REGULAR PAC MEETING

Minutes of August 31, 2010

(Approved at PAC Meeting held on 1/25/11 with attached revisions)

WELCOME & CALL TO ORDER

Victoria Castro, PAC’s Chairperson, called the meeting to order at approximately 6:05 p.m. Following the Pledge of Allegiance, the PAC’s Secretary proceeded with the roll call.


Members Excused: César Armendariz, Bart Bartolome, Saquib Hafeez, Christina Mora.

Members Absent: Eve Del Real.

CRA/LA Staff: Donna DeBruhl-Hemer, Project Manager; Dan Rios, Project Manager; Armando Pena, Senior Housing Finance Officer; Miriam Negri, City Planner; Julia Stewart, City Planner; Carlos Alvarado, Associate Special Projects Officer; and Angie Garcia, Administrative Secretary.

APPROVAL OF AGENDA

A motion was made (Tom Haskins) and seconded (Elizabeth Blaney) to approve the agenda as presented. Motion passed (unanimous vote).

The Chairperson indicated that some PAC members have expressed concerns about the possible editing of the recordings of PAC meetings. To that effect, she asked the recording company staff to take a few minutes to address this issue and to explain how this could possibly happen, or what to do to ensure adequate recording of the meetings.

Glenn Connelly, of Ametron, introduced himself and indicated that one possible explanation would be that the recorder has an auto track feature that whenever there are two (2) seconds of silence during the recording, it stops recording and then it starts recording once there is an audio signal again. Also, when they get to the end of the CD there is a pause which could be up to (5) minutes while changing the CD, and some portions of the meeting would not be recorded. Mr. Connelly suggested that the technician alert the PAC to stop the meeting while the CD is being changed.

Mike Kolker indicated that he has proof that CD’s have been edited and he recommended that this item be continued at the next meeting. Therefore, he made a motion that the Adelante Eastside PAC put the following item on the next regular meeting agenda: Kris Kolker and Mike Kolker will make a presentation on what they discovered regarding the editing of the April and May 2010 PAC meeting recordings, and show evidence that the recordings of the meetings were copied by the Eastside CRA office in violation of the CRA’s own rules.
Motion seconded by Kris Kolker. Motion passed (6 in favor, 3 opposed).

Ms. DeBruhl-Hemer clarified that Agency policy states that only CRA/LA Records Department staff could provide to the public copies of a meeting recording. Eastside staff keeps the original CD and a copy is then provided to Records which in turn makes extra copies to the public.

**APPROVAL OF MINUTES**

Meeting of June 29, 2010 – Motion made (Tom Haskins) and seconded (Jesus Gutierrez) to approve the PAC Minutes as revised by PAC members. Motion passed.

**OLD BUSINESS**

**Status Update of Whittier Apartments**

Armando Pena, CRA/LA Senior Housing Finance Officer, indicated that this project was approved by the Agency Board in 2008 and tonight the developer, Retirement Housing Foundation (RHF), would be making a presentation on the status of the project. He then introduced Sylvia Ruiz of RHF.

Ms. Ruiz turned the meeting over to the Project Manager, Florence Webb, who gave a brief overview of the company and then introduced Laurel Gillette. Ms. Gillette explained that this is a 60-unit, affordable apartment community for families. The plans call for one, two, and three-bedroom apartments. There will also be a community room, on-site laundry facilities, and play areas.

Members of the audience and PAC members had the opportunity to ask questions following this presentation. Joaquin Castellanos, Teresa Marquez, Felicitas Acosta, Lorena Jaramillo, Maria Carbajal, Elizabeth Blaney, and Mike Kolker provided comments.

Some of the concerns were:

- Need for providing homeownership projects to project area residents and opposition to more construction of rental units
- What were the qualifications to apply?
- Estimated completion date to move in
- Number of jobs generated during the course of construction
- Ensure that there is a fair chance for people from Boyle Heights/local residents to apply.
- Rent ranges are too high for the area
- Recommendation to the developer to work more closely with non-profit organizations when selecting tenants

**NEW BUSINESS**

“Las Alturas” Senior Housing Apartments

Richard Solares, of PSL Architects, made a presentation about “Las Alturas” which is a 77-unit affordable senior housing apartment complex. The project is a four-story building over one-level parking level. There will also be a community room with kitchen, on-site laundry facilities, arts & crafts room, and library/computer room for all residents. He then gave a general overview of the concept of the project. Mr. Solares indicated that the project is currently in the entitlement stages for site plan review approval. Mr. Pena, CRA/LA Senior Housing Finance Officer, added that this is a not a CRA funded project. It is completely being funded by other sources.
Following the presentation, there was a question and answer period. The following persons provided comments: Joaquin Castellanos, Teresa Marquez, Jose Aguilar, Lorena Jaramillo, Tom Haskins, Susana Gonzalez, Eleanor Hernandez, and Mike Kolker.

Some of the questions/concerns were in regards to:

- If the community rooms would be available to the general public or just to the residents.
- What kind of building security will be provided to the seniors.
- Concern that too many apartments built in Boyle Heights have Spanish names.
- The need for more homeownership in the area.
- Is there any variance regarding zoning restrictions?
- Does the project have adequate parking?
- Concern about the lack of ethnic diversity on the developer’s Board of Directors.
- Concerns were expressed that affordable housing for seniors built in Boyle Heights over the years have been excluding residents of the area because the units are too expensive for the income of seniors in the area, though they are supposed to be affordable.

