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- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Jean Frost

2341 Scarff Street
Los Angeles, CA 90007

RE: ZA -2013-3057-CUB-PA2-1A

March 15 Hearing

Honorable Commissioners:

Please accept my comments as a neighbor and longtime resident of the University Park area and South Los Angeles.

I support the appeal by UPAC and NUPCA. The site is located in an area where there are already sensitive uses. The following sensitive uses are located within a 1,000-foot radius of the project site:

Gertz—Ressler High School — 2023 South Union Avenue

Richard Merkin Middle School — 2023 South Union Avenue

Divine Providence Kindergarten— 2620 Monmouth Avenue

Ward Ame Church — 1177 West 25'h Street

Hoover Recreation Center

Casa de Rosas shelter

The ZA failed to take these sensitive uses under careful consideration. He listed them but ignored any discussion of potential impacts. Impacts need to be addressed by taking steps requested below.

I ask that the South Area Planning Commission support the appeal in part by modifying the time wherein alcohol is permitted to end at 10PM instead of 11 PM to mitigate late evening noise from at persons leaving the restaurant.

Outside dining (which came in during COVID 19) should not be permitted after 10PM and should not be a permanent fixture as it eliminates required parking.

The service is not an essential service but rather contributes to an excessive number of restaurant alcohol beverage service within the neighborhood and particularly within one commercial block. The 2200 block of Union already has restaurants serving alcohol. (The AZA references one ZA 2005-5365 CUB at 2308 S. Union.) The fact that there are five on site and 2 off site licenses in the census tract when the ABC allocates 3 on site and 1 off site license to the census tract is problematic. There is an over-concentration.

This is a very significant block and the facade requirements were reviewed by the University Park HPOZ Board in 2014. The façade is not in compliance with the Board approved plans. I was on the Board that reviewed the façade design of the which had specific details to define and soften the store window area with plantings. Currently the window area is a bunker- like, wooden, non-transparent barrier unrelieved by plantings

as the approval required. The OHR can provide a copy of the approved plans and the Commission should make compliance a condition of approval. A photo of the current condition of the façade is attached. Also 1993 and 1999 photos which show a glass window façade and shows the façade improvements which were part of a CRA project public improvement financial aid grant,

A picture of the 5/23/2000 improved façade is attached. The HPOZ Board was sympathetic to the restaurant seeking a branding of the business' character so a deviation from this design was approved but the current store front is not in compliance, leaving the wooden façade unrelieved.

The residents in the area have expressed issues of noise and late-night disturbances. The time changes should help address this and the availability of a complaint log needs to be more visible. Below is the current requirement:

Complaint Log. A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations: a. Entry, visible to pedestrians b. Customer service desk, front desk or near the reception area. Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

The availability of a complaint log should be posted on the exterior window area as well.

Please consider amending this granting in the interest of all parties which would allow the continuance of the service but set conditions which will aid in providing a better environment.

Attached are photos:

