power to be able to
hold you accountable to that now this is not a question of whether you are a developer or not
if not down the road the public might not have anything to say about this except the elected
officials and let's face it we have wesar and we have a lot of people that are in these
problems and this is what the public is fearful of regardless if the the developer wants it or not
these are elected officials that have betrayed the public's trust and this is why sometimes when
i look at these don't get me wrong i've seen a lot of these projects i've seen some weird things
go on in the city and this is why this one makes me more leery than anything and it's made like i
said it's direct and indirect sometimes but this is a policy issue and this is why i referred it
to emma because i think this is one of the most important things for the public me as an elected
official on the council to have confidence within the policy and have confidence in my elected
city council member that will be beholden so that when we make a solid deal we can say that
those covenants will stay in place and set forth not having to depend on people but but the law
and that's what i build i base my principle on when i vote on something but i fully understand
if i can be collaborative could i answer since it was addressed to me i would love to just sort of address some of the general concerns well i'm uh paul oh man please this is emma hi um
but you have to be acknowledged before skiing in order to avoid any sort of interruption
um i see that emma's hand is up so we'll allow her to speak first okay thank you i appreciate that um

what i would like to just put in front of this committee this zone change request was being processed in council district one until january first two days before the city planning commission hearing the planning department let us know that they sent out the hearing notices with cd1 still marked on it and that this project was in cd14 so you have an opportunity to talk to your elected office um we're here we're present i i flagged that this case was coming through and i asked if this committee and if this neighborhood council wanted to provide comments to us at this point in time i have a letter of support from this neighborhood council in my file from 2019 that's obviously not the composition of the board today so what i'm interested in knowing is are there recommendations from this board about this project whether that's denial support whether that's specific concerns that you have the next decision maker is going to be the council yeah and therefore we do this a lot um yeah um so the thing is that during covid the city expedited all these major projects uh and they did a lot of them like in the outer latte eastside redevelopment plan area like the brine you know they i understand avenue 34 right and we stopped it we stopped them but you know that with the redistricting i'll just set it there you know the way just the whole history of gerrymandering and lincoln heights and all that stuff we had a simple request to be kept whole and like mysteriously enough we got just chopped in half through our most vulnerable parts and then in the last minute kevin de leon made a a motion to kick the border over to broadway instead of hancock so it just does some weird thing with like potential projects that people had in the pipeline i don't know what's going on but boyle heights is flat you have ulcerino and stuff but like you worked on the hillside ordinance right northeast hillside ordinance i didn't work on that the northeast hillside ordinance was adopted in the 90s i wasn't working for the city somebody was saying that you uh i worked in hillside areas and i worked on significant ecological areas yeah um so like in lincoln heights a lot of the things that are affecting us now were like developed a decade ago and they're just being implemented now like the atlanta eastside redevelopment plan which is now all the way up at main street taking our residential single-family homes and then turning it into medical facilities and then also taking our historic homes and incorporating them within like their hospital you know they're moving them to be like pediatric units they're taking homes you know um i don't you know it's like

you say you know there's a thing in our neighborhood too it's like we have all these non-profits that do all the you know going in between you know interfacing with the people you know it's like people shouldn't come to you it's like you're you you should

be walking the streets talking to everybody like you know part of the community it's like i don't know um well i i i guess what i would just note is that i'm certainly happy to stop by

talk about the big big picture certainly happy to kind of hear suggestions we have 39 000 people in

lincoln heights uh you know right i would i just know the best context you know after the fact you

know it's like they already had the cpc thing you know we weren't even notified of that cpc hearing

right well that's why i sent the email because i was concerned that the notifications didn't go to the right places you know it's like uh yes let's buy property and do whatever they

want but if it's not zoned for that and you know singing in adelante eastside redevelopment plan

this like they opened they turned something into a brewery like a cider brewery but it was zoned public facilities and this makes sense on this issue

i would say if we made a motion right now on the thing that we talked about we make a motion

on a denial letter based upon what we spoke about in the concerns of the committee and then we draft that letter up and send it to the executive committee to be put onto the general board and then we have a discussion on the general board whether the denial letter will

be approved or not approved is there anything this is josh again is there anything we can say

