

Justification and Reasons for Appeal

The residents of the apartments and the commercial tenants of Tiao Corporation Properties at the proposed site, the Boyle Heights Neighborhood Council, and the Community of Boyle Heights hereby appeal the aforementioned project located at 2115-2121 E. Cesar Chavez Ave. and 301-309 N. Chicago St. in its entirety due to the following reasons:

1. The project lacks compliance with the Boyle Heights Neighborhood Plan.
<https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-community-plan-update>
 - a. LU 19.1 Uphold the historic and cultural integrity of Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” by promoting restoration and reuse of existing early 20th Century brick buildings
 - b. LU 19.2 Ensure that new development along Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” reinforces the visual rhythm and underlying historic development pattern of the overall street through narrow shopfront bays, recessed entrances, and storefront awnings.
 - c. LU 18.7 Protect legacy businesses and cultural institutions from displacement.
 - d. LU 7.2 Ensure that established neighborhood corridors, such as Cesar E. Chavez Avenue, Wabash Avenue, and Indiana Street, continue to provide small commercial spaces for neighborhood serving uses.
2. In addition, the project is improperly using Categorical exemption for CEQA, it requires CEQA and an EIR based on Boyle Heights being one of the historically contaminated neighborhoods by Exide. (See Exhibit A)
3. The community and the Boyle Heights Neighborhood Council opposed this project on June 30, 2023 and this letter of opposition was not included in the Letter of Determination. (See Exhibit B)
4. The project has failed to follow the proper procedure under the Ellis Act in order to withdraw the three rent-controlled residential (RSO) units from the rental housing market. LAMC Sections 151.09.A.10 and 151.22-151.28:
 - SEC. 151.23. ELLIS ACT PROVISIONS - REQUIRED NOTICE.
Notwithstanding any provision of this chapter to the contrary, if a landlord desires to demolish rental units subject to the Rent Stabilization Ordinance, or otherwise withdraw the units from rental housing use, irrespective of whether such rental units are occupied or vacant, then the following provisions shall apply:
 - A. Notice of Intent to Withdraw. (Amended by Ord. No. 184,873, Eff. 6/4/17.) The landlord shall notify the Department of an intention to withdraw a rental unit from rental housing use.

5. The project's impact on traffic, does not allow for CEQA exemption (See Exhibit C)
6. Reliance on CEQA exemption is improper due to its adverse effects on the historical resource Brooklyn Avenue Neighborhood Corridor, Cultural Heritage Board Monument No. 590 which runs from Cummings to Mott on Cesar E Chavez Avenue.
7. The project plans to build on a massive scale that is unlike anything built in the Brooklyn Avenue Neighborhood Corridor characterized by two-story commercial fronts – and will disrupt its historical integrity which goes against the Neighborhood Plan.
 - a. "Land Use Policies 18.1–18.3 encourage preservation of resources in districts identified through Survey LA and other historic surveys as well as design standards to ensure new development reflects elements of the surrounding neighborhood."
8. The project fails to indicate if proper protections against the heat are in place for the tenants safety—plans do not show if AC units are included, if protection from sun will be installed in the rooftop common space, or if the windows will protect from the glare and UV rays.
9. The project plans on removing two healthy 40-foot Indian Laurel Fig trees that make up a part of the tree canopy that goes up and down Cesar E Chavez Avenue which provides cooler temperatures for its residents—and will take away from its unique character.
10. The project was improperly categorized as a "corner market" in the Letter of Determination. At both public hearings, the developer representative Aaron Belliston distinctly described the project commercial space as a "market hall where local artisans can sell their wares." Corner markets in Boyle Heights are *tienditas* characteristic of the neighborhood—they are protected and encouraged to flourish in the Neighborhood Plan—not market halls. The Neighborhood Plan states:
 - a. "Policies encourage uses such as corner stores, or tienditas, that provide the surrounding neighborhood with fresh groceries and basic household goods, while also providing a local destination for residents. This can increase opportunities for existing small business entrepreneurship and social interactions among neighbors to reinforce a sense of community. It can also help reduce the spread of disease during a public health crisis by providing essential household goods within a short distance."
11. The project does not provide the play areas for the children of the 50 families as laid out in the Neighborhood Plan.
 - a. LU 3.3 Encourage multi-unit housing developments to provide amenities for children, such as outdoor play areas and childcare facilities.

12. The surrounding residents and commercial tenants, including the new tenants of this project, will be affected by toxic plumes from excavated soil that has not been mediated.
13. The surrounding residents, commercial tenants, including the incoming tenants of 50 families, the incoming commercial space vendors, and local shoppers will be adversely impacted due to the project's failure to provide sufficient parking for all purposes.
14. The project does not provide enough affordable housing for our community where 26.7% of the residents are under the poverty line.
<https://censusreporter.org/profiles/79500US0603744-los-angeles-county-central-la-city-east-centralcentral-city-boyle-heights-puma-ca/>
15. The project fails to protect the cultural integrity of Cesar E Chavez Avenue for the *musicos norteños* that make a living here. The intersection of Chicago and Cesar avenue is an artery of a meeting place for regional musicians to find work in the same way Mariachi Plaza provides for mariachis. (See Exhibit D)
16. The project facade is not characteristic of the Brooklyn Avenue Neighborhood Corridor.
17. CEQA should not be exempted due to Boyle Heights' recent history of sewage spills.
<https://folar.org/alert-sewage-spill-in-la-river-affecting-boyle-heights-to-long-beach/>
18. The project's lack of good faith in providing a plan for displaced residents, legacy businesses, and cultural institutions that would align with the Boyle Heights Neighborhood Plan. (See Exhibit E)
 - LU 1.3 Ensure that each recently occupied housing unit demolished as a result of new development is replaced on-site, and offered back to former residents at rent levels previously paid.
 - LU 10.3 Promote efforts to safeguard legacy businesses and cultural institutions that reflect the history and character of Boyle Heights.
19. The project fails to indicate an idea of the cost of renting a commercial vendor space in the open commercial space on the ground floor and/or if it will be able to accommodate food vendors which are a big component of our neighborhood.
20. The project will cause a domino effect of redevelopment that will ultimately adversely alter the Los Angeles Historic-Cultural Monument, aka Brooklyn Avenue Neighborhood Corridor.
21. The project does not encourage the protection of cultural institution Re/arte Centro Literario and *sin cesar* literary journal, the latina-owned community cultural hub and magazine that has served the community for two years and eight years, respectively. (See Exhibit E)

22. The project fails to protect legacy business Finessa Salon owned by a member of the LGBTQ+A community which has served the community for 30 years.
23. Project unfairly seeks to commemorate the aforementioned musician's "informal gathering space" with wall art "mural" akin to *mariachis* being displaced in 2017 and proposed building with *mariachi* branding. <https://laist.com/news/mariachi-crossing>
24. The project faces growing opposition from the community and beyond. An online petition opposing the project is at 200 signatures and counting.
<https://forms.gle/xkCjqnwh1qwHup4T8>
25. Wil Tiao of Tiao Corporation, does not do business in good faith and therefore fraudulent landlords should not be rewarded with incentives. (See Exhibit G)

EXHIBIT A

On August 31, 2023 the Los Angeles Planning Commission released the Letter of Determination (Attachment A) for case number **DIR-2021-8626-RDP-HCA, CEQA: ENV-2021-8628-CE**. The project site 2115-2121 East Cesar E. Chavez Ave; 301-309 N. Chicago St.

(Attachment A)

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT
MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

CITY OF LOS ANGELES CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

ADELANTE EASTSIDE REDEVELOPMENT PLAN PROJECT COMPLIANCE REVIEW

August 31, 2023

Transmitted via email and U.S. Postal Service

Applicant/ Owner

Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Representative

Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Case No.: DIR-2021-8626-RDP-HCA

CEQA: ENV-2021-8628-CE

Location: 2115-2121 E. Cesar Chavez
Ave. ; 301-309 N. Chicago St.

