

VOICES BOARD MEMBERS  
Albert Farias, Chairperson  
Jaime Rabb, Vice Chairperson  
Vacant, Corresponding Secretary  
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Steven Nieto, Treasurer  
Parker Rand, At-Large Rep  
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VOICES NEIGHBORHOOD COUNCIL  
Planning & Land Use Committee  
And  
Health & Safety Committee

VOICES NEIGHBORHOOD  
COUNCIL



PLANNING & LAND USE  
COMMITTEE MEMBERS  
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Javonne Sanders  
Matthew Crawford

HEALTH & SAFETY COMMITTEE  
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Steven Nieto (Chair)  
Albert Farias (Board Member)  
Jaime Rabb (Board Member)  
Sawnia House

## “Special” Joint Board & Planning & Land Use And Health & Safety Committee Agenda

Friday, October 23, 2020, 4:00PM-6:00PM

**Zoom Meeting Online or By Telephone**

**<https://zoom.us/j/91695010730>**

**Dial (669) 900-6833 to Join the Meeting**

**Then Enter This Webinar ID: 916 9501 0730**

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- 1. Call to Order & Introductions**
- 2. Public Comment on non-agenda items** *(2 minutes per speaker)*
- 3. Approval of Minutes from Planning & Land Use/Health & Safety September 2020 meeting**
- 4. Presentation by Danielle Hayman, Hayman Development and & Boaz Miodovsky, Ketter Construction** *(report/discussion/possible action to bring full board)* *(30 minutes)*  
Case ID/Project: DIR-2020-1822-TOC; Demolish 4 residential units and add 31 units, 5 of which are affordable units.
- 5. Neighborhood Stabilization Ordinance (NSO) - Sherilyn Correa, CD9 and Michelle Singh, Senior City Planner** *(report/discussion/possible action to bring full board)* *(30 minutes)*  
Proposed Action: Motion to make a recommendation to the Voices NC General Board to SUPPORT extending the southern border of the NSO overlay to Vernon Ave.
- 6. Council File 20-0990- Diversity, Equity and Inclusion Training / Anti-Bias Training for Los Angeles Neighborhood Council Members** *(report/discussion/possible action to bring full board)* *(30 minutes)*  
Proposed Action: Motion to SUPPORT Council File 20-0990.
- 7. Community Refrigerators Presentation by Gigi Casey** *(report/discussion/possible action to bring full board)* *(15 minutes)*
- 8. Request for future agenda items**
- 9. Adjourn**

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Government code Section 54957.9

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**“Special” Joint Board & Planning & Land Use And Health & Safety Committee Agenda **MINUTES****  
Friday, September 25, 2020, 4:00PM-6:00PM

**Zoom Meeting Online or By Telephone**  
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- 1. Call to Order at 4:06pm & Introductions; A. Farias, J. Rabb, S. Nieto, P. Rand, E. Garren, J. Sanders, S. House in attendance.**
- 2. Public Comment on non-agenda items (2 minutes per speaker) None**
- 3. Approval of Minutes from Planning & Land Use/Health & Safety August 2020 meeting - J. Rabb motioned; S. Nieto second; approved unanimously.**
- 4. Presentation by Mario Chavez (Community & Government Relations), and/or Mario Clemente (Associate Director, Institutional Giving from St. John’s Well Child and Family Center (report/discussion/possible action to bring full board) (30 minutes)**  
Motion to recommend that Voices NC contribute \$5,000 to St. John’s Well Child and Family Center for coronavirus-related health efforts. **Has 32 tents up testing South LA residence for Covid; since mid-March 2020 they have completed over 30k Covid tests. Launching a popular education campaign on how to interact with family/friends during Covid. They also conduct contact tracing; educating wearing masks to help mitigating the spread. All primary care and mental health services are still being offered; 58<sup>th</sup> & Slauson and Compton still have dental operations. S. Nieto motioned; J. Rabb second; S. House amend the allocation to \$3k; no second. They need to replenish their PPE stock. Flu vaccine clinic in our area could be a good partnership. S House opposed motion; no abstentions; motion carries.**
- 5. Discussion with Sherilyn Correa, Director of Planning & Economic Development, CD9, on Possible Challenge of Transit Oriented Community (TOC) Incentive Program (report/discussion/possible action to bring full board) (30 minutes) Matt Glesne, LA City Planning, City Housing Unit, Created tier structure for incentives based on major transit stop (2 intersecting bus stops; rail system) 31,000 units have been created from measure JJJ; Rapid transit bumps up the 42<sup>nd</sup> Place 31-unit project to tier 3 based on the (Vermont/Vernon intersection) 1500 feet**

(1/2 mile radius) from the intersection of 2 rapid buses. Neighborhood Stabilization Ordinance (NSO) tool to look at parking/student housing, expanding that into our area. City Council would overlay. They have to provide at least .5 parking space per bedroom; but Tier 3 it's .5 space per unit. Jan 1, 2021, JJJ state law will change to .5 parking space per unit.