to sway your opinion i mean i can tell you we're really sincere people we're a family business

we're not real estate developers we've been pushed around by the city for three years trying to get

this thing through we are a hundred percent sincere before you and i just want to take this one last opportunity to try to reach out in a friendly way as we have been the whole time

josh for me josh it has nothing to do with you guys and i i think i made it clear when i directed it to emma because i think it's more of a structural problem in government and policy

i think until they change those and just look at it this way our only option right now is to accept your guys proposal which we know can affect the community in many ways like

i said directly and indirectly and the other option is is to do not allow you guys to do it and then development will come in so when you look at it from the public's perspective we don't have

a choice and i think this is important for people like emma and kevin de leon to see

that what we're trying to do is protect the community because we're having to deal with all the rented right issues we have to deal with the homeless situation and i'm not even talking about the anxiety that these projects bring to people okay because they know what's inevitable for their area and like i said it's nothing that you guys are doing this is definitely something that's within policy and something we have to look into

that's why we write these letters in hopes that sometimes the city council will take it seriously

because i i ask everyone to go research when you hear your own appointed um planning commissioners

use the words that there are racist policies in the city of la every one of our elected officials

should have been alarmed there should have been an emergency meeting to address those because they do exist within our policies the outcomes are not favorable to the people as emma stated

there's only two options here each of those options damage the community to some degree

that should never be but hold on sarah benny had his hand up for the long time yeah benny sorry

benny mr madera benny yeah can you hear me oh yes we can hear you now all right uh sorry i got some uh

issues over here with the technology but um well my guess my question is to emma like if let's say we recommend a no vote to uh and the city council uh votes no then uh what

what's the next step what happens so what would then happen is you have a site here this big site

that's zoned r1 so it's zoned for residential uses so you have you know i don't know will the

property owner sell it will it be subdivided into single family homes possibly um will somebody else come back and ask for the same kind of zone change possibly will it sit vacant will the buildings fall down possibly i don't know it's hard to say what will happen

absent this project which is so it's a little hard to game out what exactly will happen but you

have r1 zoning so i would assume single-family residents which would probably have somebody

wanting to divide up this property and tear down the existing that would be my guess but i can't

say for sure i don't have a magic eight ball i guess for me my question back to this body

if you're writing a denial letter i'd like to know kind of you know i mean understanding that the system stinks and that zoning stinks um inside the framework of that you know what specific outcomes would you like on this site would be helpful or what specific policies or specific guarantees are kind of lacking because that's something where

we can hopefully respond specifically to those those questions and i just want to say something just to that emma that's one of the problems is that now we're going to give certain things that we would might be happy with and it already gives me the decision-making process of kevin de leon that it'll be approved with the conditions that we give them i think that's one of the problems emma that i think needs to go back to kevin is that some of these projects and the community being elected in as a neighborhood council we're literally telling you directly what the community needs and if if kevin only has to bypass us and say well if they say for example don't use the open space right leave it open and turn into a public park that's really not an option for us because he works for us first of all you know and for us to be disregarded to the side that way through process and just say well you were included because you said you wanted to do this and this and this i think that's the problem with government today there is nothing set in stone when the public is given an outcry on what can happen and then the developers whether good or bad they're sitting in the middle of this right because of them yeah and the way that's why i recommend that our letter does one thing well that it denies it completely so that the community is on record with the understanding of the fears of what's happening in the city right now and its policies and that the only thing that's left for us to do now is to make sure that these get out and they get out in huge numbers and i i've always pushed neighborhood councils to do this because i don't think our elected officials are looking at the options they're leaving us with because there is none you either take this project as is and we thank you know we thank everybody because it's going to stay the way it is but you're going to have to add on 10 000 square feet which will bring people in that will have a significant impact the environmental impact report is probably not accurate um based on what we know because it's not done by a public agency um but yeah uh they haven't like you know politicians don't know the history of lincoln heights um yeah it's just crazy uh they're you know this is where they capitalized on the water like there was no life away from the water and so where your site is is actually where the east side ditch ran to the reservoir over near lincoln park where the forever 21 is now but the city you know our land we have like the lowest home ownership rate in the city just from the history of uh not