Council District: 14 – Kevin de León

Neighborhood Council: Boyle Heights

Community Plan Area: Boyle Heights

Land Use Designation: Regional Center Commercial

Zone: C2-1-CUGU

Legal Description: Lot 4 and 5, Block B, Bird Tract

Last Day to File an Appeal: Friday, September 15, 2023

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5 and the Adelante Eastside Redevelopment Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

The project was granted exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32. It was also determined that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. (Attachment B)

(Attachment B)

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

We are appealing the project based on the following listed below:

1. Boyle Heights, where the proposed site sits, has been historically contaminated by Exide.

A. The Project is Not Exempt from CEQA. The CEQA Guidelines provide for 33 classes of projects that generally do not have a significant effect on the environment and therefore may be exempted from CEQA review. (Committee to Save Hollywoodland Specific Plan v. City of Los Angeles (2008) 161 Cal.App.4th 1168, 1186.) Here, the City relies upon a Class 32 categorical exemption to exempt the Project from environmental review under CEQA. (AR 18; see CEQA Guidelines § 15332.) It is the City's burden to prove that the proposed Project fits within this class of categorical exemption. (California Farm Bureau Fed'n v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173, 185-86; Save Our Big Trees v. City of Santa Cruz (2015) 241 Cal.App.4th 694, 697.)

A Class 32 exemption applies to in-fill development and only applies if a project meets specific conditions, for which it is the City's burden to prove that: the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;" the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality;" and that the project can be served by all necessary utilities and public services. (CEQA Guidelines § 15332.) The City failed to meet its burden for the proposed Project. We are appealing the applicant and Los Angeles Planning commission letter of determination on the following items listed above. We feel that the project will have a significant impact on our community. We also ask the CEQA class 32 exemption be revoked and the applicant should be made to do a full EIR on the project site.

Exide Contamination

<https://boyleheightsbeat.com/california-leaders-gather-in-boyle-heights-to-call-for-expedited-exide-cleanup/>

BOYLE HEIGHTS IN FOCUS

California leaders gather in Boyle Heights to call for expedited Exide cleanup

Officials are recommending the affected area be designated a Superfund site for increased federal funding.



BY ALEX MEDINA
JUNE 12, 2023



117-year old Victorian slated for demolition after multiple fires

September 14, 2023

California State University trustees approve 6% tuition hike

September 14, 2023

Heat did not deter celebrations at Sunday's parade and festival

September 12, 2023

U.S. Senator Alex Padilla and other elected officials gathered on Friday in front of Resurrection Catholic Church to call for the Environmental Protection Agency to help the state remove lead contamination from Boyle Heights and East Los Angeles neighborhoods surrounding the former Exide Technologies battery recycling plant.

Padilla wants the EPA to designate the impacted areas as a Superfund site to free up funding and expedite cleanup efforts. The petition is currently under review by the [EPA](#).

In February, Padilla, along with Sen. Dianne Feinstein and Rep. Robert Garcia, sent a [letter](#) to EPA administrator Michael S. Regan, saying that the designation “will correct decades of missteps by the federal government that left Southeast Los Angeles County Communities susceptible to toxic environmental pollution.”

“For decades, Exide dumped lead and hazardous contaminants into these communities without consequence, and it’s clear to me that this community of neighbors, friends, and families have been neglected by just about everyone involved,” Padilla said on Friday.

“There’s been misstep after misstep and it’s time to finally put an end to that and provide justice.”



Terry Gonzalez-Cano (Center) and Monsignor John Moretta (Right) stand alongside California Senator Alex Padilla, Assembly Member Miguel Santiago, Representatives Robert Garcia and Jimmy Gomez at Friday's press event. Photo by Alex Medina.

The Exide Technologies battery recycling plant in the City of Vernon shut down in 2015 following a history of air pollution and hazard waste law violations. For decades, it operated without a necessary permit and dumped lead, arsenic, and other harmful chemicals into the

air, ground and water. Meanwhile, several Eastside communities, which are mostly Latino, are still dealing with the effects of its widespread lead contamination.

The U.S. Department of Justice (DOJ) agreed not to prosecute Exide in exchange for the company safely closing down the plant, which originally opened in 1922, and cleaning up the contamination it caused. In 2020, the EPA and DOJ supported a bankruptcy plan that allowed Exide to walk away from all criminal liability and responsibility to clean up the plant and surrounding areas, leaving state taxpayers to pay.

The fallout has affected many residents in Boyle Heights, including Terry Gonzalez-Cano who said her family has suffered and been torn apart because of environmental injustice.

The long-time Boyle Heights resident says both of her parents required intensive care for the last few years of their lives. Both she and her brother have cancer. What strikes Gonzalez-Cano the hardest though is the health issues facing her children, aged 32 and 18, who she said are both unable to bear children.

“When I found out that my house tested above toxic waste levels, I nearly fainted because I made my children go out and play. I did that to my children because I didn’t know. I thought I was being a good mother,” said the 48-year-old.

Gonzalez-Cano is not alone.

Many in the impacted communities suffer from cancer, asthma, learning disabilities, dangerous levels of lead in their blood and more, according to a press release from the event. A [2019 USC study](#) even found high levels of lead in baby teeth in both of these neighboring communities.

“There’s no hope for me and my family, we’re already sick,” said Gonzalez-Cano. “There’s no way to make us healthy again, but I don’t want to see future generations of people come in and go through what we’re going through.”

TAGGED:

Boyle Heights

Exide Technologies

Jimmy Gomez

john moretta

Miguel Santiago

resurrection church

EXHIBIT B

The community residents and the Boyle Heights Neighborhood Council held a special meeting with developer representative Aaron Belliston where it was resolved that the Council opposes the project due to concerns relating to the historic and cultural integrity of Los Angeles Historic-Cultural Monument #590, Brooklyn Avenue Neighborhood Corridor. (Attachment A)

(Attachment A)



Boyle Heights Neighborhood Council

PLANNING AND LAND USE COMMITTEE (PLUC)

2130 E. First Street, Suite 110
Los Angeles, CA 90033

June 30, 2023

This letter was approved by the BHNC on June 30, 2023 by a vote of: 10 YES 0 NO 1 ABSTAIN

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside

Project Location: 2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez Avenue and
301, 301 ½, 305 and 309 N. Chicago Street
Legal Description: Lot 4 and 5, Block B of Bird Tract, Map Book 14, Page 75
Assessor Parcel Number: 5175-014-005

**RE: NEW 5 STORY 50 UNIT APPARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND
SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL BUILDING**

Applicant: Will Tiao; of Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises

Dear Los Angeles City Councilmembers and City Planning Representatives:

The Boyle Heights Neighborhood Council (BHNC) would like to submit this **letter of opposition** regarding the following LA City Planning Case Numbers: DIR-2021-8626-RDP-HCA and ENV-2021-8628-EAF.

On January 12, 2023 the plans for this development were presented by the developer's representative and heard by the Planning and Land Use Committee (PLUC), as well as opened up to public discussion, though we were unable to vote on the item at that time due to a loss of quorum. Therefore, at that time it was recommended by the PLUC chair that this item be transferred to the General Board of the Boyle Heights Neighborhood Council (BHNC) for further discussion, and for a final determination.

On June 30, 2023 these plans were presented by the developer's representative for second time in a Special Session of the General Board of the Boyle Heights Neighborhood Council (BHNC), and opened up to public discussion; and voted upon for a final determination in opposition to this project, and waving any further requests for hearings by our certified neighborhood council.