Current exterior

5.23.2000 exterior

1999 Façade Grant Exterior

1993 Streetscape

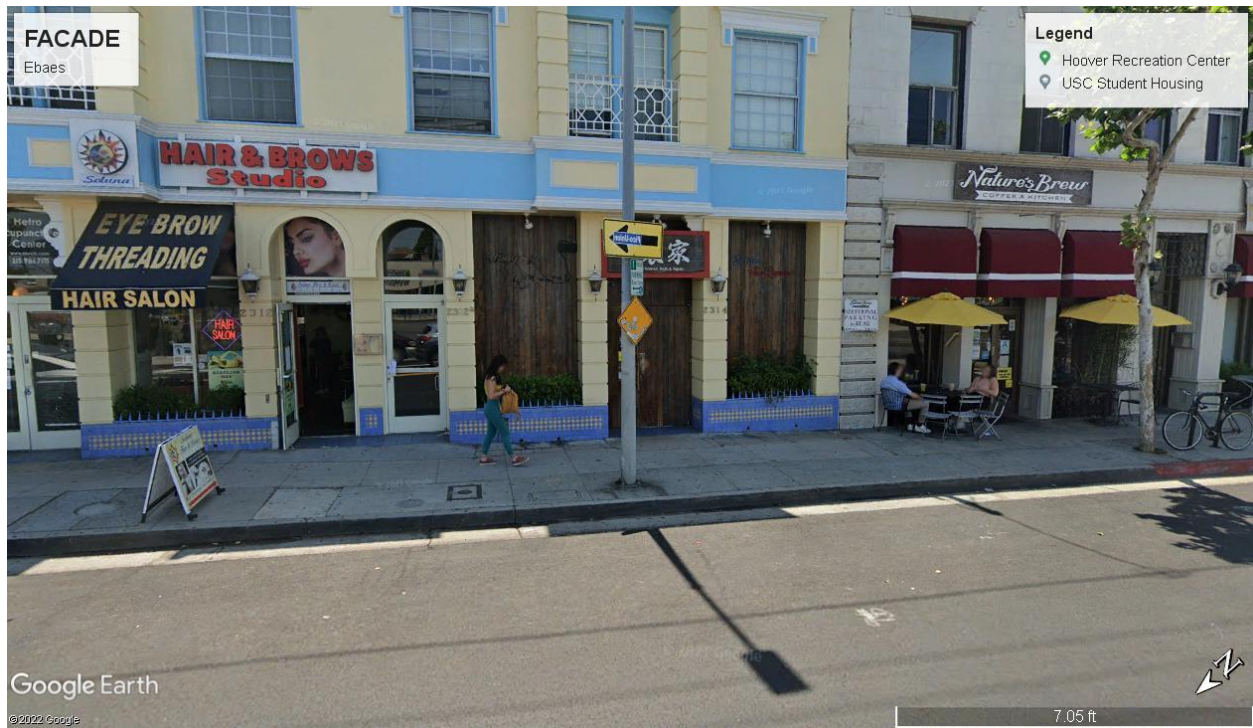
Current Outdoor Dining in rear parking area

Jean Frost

indiejean@att.net

213 747 2526

Current Condition



Façade 5/23/2000



CRA Grant Façade 1999 “Victorian Village”



1993 Hoover Union Streetscape



Rear Current Parking occupied by outdoor dining tents

Julianne Burg, Vice President
Julie Burg, Treasurer
Samantha Burg, Secretary
Vacant, Parliamentarian

Committees:

Community – 2nd Thursday every month –

Marketing & Outreach – 3rd Tuesday every month

Policy – 4th Tuesday every month

Homelessness – Hiatus

**EMPOWERMENT CONGRESS NORTH
AREA NEIGHBORHOOD
DEVELOPMENT COUNCIL**



**PO BOX 18769
LA, CA 90018
www.nandc.org**

Thryeris Mason, President

Area Representatives:

Marco Flores, Area 1
Joel Vaca, Area 1
David Greenman, Area 2
Vacant, Area 2
Jean Frost, Area 3
Nicolas Creighton, Area 3

At Large Representatives:

Jim Childs
Cindy Gaete
Vacant

Community Interest Positions:

Vacant, USC
Vacant, Business Rep

General Board Minutes
Thursday, October 7, 2021, 6:30 PM
Via Zoom Webinar Teleconferencing

- I. CALL TO ORDER** - President Thryeris Mason called Meeting to order at 6:32 p.m. Members present Thryeris Mason, Julianne Burg, Samantha Burg, Julie Burg, Marco Flores, Joel Vaca, David Greenman, Jean Frost, Nicolas Creighton, Cindy Gaete and Jim Childs. 11 members present, quorum established.
- II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES**
 - Without objection September's minutes are accepted as read
 - Motioned by Thryeris, second by Nicolas
 - 5, 4, 2
- III. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS**
 - Irvin Rodriguez (Area 1 Resident) - Mr. Rodriguez spoke about the upcoming hearing on the Denmar Motel and Pinetree Motel along Western Avenue and 38th Street. He wanted to inform the community that the owner under previous restrictions due to prostitution, nuisance issues and drugs (hot bed) . owner is trying to remove the restrictions that have been imposed on the sites.
- IV. TREASURER REPORT**
 - Without objection August's MER Report is accepted and approved
 - Motioned by Joel, second by Samantha
 - 11, 0, 0