just the freeways coming through and everything but the city snatching up all this land and just letting it sit it's like so much land you don't even know it's not just the jail and general

hospital it's like every little triangle of green grass everywhere on the side of the highway but

yeah uh so like uh whatever double dipping um we have two hands up guys because we had a sequel

appeal illegally uh gina uh illegally canceled cancelled by the mayor for every 34 and then we

had a project an 8 500 square foot mega mansion project on on our hills approved by by the mayor

uh bypassing every law like every environmental law it doesn't make any sense uh so we just

bring it to the people um yeah so the people are gonna you know have to have their say uh

we have two hands up uh paul gary uh yes thank you uh fernando um i would just like to kind of

address a couple points that uh vicente brought up one regarding the environmental review that

was done for the project the city in this case prepared the environmental review for the the

project the the applicant did not do that the city planning staff prepared the analysis and they

they looked at the impacts of the project and the impacts of the potential development of 10

000 square feet and found that there were no significant impacts so an environmental impact

report was not prepared or not required um so i just want to let you know that the applicant did

not prepare the environmental review in this case it is all the product of the city's planning staff

secondly i just want to mention that the the q conditions and delimitations that were recommended by the planning commission would would basically limit all they could

do to the kind of office use and kind of post-production uses that they're proposed so those conditions are enforced by the planning department and and we cannot change those

and so that would kind of guarantee that if the project is approved it would only operate

under those conditions which is just to reuse the existing buildings and potentially build 10 000

square feet more of offices which would be small one and two-story buildings uh if the project were

not approved then you'd have no certainty of what will happen to the project property afterwards it

could as emma said a number of things could happen but you certainly wouldn't have the certainty to know that the existing buildings would be preserved by a tenant like this and an owner like this so i would just ask that you take that into consideration in making your recommendations on the project about kind of the opportunity cost if if this project is not approved you know what might happen in its place and that may not be any better for the community thank you uh jobs frog can you hear me yes okay thank you i just got a question to the uh the persons um during the presentation um how this project will benefit the long-term residents of lincoln heights especially the ones you know below the poverty federal levels aka very low low and extremely low um income families that uh i don't know if you know but we are very we are being um kicked out this place gentrified due to development such as this one so could you tell us uh how is this going to benefit us or or if this is going to be another development that is going to um uh um gentrify uh kicking us out of the place that we have lived for generations thank you sure let me try the i mean all of the existing buildings are for schools school buildings so there there have never been residential units on the property that's being zone changed so there are no residents that are being displaced by the change in use from the school to offices so it will only you know add maybe more offices so there will be no displacement of any uh existing residents in the community and it will provide jobs for and business for the businesses around there the people that are work there they will do shopping they will frequent restaurants so they will add to the community and help benefit the overall economic um you know status of the community by by this and not every property um is kind of intended for residential use or commercial use this one has been a commercial use and would continue to be a commercial use that we think would benefit the entire community while not displacing any residents i understand but uh okay let's say i'm uh i'm a havana i would like to rent one of your offices or one of your uh uh places to uh open up a uh or move my my my business into your into this place uh at this the rent is going to be available i mean not available uh affordable how affordable is going to be because if this is going to be that market rate you know prices and

all that that's that's the same problem with the with the rent of uh with rent from from for most of the residents we cannot afford the new rents we cannot afford the new brands for for for this these places too thank you thank you i appreciate the question so the the owner of the building will be using the buildings for their own business only so there will not be offices available for rent to other tenants they will be occupying all of the buildings on the site so it's a single tenant a kind of occupied business that you might see somewhere else so it won't take away any business or offices from anywhere but it won't be adding uh office space for other tenants too okay i think emma has her hand up and then we'll close with emma no i apologize i think that was from earlier okay sarah so i'm looking at the sanborn map here of that site two two two from nineteen can we get the the motion so we can okay so the original motion i made was a motion letter for the 2417-2455 north thomas street and 2428 2436 north gate street avenue california los angeles zero zero california one and it is a letter of denial with what the issues that were brought up by not only the public but the board members so the letter now goes to it's the cpc hearing already happened so uh cpc and the plum so go yes cedillo is not co-chair or whatever uh it's kevin and um i want to send it to the chief equity director for i invited him to a meeting before but um chief equity director of ellie of l.a city planning too um development's this big we need yeah the community has to like have a say in this yeah no no for sure i think we should send it to us planning and whoever else you want to see see it too but i think right now it's just getting the letter to the executive committee and just to let everyone know in the meeting this letter is an advisory uh position right now it'll go through our executive committee and the finalization of whether it's denied a night will be done at our general board meeting which is going to be held tomorrow so this is not a final decision of this port it's the advisory to the general board that a letter of denial be issued based on some of the issues that you have heard if not all the issues and then that letter would be would be provided for tomorrow's meeting unless moved around for whatever reason if we have to delay it or something but it would be scheduled for tomorrow i mean the thing with that letter it's like you know the city could you know make their own determination and not even consider what we think or feel but um it does give us opportunity