The BHNC represents a section of the one of the oldest and most historic subdivisions is the City of Los Angeles. It was once originally named Apachianga by the indigenous people of this land. It was later named El Paredón Blanco when this land became part of the original Pueblo de Los Ángeles since its founding by the Spanish in 1781. Thereafter this community then became known as the neighborhood of Boyle Heights, when it was officially subdivided and renamed in the latter part of the 19th century, making this neighborhood the second-oldest subdivision of the modern City of Los Angeles.

Furthermore, our community is proud of the historic and architecturally significant nature of this section of Cesar E. Chavez Ave. in which this proposed development is being planned, in an area recognized as one of the last remaining representations of the core of the thoroughfare which is also designated as the Historic Brooklyn Avenue Corridor. This avenue has a deep-rooted and time-honored tradition of being representative of a proud history which stretches back to its start, originally named Macy Street. This street was then later renamed as Brooklyn Ave. in 1920, when this street in our community was further developed as a residential and commercial corridor, and it became well-known as a welcoming destination for working-class, immigrant families of diverse backgrounds; among them people of Eastern European Jewish, Japanese, Russian, Italian, German, Armenian, Yugoslavian, Mexican-American, and African-American descent, just to name a few. This area became well-known as a uniquely diverse melting-pot of the American experience during an age of Jim Crow segregation. Since those seminal years the architecture and character of this street has been reflective of that proud history. And since the 1990s this historic core of our community has become known as today's bustling Cesar E. Chavez Ave.; reflective of it today being a central home and place of business for proud American-Mexicans/Chicanos who honor a heritage of their own civil rights movement born in this neighborhood through the building of multi-ethnic alliances which remain to this day; therefore this street is still interchangeably referred to as Brooklyn Ave. by our residents and stakeholders who still honor the inspiring multicultural history of our community.

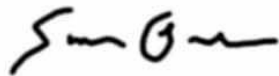
Much has changed over the years throughout the neighborhood of Boyle Heights, as many historically and culturally significant parts of our neighborhood have been demolished in this historic POC community due to historic redlining and economic divestment, and later by class- and race-oriented biases which pushed five freeways through our community, demolishing over 10,000 homes and businesses from the years of 1949 through 1964. Since then, many of our families have faced a multi-generational trauma of displacement and erasure of our cultural heritage in this community, the likes of which few other

neighborhoods in this country have ever faced and endured before. A history which resonates with what other marginalized communities have endured throughout our country's history, but which is a particular stain on the history of Los Angeles.

However, the Historic Brooklyn Avenue Corridor / Cesar E. Chavez Ave. still endures as one of the last remaining sections of our neighborhood which displays our proud past, vibrant present, and hopeful future. And as a community we believe that the character of this beating-heart of our community be preserved and maintained as being representative of one of the best examples of the American multicultural experience.

The Boyle Heights Neighborhood Council (BHNC) respectfully asks that the Los Angeles City Planning Commission, the Planning and Land Use Management (PLUM) Committee, and the Los Angeles City Council vote NO on the approval of this development and any future developments which displaces our residents and businesses, and which further jeopardize the historical integrity and the cultural significance of the Historic Brooklyn Ave. Corridor / Cesar E. Chavez Ave.

Sincerely,



SHMUEL GONZALES
CHAIR of the PLANNING AND LAND USE COMMITTEE (PLUC)
on behalf of the BOYLE HEIGHTS NEIGHBORHOOD COUNCIL (BHNC)

CC:
Los Angeles City Council District 14
Kevin de Leon, CD-14 Councilmember
Gerald Gubatan, Senior City Planning Director for CD-14
Vincent Bertoni, Director of Planning, City of Los Angeles
Planning and Land Use Management Committee, City of Los Angeles
Zoning Commission, City of Los Angeles

Co-signors of the Boyle Heights Neighborhood Council (BHNC):

EXHIBIT C

Problematic 3-way intersection at Cesar E Chavez & Chicago

Lack of Light Signal (Attachment A)

(Attachment A)



The intersection is regulated with one stop sign on Chicago St. Traffic coming left from Cesar Chavez into Chicago must stop at the two-lane road and wait for pedestrians and cars to pass causing traffic to back up. The project would exacerbate this issue.

Blind Spots at Chicago St. (Attachment B & C)

(Attachment B)



Making a left onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

(Attachment C)



Making a right onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

Cesar Chavez Avenue is a two-lane road where traffic is regularly blocked by stopped city, delivery, and pick-up trucks and buses. (Attachment D)

(Attachment D)



(Truck stops to pick up a refrigerator) This project, including its construction phase will negatively impact the existing traffic flow.

Lack of sufficient parking on Cesar Chavez Avenue and Chicago St. for the project's 50 families. (Attachment E & F)

(Attachment E)



There is only one-hour metered parking all along Cesar Chavez Avenue from Cummings to Mott. The project's 50 families would find it a hassle to have to compete with others for street parking and would have to return every hour to feed the meter.

Attachment F



South on Chicago St. shows no available street parking. The project's tenants without a parking spot in the project's garage or who have more than one car, would not be able to find street parking. The project's construction would also block the current residents from parking on the street, leaving them no other parking options.

(Attachment F.1)



Further south on Chicago shows no available street parking.

Local Streets behind the project's proposed site are narrow and insufficient for residential traffic combined with the movement of the construction phase for this massive building. (Attachment G & H)

(ATTACHMENT G)



Streets highlighted in red are narrow. The project would add to traffic issues.

(Attachment H)

Bird Street. The first street directly behind the proposed site.



There is only 12 feet of space between the two parked cars which allows only one car to pass through at a time. The project's construction phase would have to use these back streets to get to Soto, Cesar Chavez, and State St.

Bird Street at Sheridan Elementary School.



The available space between two parked cars is only 12 feet. Construction trucks coming and going would worsen the traffic especially for families who drive or walk their way to Sheridan St. Elementary (pictured here).

EXHIBIT D

Mexican regional musicians, *musicos norteños*, meet at the intersection of Cesar Chavez and Chicago St. to seek work. Families usually hire them to play music for celebrations and special gatherings, much like they do with mariachis at Mariachi Plaza. They convene here daily and make their livelihood on their earnings. **(Attachment A)**

(Attachment A)



Two músicos norteros stand on the corner of Chicago and Cesar Chavez outside the proposed site.



Two músicos norteros stand outside the intersection of Chicago and Cesar Chavez, outside of the Monarca, across the street from the proposed site.

EXHIBIT E

El Apetito Restaurant (2125) has been serving the community for 14 years with most of their patrons being local Boyle Heights residents such as cooks and bakers from the local stores. Finessa Salon (2121) has been serving the community for 30 years under the ownership of a member of the LGBTQ+A community. Re/Arte Centro Literario (2123) has been leading the community with poetry readings, book clubs, art exhibits and more. QVO Laboratories (2119) is a vintage thrift store owned by a Latino.



El Apetito at 2125



Finessa Beauty Salon

Olga Garcia Echeverria



August 7, 2021

Community — Literature

Re/Arte Centro Literario: How Viva Padilla is Re/Imagining Literary Space in Boyle Heights

AAA 📖 🌐 🐦 📺 🔄 📧 🖨️ 👁️ 👁️ 👁️

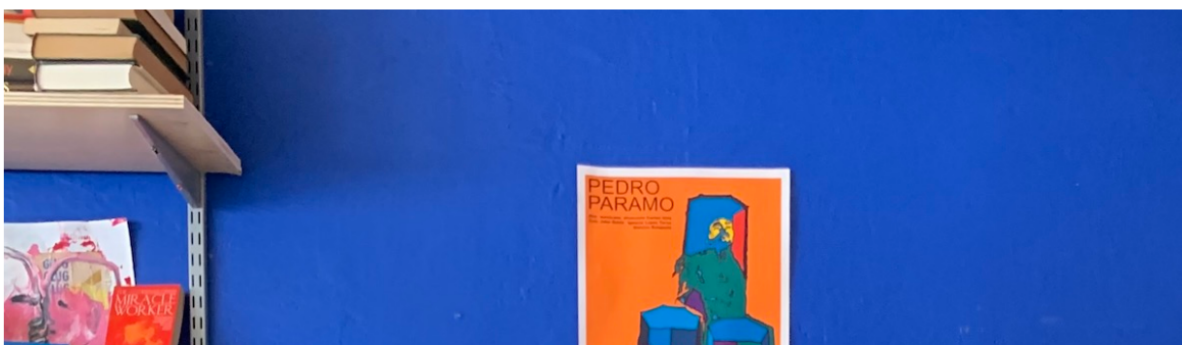


Re/Arte: Centro Literario

On June 26, 2021, poet, publisher, and soñadora Viva Padilla opened up a new literary / art space on Cesar Chavez Avenue in Boyle Heights—Re/Arte Centro Literario.