 - Without objection September's MER Report is accepted and approved
 - Motioned by Julianne, second by Nicolas
 - 11, 0, 0
- V. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS:**

- a. Office of Mayor Eric Garcetti – Jennifer Perkins not present
- b. LAPD Senior Lead Officers – Southwest SLO Representative Officer Biondo reported on behalf of Officer Sanchez who is covering Officer Mejia's spot. Officer Sanchez wants to inform everyone that there is an uptake in thefts, major item stolen is scooters. Officer Garner also reported issues with thefts, residential prowls with the intention of committing a burglary. Officer Crowder reported that there is an uptake in GTA's (KIA's Chevy's & GMC's). Officer Biondo also informed everyone that there will be Coffee with a cop at the AM/PM at the corner of Vermont and Exposition.
- c. USC Public Safety Officers- Officer Calderon announced that there were 2 upcoming football games on October 30th and November 9th at 5:00 p.m. (both games). DPS will also be present at Coffee with a Cop. Issue about noise level was brought to the attention of Officer Calderon. DPS response to any call, please call them if there is any concern or issues to report. Jean thanked Officer Calderon about DPS' response to 2317 S. Scarff Street.
- d. Council District 1 for Councilmember Gil Cedillo – Gandhi Diaz not present
- e. Council District 8 – Isaias not present
- f. Council District 9 for Councilmember Curren Price – Nora Gutierrez not present
- g. The Office of Assemblymember Reggie Jones-Sawyer, Assembly District 59 not present
- h. The Office of Supervisor Holly J. Mitchell – Daniel Park reported that COVID cases are dropping. He asked to stay vigilant during the coming Halloween and Thanksgiving; please wear your mask. He announced that countywide vaccination proof will start November 4th. Supervisor Mitchell will be working with Metro to implement the pilot program for a fare free program for the youth.
- i. USC Community Report – Steve Wesson, USC Village Ombudsman gave 2 brief announcements. He spoke about the USC health campaign. He also announced that the Dia de Los Muertos was still happening on November 1st at the 24th Street Theatre.
- j. Department of Neighborhood Empowerment (DONE) – Octaviano Rios spoke about the draft proposals for the 2022 comments of the Code of Conduct (Tuesday October 19th @ 6:30 p.m.) feedback regarding Code of Conduct comments are welcomed. Bylaw amendments due April 1, 2022. Monday is a holiday, City Hall will be closed. Jean asked to get an expert opinion from DONE on Robert rules of order, which states that a previous motion can be amended. Jean will like to see if these are applicable to our board.. Please reach out to Octaviano does have a good contact number for clarification (213) 974-1462 or via email @ octaviano.rios@lacity.org

VI. PRESENTATIONS & REPORTS

- a. South Los Angeles Alliance of Neighborhood Councils (SLAANC) – Thryeris Mason -
 - ❖ **SLAANC is having conversation about redistrict with Councilmembers.**
 - Ensure all 15 councils have the same number of same population size/constituents.
 - Make sure communities of interest are together. The African-America community is a big community of interest in the district with an eye towards African Americans having an opportunity to win an election to represent those communities. CD 8,9,10 are together.
 - All are encouraged to call into these meetings for public comments, they are in the public hearing phase.
 - The City Council can make changes after the Commission presents their map. The wants for South LA are as follows:
 1. 3 districts that define South LA
 2. 3 districts where African-Americans can have a shot at representation, and
 3. 3 maps that allow the districts to hold on to their assets.
 - Resources, political power & investment in neighborhoods flow from redistricting.
 - ❖ **Homelessness**
 - They spoke on some of the history regarding encampments. Restrictions on where encampments could be located before COVID, but those policies were suspended during COVID. this lead to an increase in encampment size, number and locations.
 - Engaging in street engagement to lead to a pathway to services and permanent housing.
 - Fieldwork being done by the footwork that includes LAHSA, HOPICS and Community Intervention Workers that are lead with compassion.
 - Ordinance 4818- in order to be cited one has to be offered housing, and if declines, be advised to relocate to a place where they are not in violation, before being cited in violation.
 - The 8th Council District is engaging in aggressive engagement offered housing and resources.
 - Working on over a dozen encampments focusing 1st on those that are in sensitive locations.
 - ❖ **Pandemic**
 - Stressing testing and vaccinations for COVID
 - Crenshaw Fire Station (testing by appointment) , Southwest College, Wetlands Park , Watts LA Public Library, Green