to speak at city hall or whatever um yeah no i think i just think it's good that we take a position with those things and that a copy be sent to emma and councilman uh kevin de leon

so that people have a clear understanding of why we take these positions we live in our communities we understand the people and i think sometimes a lot of you know

the bigger government is disconnected from us and neighborhood councils were specifically designed

for our elected officials so that we can bridge the people's issues straight to the council and in a lot of times that is not the case with our elected officials

and i hope that we can meet with emma and kevin to see if that narrative can be broken because

unfortunately i've been on a lot of neighborhood councils where that narrative is 100 true and the councilman totally disregards so i think with emma being here i think that's a good sign

because she's listening she's taking this stuff back whether people agree or disagree with this i think it's a good step forward but i motion for that letter to be created i need a second

second richard richard ortiz seconds okay so with the second it's going to move forward the

letter will create it and it should be well no it can't be in tomorrow's meeting sarah because

this is not is this a tank does this have a time sensitive what yeah really um this the it's going to go to the plum in in a in a couple weeks maybe in like two weeks and we have this

issue on the agenda right yeah this is on the agenda okay so it should be in tomorrow's meeting

yeah and yeah the community will speak um yeah it's yeah kevin you know it's like the people are right this is a democracy you know

well we move it we draft the letter and send it to them and we wait at the end of the day the general

board will make the decision so all everyone that was here today is more than welcome to join the meeting tomorrow we have our link up on the website and fernanda can you just take

a vote for those in favor of the letter being uh drafted up and sent to the uh to the general board

just to reiterate the motion this is for a letter of denial um sarah clinton

yes fernanda yes benny yes christopher yes melanie yes

nancy yes richard yes that's eight yeses yeah i'm in the solution

vince a quick question yeah so yeah this has this is going to counsel but right now this is just a letter to city planning and cpc and whatever um we're going to need to write

a community impact statement for with the council file number like maybe could we do both like

yeah this letter this letter can be attached to it because we don't have the council file number yet yeah no that's what i'm saying if it doesn't have a counsel file yet on it it may have an existing

one we got to look that up as long as the letter goes to the city planning a copy goes to kevin

de leon and emma okay and we can send it in on the uh the early notification network for it

the city you'll still have the five minutes to speak under public comment if any other hearing comes up okay so even at the council when they want to decide you know sometimes they pass

they pass them too fast at the at the city level um we still should call for our fight our five minutes to speak in front of the council on the issues that we are going to put into the letter

and then from there once it's decided it's decided on at their level okay and there's all there are old council files associated with this from this yeah

but uh yeah yeah the environmental thing is weird because yeah this property it went through a lot of uses there

could be underground storage tanks for instance so we got to look into it well i want to thank

everyone that's that was here on the issue for it because i know it's tough for everybody but

again i just want people to know that we were elected by the people part of our job is our fiduciary duty is to not only uphold and be fair with them but

to protect them for far too often our neighborhoods have been abused in many ways directly and indirectly and it's just an unfair system but thank you

i appreciate your time and again i'm going to leave by just saying i have every intent of honoring the neighborhood so um you'll find that out in the long term from me and we'll be friends

in the end thank you guys so much thank you josh yeah we're not fun friends friends but uh yeah

yeah we got right so next item uh uh okay 1