Bright, colorful, and bustling with creative energy, Re/Arte has been in constant movimiento since its inception, featuring book launches, literary talks, Film Night, photography exhibits, Children's Storytime, and a Wednesday night open mic, Grito de Boyle Heights, with political poet Matt Sedillo offering free writing workshops before the weekly event. Padilla describes these open mics as "the heart of Re/Arte. I take pride in having a place where people can come and express themselves and letting it be as raw as possible. I find that to be key to this place—having a place where you can just come and express yourself."

Although Re/Arte is new to the Los Angeles' literary scene, its creator Viva Padilla is not. As founding editor of *Hombre Lobo*, Ponte las Pilas Press, and *Dryland*, an independent literary print journal born in 2015 in South Central Los Angeles, Padilla has published hundreds of BIPOC writers from Los Angeles and beyond, many of them being published for the first time.

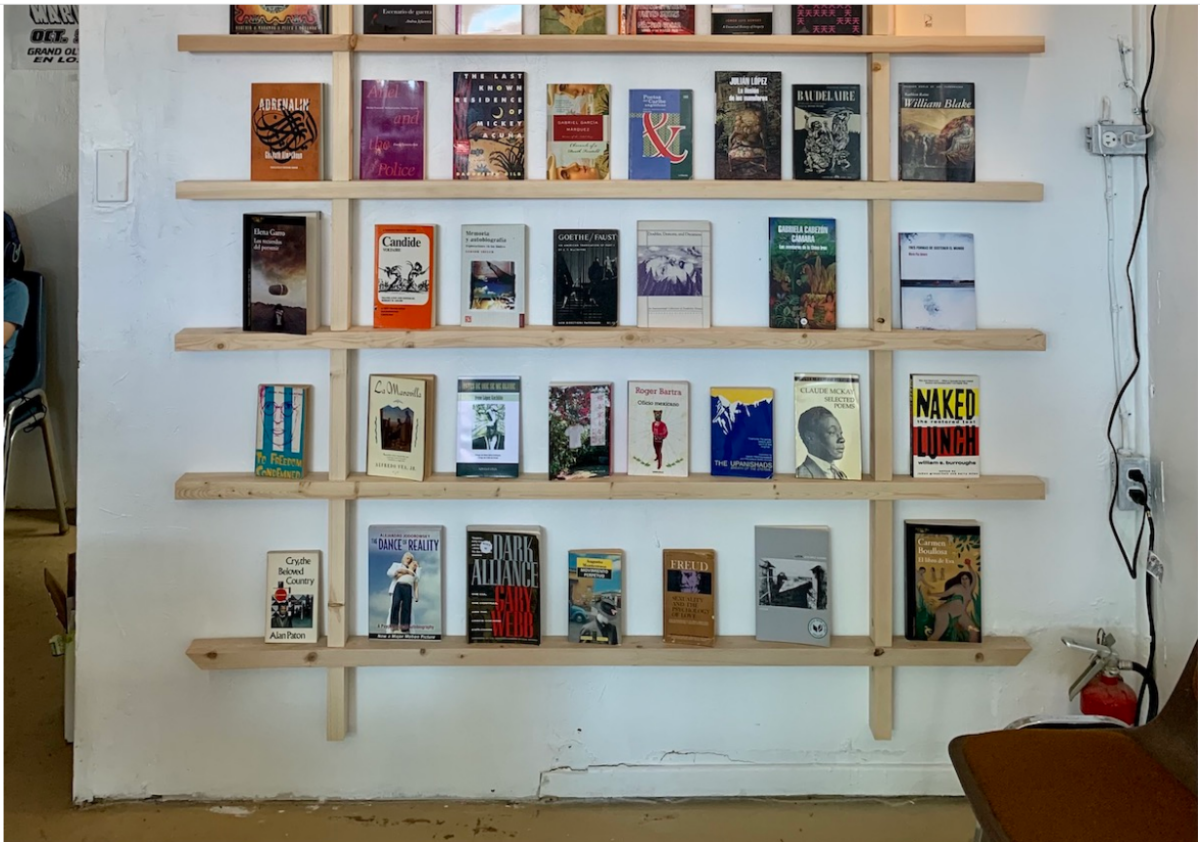




Viva Padilla, founder of Re/Arte

Manifesting a physical space to house her already existing literary projects and to launch new ones seemed ideal to Padilla. Aside from

Essential to Padilla in relation to Re/Arte is having a space that is not commercialized. "I want Re/Arte to really be a place where people can just hang out and don't feel they have to leave because they didn't buy something. I tell people who come in, you can come and read here. You can talk to me about the book. Maybe I haven't read the book, maybe I have. But we can talk about the book. Go home, go read the book, bring it back, and we can talk about it. Put it back on the wall, get something else."

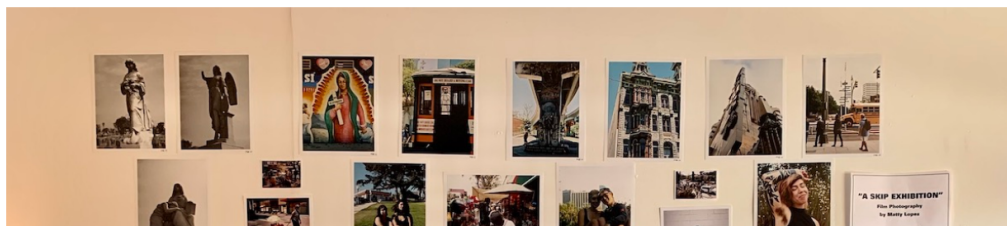


Books displayed inside Re/Arte

Aside from being cultural space, community lending library, and bookstore, Re/Arte also sells cool used records. During my visit and short interview with Viva Padilla a few weeks ago, I was excited to purchase two Mexican vinyl gems, *Los Grandes Exitos de Los Dandys* and *Lucha Villa con el Mariachi Oro y Plata de José Chávez*. I also got myself a small and rare book of poetry en español from Cuba.

Also exciting is that Re/Arte is evolving in the here and now. "I feel like I'm still imagining as I'm manifesting," shares Padilla. "I've just been seeing, envisioning, asking, what else can I do? What else do I want to do? What would be cool? It's so funny because I'm already *here* and when I ask myself what else would I want, I think—you're *already here*, just do it."

In regards to the unfolding future, Padilla foresees many exciting things. "More connections with new people, more collaborations, more art coming into the space that is not just literary. I purposely set up the space so it's not just a bookstore. It is very literary, but it's also more than that. Literary people, us writers, we love all art. We are always learning how to express ourselves by seeing the other mediums, so I think it's important to have a multi-functional space where we can have not only literary stuff, but where we can have art, music, comedy, and lectures on lo que sea."