- Meadows Park and Kaiser are being partners for vaccinations.
- b. Area 1 Report provided by Marco Flores and some ANNA area neighbors met with Nicole Butler (Neighborhood Prosecutor assigned to Southwest Police Station) to discuss some of the hot spots in the area such as the adult care center on Adams & Normandie. They repair of cars, encampments, doughnuts of cars and illegal parking. If we do not report things there is very little they can do with out any paper trail. One neighbor has documented very carefully some of the issues at the facility on Adams and Normandie; therefore they will start to work on this. In order for them to work on some of the things that have been reported, reports need to be made. Report issue when there are nuisances because this will help them start an investigation and address the issues. Also use the 311 app, it is in many languages to be able to report. Joel Vaca spoke about the underpass under Budlong, it is ADA compliant on one side . He has seen LAHSA at the site .
 - c. Area 2 Report provided by David Greenman had no report.
 - d. Area 3 Report - Jean Frost passed her report in interest of time. Nicolas Creighton reported that many community members are very thankful for the tree trimmings, they are just now waiting on the sidewalk repairs. There are new concerns on tree overgrowth on 27th, 28th, and 29th. Cindy asked regarding Catalina and 24th where she noticed trees trimming, just wondering why there was a lot being trimmed? Nicolas was not aware (Catalina and 24th is in Area 1), he would try to find out.
 - e. At Large & Community Interest Reports-No Reports
 - f. Community Committee Update – Julianne Burg, Pro Tem Committee Chair, working on the 20th year anniversary with the Marketing and Outreach committee.
 - g. Marketing & Outreach Committee Update – Nicolas Creighton, Pro Tem Committee Co-Chair, gave an update on the 20th anniversary work of NANDC, lawn signs, and utility boxes updates/call for artist- a sample flyer for "Call for Artist" was presented. A few recommended changes were made. The M & O team will follow-up on certain things before it is finalized. They will also submit this information to our NEA (Octaviano Rios) for any possible recommendations and guidance.
 - h. Policy Committee Update – Jean Frost, Pro Tem Committee Chair, David Greenman is attending Plan Check LA to discuss issues on Planning. Reach out to Jean regarding agenda items for the Policy Committee. She also announced they will be a hearing on the Bethune Library site. Jean
 - i. NANDC Taskforce Update – Thryeris Mason, President, met with city planning and drafted a letter that will be addressed during item VII f.
 - j. Current Board Vacancies – Thryeris Mason, President, announced the vacancies on the NANDC board that are one Area 2 Representative, one At-Large Representative , one USC Community Interest and one Business Representative. She asked for one to please visit www.nandc.org/apply-board.php for additional information and instructions on how to apply.

VII. MOTIONS & RESOLUTIONS

- a. **Discussion and possible action to appoint qualified stakeholders to currently vacant seats on the Governing Board.** Each candidate will have 2 minutes to speak. Governing Board vacant seats include:
 - ❖ Area 2 Representative (1 vacancy)
 - ❖ At Large Representative (1 vacancy)
 - ❖ USC Community Interest (1 vacancy)
 - ❖ Business Representative (1 vacancy)
 - ❖ There were 2 applications for the position of At Large Representative (Jon Tieuel and Mahul Patel)
 - ❖ Mahul withdrew his applications to the position of At Large Representative and submitted
 - Without objection the board motions to appoint Jon Tieuel to the position of At Large Representative
 - Motioned by Samantha, second by Marco
 - 11, 0, 0
 - Without objection the board motions to appoint Mahul to the position
 - Motioned by Samantha, second by Nicolas
 - 11,0,0
- b. **Action/Discussion: SOLA Community Peace Center NPG Request of \$4,750.** This NPG would be used to provide free peace education and violence prevention curriculum to kids and families. This upcoming Fall, they will be focusing on Critical Media Literacy for young people ages 5-18. These training sessions will help them become critical consumers of media messages. **Motion/Recommendation:** Motion to support SOLA Community Peace Center NPG Request of \$4,750. (4,0,0) (David, Thryeris, Joel and Julie) (Marco recused himself during this item during the Community Committee)
 - Marco Flores left the zoom meeting on the advise of the City Attorney is recusing himself . Been advise to turn off his camera and leave the zoom @ 7:55 p.m. Marco will return once this item is completely finished