**6. Discussion regarding Banditos Tacos & Tequilas Appeal to Revoke Liquor License**  
(report/discussion/possible action to bring full board) (30 minutes)

Motion to recommend that Voices NC make a recommendation regarding the appeal to case number DIR-1992-818-PV-PA1-1A and Council File motion 20-1027 related to the plan approval for revocation or discontinuance of use. Sergeant Ercolino said there have been 110 arrest since Jan. 2017 mostly minors; 26 underage students arrested in 2019; 2 sexual assaults; 19 crimes theft/battery; employed underage individuals; makeshift outdoor kitchen not in compliance/code; Detective Dana Harris mentioned meeting with owner to help rectify issues but owner did not comply. Captain Palmer of USC Public Safety said Banditos has been a huge problem for USC and it's not changing. USC wants to see it shut down. Owners of budding business have given letters of support however the tenants of those business have given opposite reports. Owner Anat Escher was not present. Banditos opened on June 18<sup>th</sup> before LA County lifted COVID-19 orders stating restaurants could open up on 6/19. There is a pending hearing for ABC to revoke Banditos license. Since October 2019, cited 3 times various uses; cited for opening night before Covid orders lifted. City Attorney has requested power be shut off. Recommendations to owner of Banditos is to not advertiser specifically to USC students, send employees to STAR trainings but they continue to serve underage individuals. Motion to recommend that Voices NC board support the revocation; 6 yes, 1 abstention; motion carries.

**7. Request for future agenda items – P. Rand would like to discuss setting up community refrigerators within our area; S. Nieto would like to add discussion on Neighborhood Stabilization Ordinance (NSO).**

**8. Adjourn at 6:29pm.**

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# VOICES NEIGHBORHOOD COUNCIL General Board



## **Board Members**

### **CHAIRPERSON**

*Albert J. Farias*

### **VICE-CHAIRPERSON**

*Jaime Rabb*

### **CORRESPONDING SECRETARY**

*Monica Lomeli*

### **RECORDING SECRETARY**

*Kaamil Benoit*

### **TREASURER**

*Steven J. Nieto*

### **PARLIAMENTARIAN**

*Ingrid Guevara*

### **EDUCATION REPRESENTATIVE**

*Kelvin Guevara*

### **AREA 1 REPRESENTATIVE**

*Sally Embrey*

### **AREA 2 REPRESENTATIVE**

*Odalys Perez*

### **AREA 3 REPRESENTATIVE**

*Abasi Patton*

### **AREA 4 REPRESENTATIVE**

*Edward Garren*

### **AT-LARGE REPRESENTATIVE**

*Parker Rand*

### **COMMUNITY/NONPROFIT REPRESENTATIVE**

*Sara Zurita*

### **HOUSING ADVOCATE**

*Elizabeth Ebow*

### **YOUTH REPRESENTATIVE**

*Anita Gray*

September 9, 2020

Danielle Haymen  
Hayman Development LLC  
12650 Riverside Dr.  
Studio City, CA 91607  
danielle@haymanllc.com

RE: Case ID: DIR-2020-1822-TOC

Dear Danielle Haymen,

The Voices Neighborhood Council held a General Board Meeting on September 8, 2020 and voted (10-0-0) to NOT SUPPORT the development at 836-844 W. 42<sup>nd</sup> Pl. (DIR-2020-1822-TOC). The project calls for the demolition of 4 residential units and adds 31 units at the proposed lot.

The Voices Neighborhood Council and community stakeholders have expressed our concerns to the developer directly in a public meeting held on July 25, 2020. After three subsequent public meetings, we have decided to NOT SUPPORT the project because it does not contribute to the social fabric of our neighborhood nor improve quality of life or well-being of our neighbors. In order to meet this standard, the Voices Neighborhood Council recommends the following actions be taken by the developer/owners:

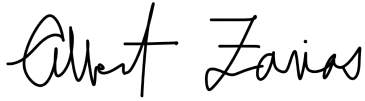
1. To contribute to the initiation of a business improvement district (BID) along Vermont Ave from Martin Luther King Jr. Blvd to Gage Ave. The contribution to the BID would address the quality of life issues such as graffiti removal, trash and bulky item pick up, free public WiFi and would spark economic development in the area. The addition of 31 units consisting of a total of 119 bedrooms can have a detrimental impact on such quality of life issues. The BID contribution would mitigate the impact of increased density in the area.
2. To give priority to future residents who currently live within a 1-mile radius of the development site.
3. To provide a right of return and refusal for the people currently living in the 4 residential units located at the development site.
4. To work with City Planning to select design elements that are characteristic of the surrounding community including design features that mirror craftsman style homes.