Making culturally relevant literature accessible to people in the community, especially young people of color, is both personal and political for Padilla. As a poet and publisher, she is well aware that books can be lifelines. When she was growing up, Padilla recalls wanting certain books so much she would steal them from libraries. "Many books have been stolen by me, or I should say 'borrowed' by me because I always give back," says Padilla. Padilla's story about stolen books sounds both subversive and familiar. I have heard similar stories from other poor / working-class writers of color, and frankly as someone who stole her own share of vinyl records from the East LA Public Library back in the 1980's, I can relate.

Padilla continues, "I grew up going to libraries...That was important for me in high school. I was always reading, either at my house or like I said at the library. I want to have that space for them [young people of color] too, but also a space that is unlike the library because you can't always talk to the librarian about being a Chicana because even in the libraries by my home when I was growing up, the librarians were white mostly, so it wasn't like I could talk to them about my life experience. Cultural exchange / meeting of minds, I feel I can offer that in my own capacity."

The programming at Re/Arte is, as Padilla points out, centered on Black and Brown people and this is, of course, intentional. "I'm in a mainly Chicano neighborhood, so that's what I want to pull out of the earth, nurturing what we already have, putting it on display, celebrating and showcasing it."

In addition, Padilla really wants to give back to the younger generations. "That's kind of where my mind is. I'm not really thinking so much about how I can keep catering to the literati. I'm thinking, how can I help the kids that are the age I was when I needed help. When I was in my 20's, when I was in high school. How can I help them? And they have come in, a lot of young mujeres asking me for books. For me that's where it's at. Those are the people I want to reach. Those are the people I want to give back to. And the thing I can offer is poetry and publishing. Those are my gifts. Those are my offerings."

An article on Re/Arte written by a local newsite.



QVO Laboratories has been in the community for a year.

EXHIBIT G

Landlord Wil Tiao, of Tiao Corporation has a proven track record of neglecting the residential units and has not acted in good faith pertaining to the maintenance of the units. **(Attachment A)**

ATTACHMENT A

CODE VIOLATIONS (PHOTOS ATTACHED)

SANITATION
Failure to maintain the required window and/or door insect screens. Sections 91.8104.5.1, 91.8104.5.2 of the L.A.M.C. Violation Severity Level: LOW 2117 E CESAR E CHAVEZ AVE 1 ENTIRE UNIT, Note: screens missing from multiple windows
WEATHER PROTECTION
Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C. Violation Severity Level: LOW 2117 E CESAR E CHAVEZ AVE 1 BEDROOM1, Note: broken windows bedroom on left
MAINTENANCE
Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C. 2117 E CESAR E CHAVEZ AVE 1 HALL BATH, Note: medicine cabinet water damaged
Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C. Violation Severity Level: LOW 2117 E CESAR E CHAVEZ AVE 1 BALCONY/DECK, Note: door missing on rear patio
Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C. Violation Severity Level: LOW 2117 E CESAR E CHAVEZ AVE 1 HALL, Note: no paint on wall patch 2117 E CESAR E CHAVEZ AVE 1 KITCHEN, Note: holes in wall between sink and cabinets
ELECTRICAL
Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C. Violation Severity Level: LOW 2117 E CESAR E CHAVEZ AVE 1 ENTRY, Note: no globe or difuser on light 2117 E CESAR E CHAVEZ AVE 1

LIVING ROOM, Note: no globe or difuser on light

2117 E CESAR E CHAVEZ AVE 1

BEDROOM2, Note: no globe or difuser on light

Maintaining hazardous, missing, unapproved, defective, or improperly installed receptacle outlets. Sections 91.8104.8.1, 93.0104, 93.0311 of the L.A.M.C.

Violation Severity Level: HIGH

2117 E CESAR E CHAVEZ AVE 1

BEDROOM1, Note: outlets not working

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1

HALL BATH, Note: no handles on tub.

Failure to maintain a positive seal around all drain, water supply, and electrical conduits penetrating walls under all kitchen and bathroom sinks. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1