- Without objection the board motions to support SOLA Community Peace Center NPG Request of \$4,750
- Motioned by Jon, second by Jean
- 11, 0, 0 (Jon Tieuel eligible to vote, Mahul Patel ineligible to vote)(Marco recused himself from item VII b.) (Marco returned at 8:01 after the vote)

- c. **Action/Discussion:** **2314 South Union, ZA 2013-3057-CUB-PAI** - Plan approval to allow the continued sale of beer and wine for on-site consumption in conjunction with and existing 1340 sq. ft. restaurant with 44 indoor seats operating 11:am to 11:00 pm Sunday-Wednesday, 11:00-12:00 am Thursday-Saturday Approved 8/5/2021; On appeal date TBD, Alec Woo

<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQzMtM00>

Motion/Recommendation: Motion to approve the application for continued beer/wine sales (3-1-1)

- Log out at 8:01 on the advise of City Attorney
- Jim Childs as well is recusing himself at 8:02 p.m.
- **Motion to approve the application for continued beer/wine sales at 2314 S. Union, ZA 2013-3057-CUB-PAI**
- Motioned by Thryeris, second by Jon
- 7,3,1 (Jon Tieuel and Mahul Patel voted)(2 board members recused themselves from Item VII. c. - Jean Frost & Jim Childs) 8:18 Jean returned at 8:18 p.m.-she was not present during item VII c. - Jim returned at 8:19 p.m.

- d. **Action/Discussion:** **3685 S. Vermont. ZA-2020-55-CU-SPR, ENV-2020-56-CE**, A Conditional Use Permit for the construction, use, and maintenance of a new 7-story, 75 feet height, 168-room hotel building, totaling 102,069 square foot including 4,067 square foot of ground floor retail, and 5,708 square feet of open space, within 500 feet of a residential zone <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjM0NzUx0> **Recommendation/Motion:** ECNANDC to submit comment letter to ZA on findings required for a conditional use. (7-0-0)

- Motion for ECNANDC to submit comment letter to ZA on findings required for a conditional use.
- Motioned by Jean, second by David
- 9,0,4

- e. **Action/Discussion:** **1128 37th Drive**, Proposed new 7 story mixed-use project with 7 residential units and approximately 190 SF of commercial space. The construction will consist of 5 stories of Type IIIA over 2 stories of Type IA construction. The site is zoned in C2-2D-CPIO with TOC TIER 4 Base Incentives. Permit issued 9/2/2021 <https://urbanize.city/la/post/exposition-park-1128-37th-drive>

Recommendation/Motion: Request from Planning and B&S and CD8 how the approvals could be made in a CPIO zone for this 7-story structure on a 50-foot-wide lot; 190 sq ft. of commercial in a CPIO commercial corridor zone; also question safety issues. (7-0-0)

- **Motion to call this item unanimous without objection to request from Planning and B&S and CD8 how the approvals could be made in a CPIO zone for this 7-story structure on a 50-foot-wide lot; 190 sq ft. of commercial in a CPIO commercial corridor zone; also question safety issues.**
- Motioned by Jean, second by David
- 13, 0, 0

- f. **Action/Discussion:** Review and approval of the NANDC Demolition Task Force response and recommendations on the Department of City Planning draft report created in response to the directive set forth by City Council in CF20-1265, <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1265>

- Without objection the board motion to review and approval of the NANDC Demolition Task Force response and recommendations on the Department of City Planning draft report created in response to the directive set forth by City Council in CF20-1265
- Motioned by Thryeris, second by Jon
- 13,0,0