5. To increase the number of affordable housing units approaching 50% of units within 1 of the TOC dedicated affordable income tiers.
6. To modify the design to ensure at least 1 parking space per unit.

The Voices Neighborhood Council invites the developer/owners to our future public meeting to be held on September 25, 2020 at 4:00 pm to address the concerns outlined in this correspondence. We thank you for your attention to this matter.

Sincerely,



Albert J. Farias, PhD, MPH  
Chair  
[chair@voicesnc.org](mailto:chair@voicesnc.org)

CC: Sherilyn Correa, Director of Planning & Economic Development  
([Sherilyn.correa@lacity.org](mailto:Sherilyn.correa@lacity.org)), Philip Cohen, Property Owner  
([pcohen@mansfeldequities.com](mailto:pcohen@mansfeldequities.com))

# MOTION

On November 16, 2008, Ordinances No. 180218 and 180219 (Council File No 06-1666) became effective establishing the *North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District* in the area generally bounded by the 10 Freeway, 110 Freeway, Martin Luther King Boulevard, and Normandie Avenue, to promote well planned housing to meet the needs of both college student housing and the needs of the surrounding community.


The North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District was established as a land use regulatory tool to protect affordable housing units in the surrounding community by requiring a Conditional Use Permit for the construction or reconfiguration of any one family dwelling or multiple family dwelling units that create at least one dwelling unit with five or more habitable rooms.

Since its implementation twelve years ago, there continuous to be a loss of affordable housing within the boundaries of the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District. As such, community members and other civic stakeholders are seeking to understand why despite the implementation of land use controls, there continues to be a loss of affordable housing and an overconcentration of student housing near the University Park/Expo Park community.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare a report with recommendations relative to the loss of affordable housing and the overconcentration of student housing near the University Park/Expo Park community as follows:

- (1) Determine how existing city regulations, including Small Lot Subdivisions, can be used to promote housing that serves households of different sizes and income levels in Council District 8's north area neighborhoods.
- (2) Expand the *North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay* (Zoning Information File No. 2397) boundary area to extend west to Western Avenue and south to Martin Luther King Boulevard, and define "project" to include any one or multiple family dwelling with four or more habitable rooms, and exclude projects defined as co-living or student housing.
- (3) Determine what land use tools, including but not limited to a Specific Plan, could address issues of affordability, design, and housing types to balance the need for family-sized affordable units and rehabilitation of historic homes with student housing and co-living facilities.
- (4) Work with community groups and institutional stakeholders such as but not limited to, the University of Southern California, to analyze and address these issues.

PRESENTED BY: \_\_\_\_\_

  
**MARQUEECE HARRIS DAWSON**  
Councilmember, 8<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

**BOB BLUMENFIELD** (verbal)  
Councilmember, 3rd District

SEP 3 0 2020

**MOTION**

The City of Los Angeles is one of the most diverse cities in the world and has an obligation to strive constantly to live up to its ideals of equity and inclusion. As Mayor Garcetti noted in his Executive Order on Racial Equity in City Government, "We must marshal every tool at our disposal to ensure that all in our community are given the opportunity to thrive and reach for their full potential. And while we cannot dislodge structural racism overnight, it is our responsibility to acknowledge hard truths and advance the cause of reform."

To this end, our work to make Los Angeles equitable and inclusive must be integrated into all levels of government, from the City Council to commissions to city departments to staff to our network of 99 neighborhood councils. As organizations of volunteers dedicating their time to their communities, neighborhood councilmembers should be provided proper training to support these efforts. Just as the City provides neighborhood councils with required ethics training, the City should provide diversity, equity and inclusion training and anti-bias training.

I THEREFORE MOVE that the City Council instruct the Department of Neighborhood Empowerment, in consultation with the Board of Neighborhood Commissioners, the Civil and Human Rights Department and the Civil and Human Rights Commission, to report back to the City Council with a plan to implement mandatory Diversity, Equity and Inclusion training and anti-bias training for all members of Los Angeles Neighborhood Councils.

I FURTHER MOVE that the City Council instruct the Department of Neighborhood Empowerment, in consultation with the Board of Neighborhood Commissioners, the Civil and Human Rights Department and the Civil and Human Rights Commission, to report back to the City Council regarding a plan to implement the Mayor's Executive Order No. 27 regarding racial equity in city government plans at the Neighborhood Council level.

PRESENTED BY :

  
\_\_\_\_\_

DAVID E. RYU for MIKE BONIN (verbal)  
Councilmember, 11th District

SECONDED BY :

\_\_\_\_\_

PAUL KORETZ (verbal)  
Councilmember, 5th District