KITCHEN, Note: hole in wall at sink drain

MAINTENANCE

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

COMMON, Note: water damage on ceiling and walls of stairway

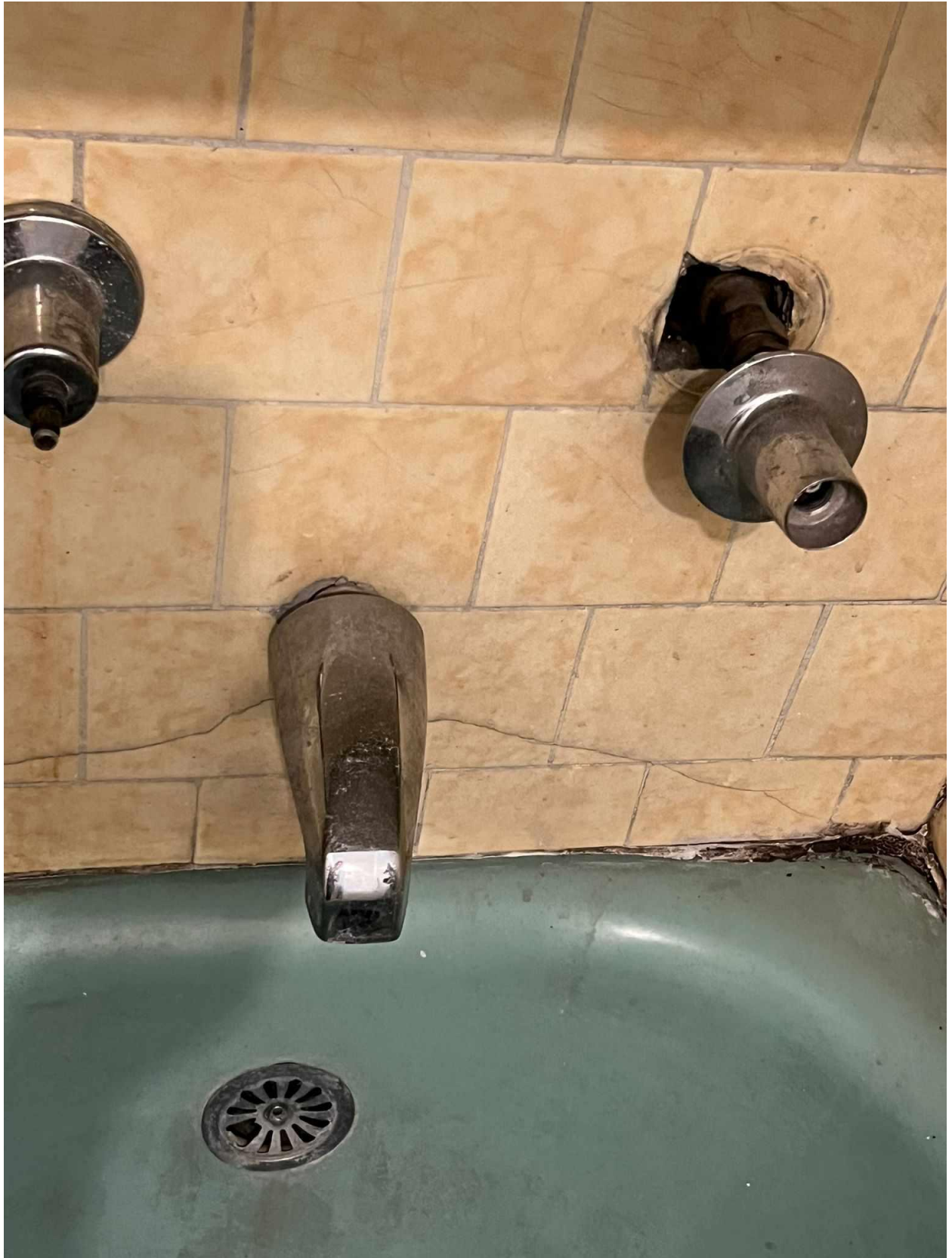
2117 E CESAR E CHAVEZ AVE

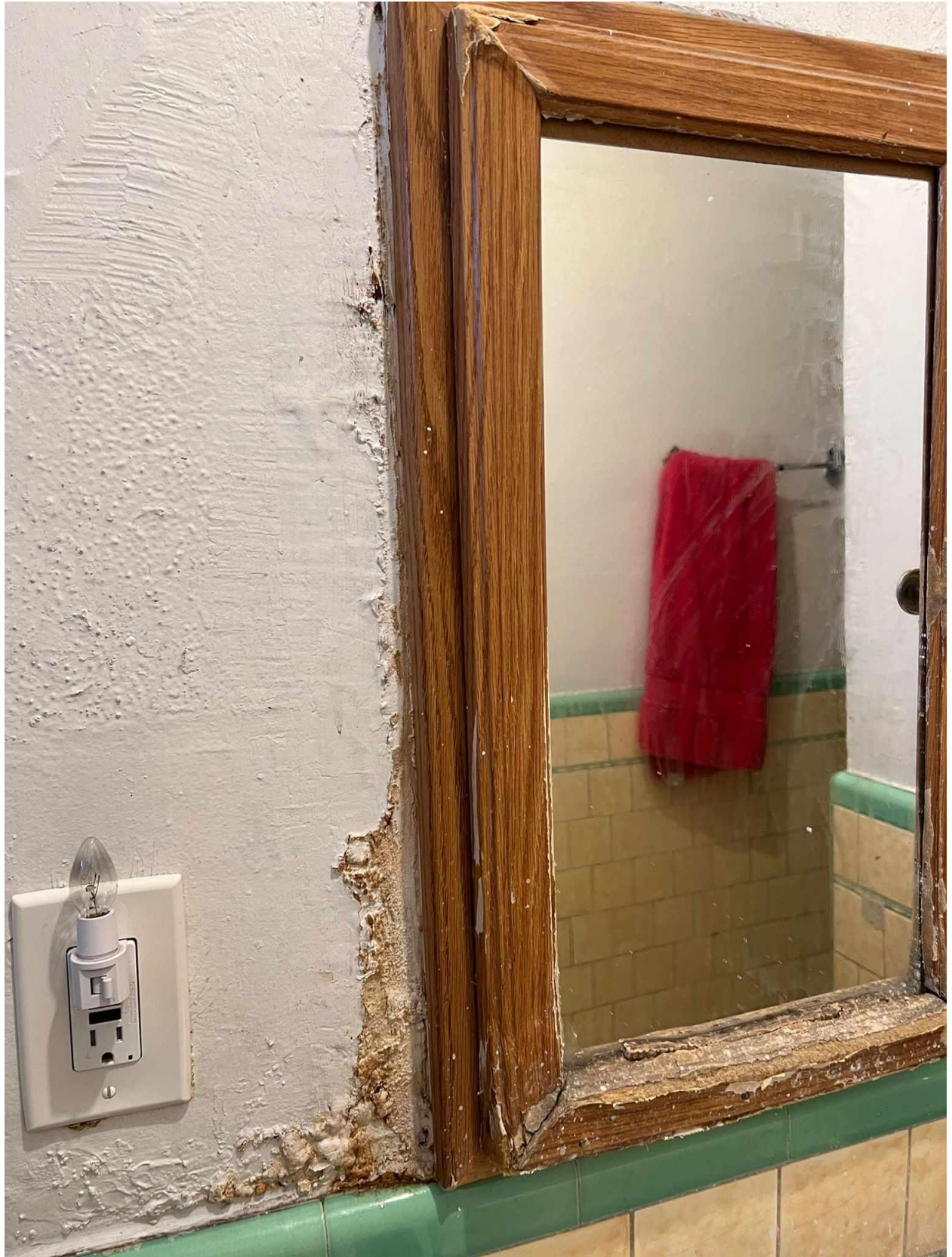
ELECTRICAL

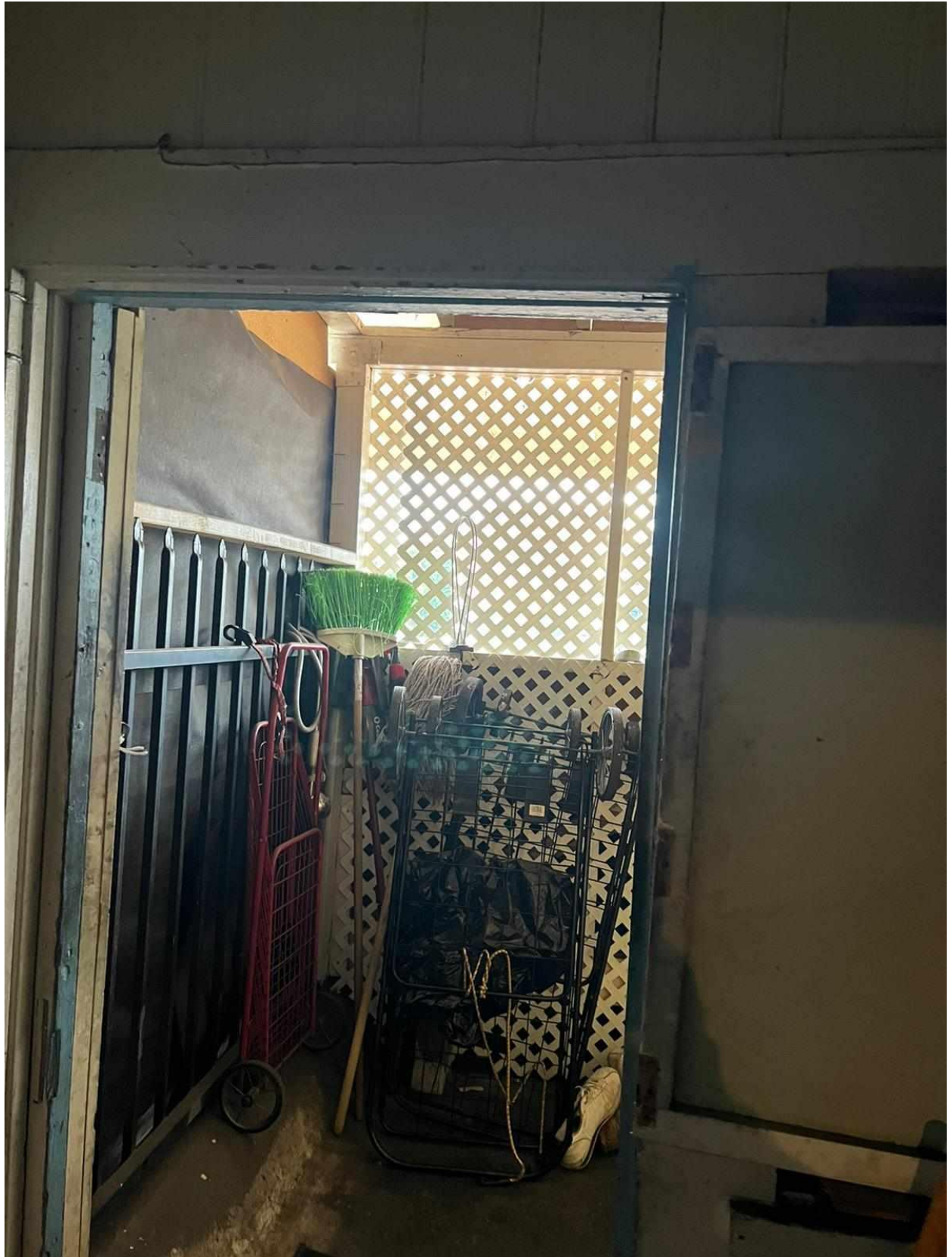
Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.

COMMON, Note: Lighting controls removed from hallway light. Provide evidence that common area hallway light in not connected to unit 1 power.