Adelante Eastside Historic Survey

CRA/LA Project Planner, Julia Stewart, presented a PowerPoint regarding the Historic Survey of the Adelante Eastside area which was conducted in 2009.

Ms. Stewart indicated that the Agency hired a consultant who assisted in identifying potentially historic properties within the Adelante area. Approximately 2,200 acres of land containing nearly 2,800 parcels were reviewed to help identify, evaluate and document existing historic cultural monuments as well as any potentially new historic properties.

Ms. Stewart then briefly explained the process and indicated that the survey helps guide development in the project area. If development is proposed on one of the potentially historic properties, then the historical characteristics of the property is taken into account during the environmental analysis of the proposed project for that particular site.

She stated that simultaneously with this survey, the Office of Historic Resources conducted their own survey for the balance of Boyle Heights. That means that all of Boyle Heights has been surveyed.

She indicated that the final list of potentially historic properties within the Adelante area as well as a map will be posted on the CRA/LA’s Eastside webpage.

The Council Office will be sponsoring an event in late October or early November to celebrate the finalization of both surveys.

Joaquin Castellanos, Maria Carbajal and Lorena Jaramillo provided comments concerning this item. Some of these were:

- Acknowledgement to CRA/LA for providing the status of the historic survey.
- Recommendation that this information be available at senior citizen centers/community centers.
Action Item: Review & Recommendation of the Upgrade of a Nonconforming Wireless Telecommunications Facility @ 1100 S. Boyle Ave.

Ms. Stewart explained that the Agency has design guidelines for wireless telecommunication facilities in the project area. These are to help direct any kind of development of new wireless facilities or any changes/alterations to existing facilities.

This item is a proposed upgrade to a facility which was constructed prior to the adoption of the guidelines but since they are making an upgrade, it makes them subject to the guidelines. The applicant is requesting a minor variation for their project to allow the upgrade. The project will include additional landscaping around the cabinet equipment and the planting of a street tree of similar scale near Opal St.

She then turned the meeting over to the applicant, Scott Harry, SureSite Project Manager, who gave a general overview of the project.

Motion was made (Tom Haskins) and seconded (Ricardo Mendoza) to recommend approval for the proposal. Motion passed (5 yes, 3 opposed).

STAFF REPORT

Permit Activities

It was postponed to the next meeting.

Draft Overview of Bio-Med Focus Area Governance Schedule

It was postponed to the next meeting. A motion was made (Elizabeth Blaney) and seconded (Mike Kolker) to move up this item on next month’s agenda. Motion passed.

PUBLIC COMMENTS

The following persons provided general comments: Val Marquez, Jose Aguilar, Felicitas Acosta, Juanita Bellomes, Joaquin Castellanos, Lorena Jaramillo.

Some of the comments pertained to:

- Unsafe pedestrian conditions at the El Sereno/Alhambra City Border
- Under State law there are no provisions for a CAC (Citizens Advisory Committee) as a result of an expansion of a project area, though the expansion of a PAC (Project Area Committee) is allowed.
- Seniors in the area oppose affordable housing because rents are too high
- Opposition to the Bio-Med Focus Area because it should have more public input.
- Request that Executive Committee meetings be held in a public location to have physical participation from the full PAC on the agenda preparation
- Protection of existing business owners, apartment owners, homeowners, tenants from developers coming to the area
- Complaints about cleaning of the Cesar Chavez commercial corridor and the lack of tree trimming.

ADJOURNMENT

The meeting was adjourned at approximately 8:40 p.m.
Additions and Corrections to the August 31, 2010
Adelante Eastside PAC Meeting Minutes

Page 1
- The section titled “Approval of Agenda” should only contain the first paragraph of that section.

- The second paragraph, which begins “The Chairperson indicated . . . “ should be under a separate header, entitled “Non-agenda Item Regarding PAC Meeting Recordings”

- Add to that section the following:
  o “Mike Kolker had previously tried to get this item added to the agenda for a regular PAC meeting, but the Executive Committee would not allow it.”
  o “Mike Kolker objected to discussing the item at this meeting (Aug 31) because since it was not on the agenda, discussing it would violate the Brown Act.”

Page 2
- In section “Old Business” / “Status Update of Whittier Apartments” comments from the general public should be separated from comments from PAC members. PAC members’ comments should be attributed to them individually.

- Also in the section “Old Business”/“Status Update of Whittier Apartments”
  o Add the following:
    ▪ “Ms Webb did not have a specific number of jobs that the construction of the project was anticipated to generate.”
    ▪ “Both projects combined (Whittier Apartments and Las Alturas) would generate 8 jobs going forward when the construction is finished.”
    ▪ “Ms. Webb explained that Retirement Housing Foundation is a faith-based non-profit developer related to the United Church of Christ.”

Page 3
- In the section “New Business” / “Las Alturas Senior Housing” comments from the general public should be separated from comments from PAC members. PAC members’ comments should be attributed to them individually.

- Also in the section “New Business”/“Las Alturas Senior Housing”
  o Change the following “Concern about the lack of ethnic diversity on the developer’s Board of Directors” to “PAC member Mike Kolker raised concerns about the lack of ethnic diversity on the developer’s Board of Directors and the organization’s entire management staff.”

Page 4
- “Public Comment”
  o Add the following
    ▪ “Comment that the state law does not allow the “merger” of city and county project areas.”