2117 E CESAR E CHAVEZ AVE





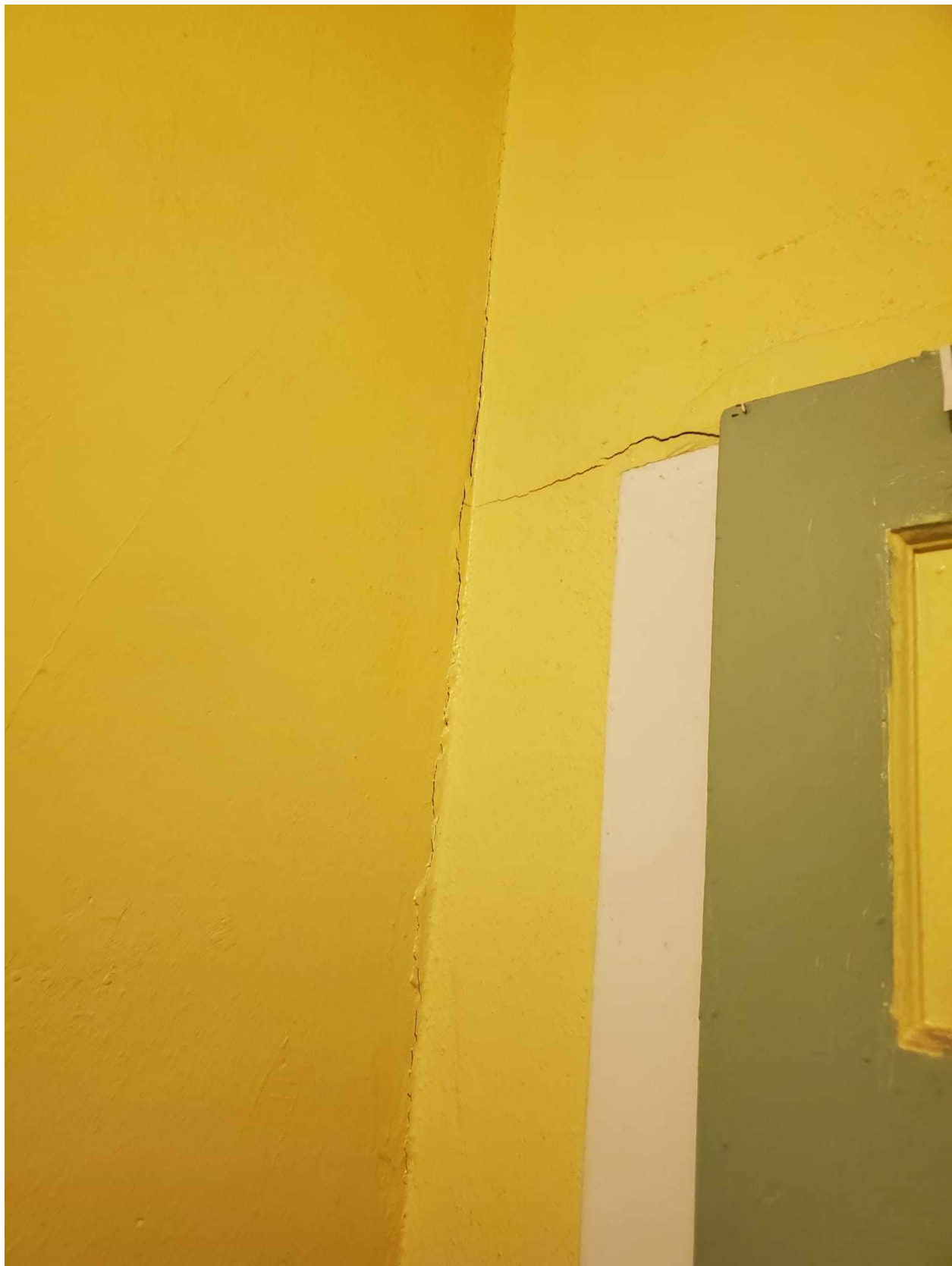


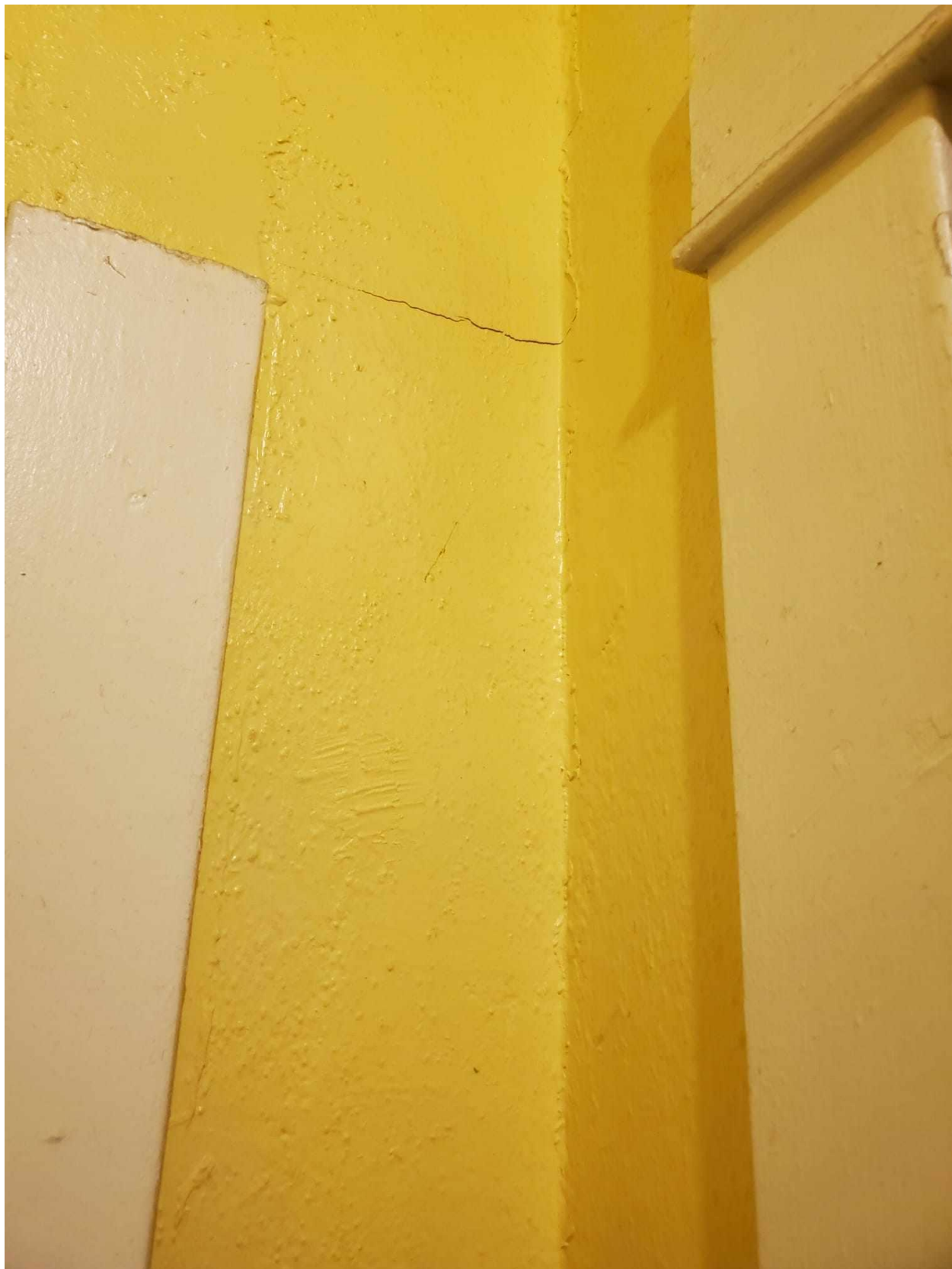


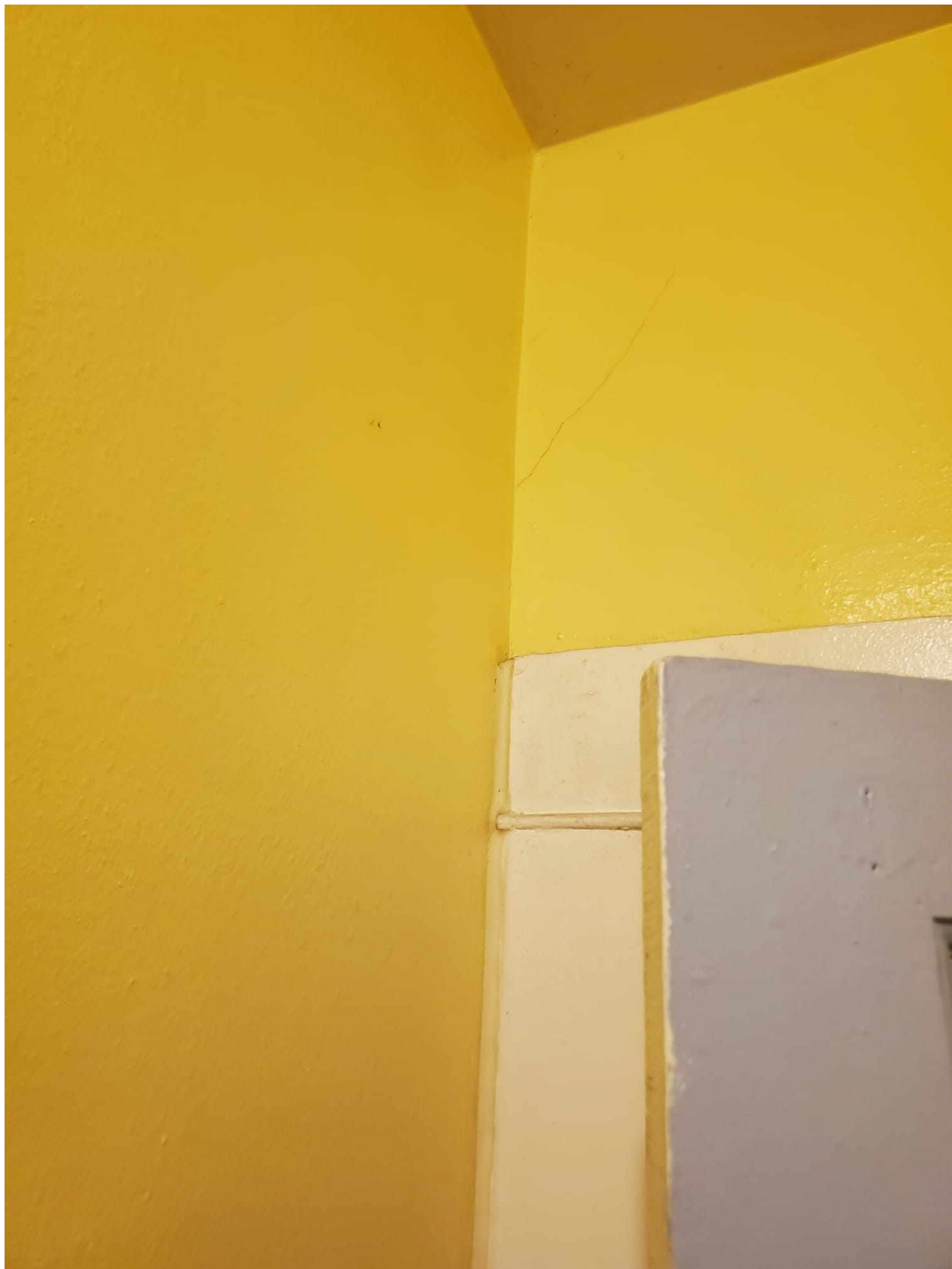


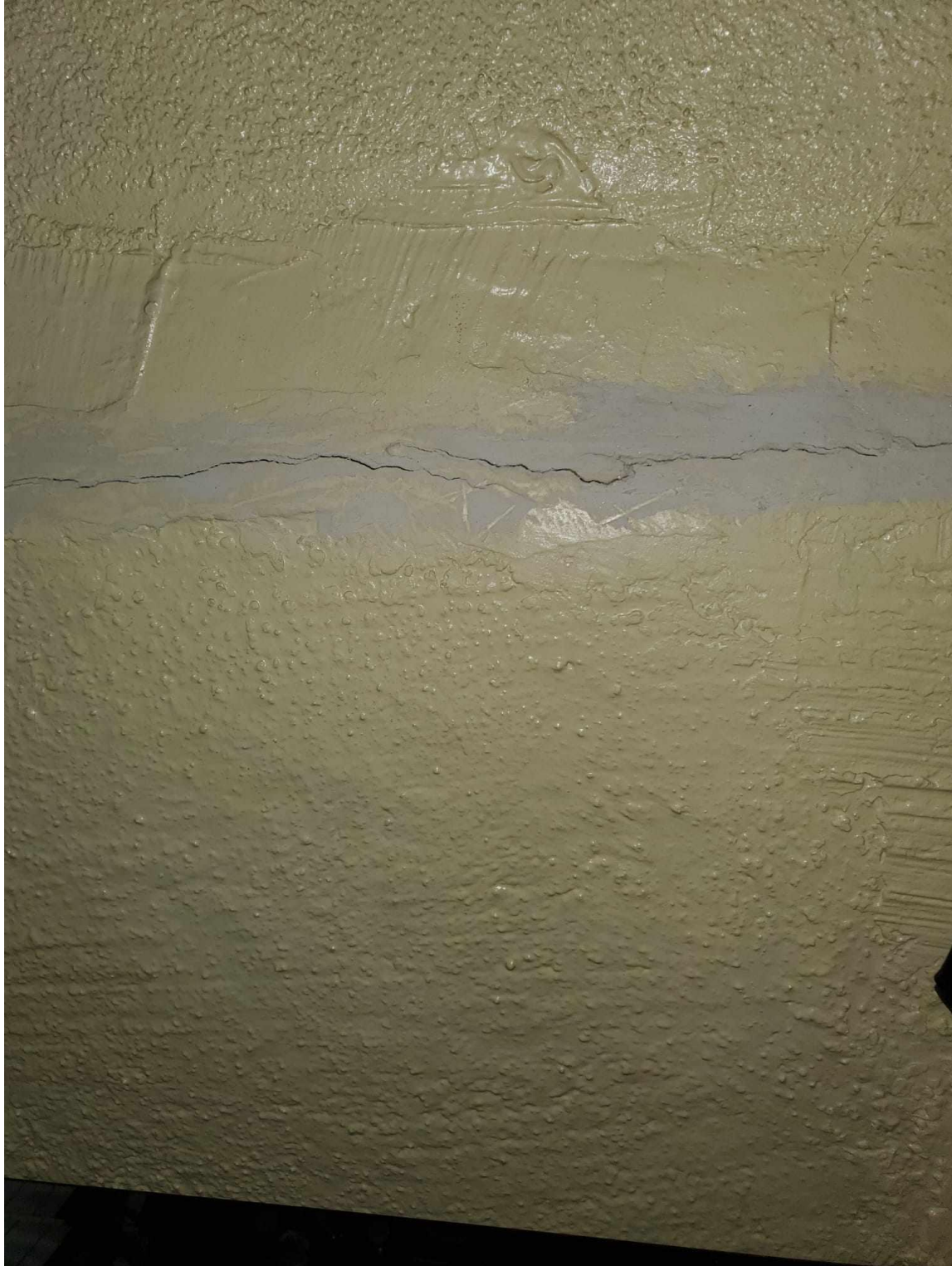












We reserve the right to supplement the appeal after its submission.