

# CITY OF LOS ANGELES

## LAND USE AND HOUSING/HOMELESSNESS COMMITTEE

ASH KRAMER  
CHAIR

BRYAN KRAMER  
OSCAR MONGE  
RORY OLSEN  
ANTHEA RAYMOND

CALIFORNIA



## GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL

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### GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL JOINT LAND USE AND HOUSING/HOMELESSNESS AND GOVERNING BOARD AGENDA

Tuesday, June 2, 2020 – 6:00 P.M. | Martes, 2 de junio del 2020 - 6:00 p.m.

**Si necesita traducción al español, notifique a  
[ash.gcpnc@gmail.com](mailto:ash.gcpnc@gmail.com) antes del lunes 1 de junio.**



#### VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Greater Cypress Neighborhood Council committee meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial **(669) 900-6833**, and enter **985 4548 1167** and then **press #** to join the meeting. Alternatively, you may join using a web browser by navigating to <https://zoom.us/j/98545481167>.

Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

*If you need translation, please notify  
[ash.gcpnc@gmail.com](mailto:ash.gcpnc@gmail.com) by Monday June 1.*

#### NÚMERO DE VIDEOCONFERENCIA DE LA REUNIÓN VIRTUAL PARA LA PARTICIPACIÓN PÚBLICA

De conformidad con la Orden Ejecutiva N-29-20 (17 de marzo del 2020) del Gobernador y debido a las preocupaciones sobre el COVID-19, la reunión del Consejo del Vecindario de Greater Cypress se llevará a cabo completamente por teléfono.

Toda persona que desee dirigirse al Consejo del Vecindario debe marcar el **(669) 900-6833**, e ingresar **985 4548 1167** y luego **presionar #** para unirse a la reunión. Alternativamente, puede unirse usando un navegador web visitando <https://zoom.us/j/98545481167>. Las instrucciones sobre cómo inscribirse para hacer comentarios públicos se darán a los oyentes al comienzo de la reunión

**Si necesita traducción al español, notifique a  
[ash.gcpnc@gmail.com](mailto:ash.gcpnc@gmail.com) antes del lunes 1 de junio.**

Items may be addressed out of the order listed. Times are for reference and subject to change.

Los temas se pueden abordar en un orden distinto al del listado. El horario se muestra como referencia y está sujeto a cambios.

|           |   |   |
|-----------|---|---|
| <b>1.</b> | <b>Call to Order (2 minutes)</b>  | <b>Llamada de ingreso (2 minutos)</b>   |
| 1.1.      | Roll Call:<br><br>ASH KRAMER<br>BRYAN KRAMER<br>OSCAR MONGE<br>RORY OLSEN<br>ANTHEA RAYMOND   | Lista de asistencia   |
| 1.2.      | Welcome, stakeholders present, introductions, code of conduct reminder and summary of telephonic meeting procedures   | Bienvenida, presentación de los participantes, presentaciones, recordatorio del código de conducta y resumen de los procedimientos de las reuniones telefónicas   |
| 1.3.      | Acknowledgement of Tongva land  | Reconocimiento de la tierra de Tongva   |
| <b>2.</b> | <b>Public Comments (8 minutes)</b>  | <b>Comentarios del público (8 minutos)</b>  |
|           | Comments from the Board, stakeholders and the public <b>on non-agenda items</b> within the Committee’s subject matter jurisdiction. The public is requested to dial *9 (or use the “Raise Hand” button), when prompted by the presiding officer, to address the Board. <b>Limited to one (1) minute per speaker.</b><br><b>No public comment</b>  | Comentarios del Consejo, de los accionistas y del público sobre temas no incluidos en la agenda que se encuentren dentro de los temas bajo la jurisdicción del comité. Se ruega al público que marque *9 (o que utilice el botón "Levantar la mano"), cuando se lo pida el funcionario que preside, para dirigirse al Consejo en cualquier momento. <b>Limitado a un (1) minuto por comentario.</b> |
| <b>3.</b> | <b>Presentations and Action Items</b>   | <b>Presentaciones y puntos de acción</b>  |
| 3.1.      | <b>Discussion and Possible Action:</b> <ul style="list-style-type: none"> <li>• Presentation by Brett Engstrom of Engstrom Planning CUB to allow the sale of alcohol at an existing lounge "Permanent Records" at 1906 Cypress</li> <li>• Discussion &amp; consideration of a recommendation to Governing Board for June 9 meeting.</li> <li>• <b>Brett: 1969 operating bar/lounge</b></li> <li>• <b>1873 sq foot building, retail record sales, live entertainment inside</b></li> <li>• <b>285 sq ft accessory storage and office use</b></li> <li>• <b>Type 40 beer only license</b></li> <li>• <b>Upgrade ABC to full alcohol</b></li> <li>• <b>Why now? Annual drawing – for a few thousand \$ shot at license;</b></li> </ul> | <b>Discusión y posible medida:</b> <ul style="list-style-type: none"> <li>• Presentación de Brett Engstrom de Engstrom Planning CUB permitirá la venta de alcohol en un salón existente "discos permanentes" en 1906 Cypress</li> <li>• Discusión y consideración de recomendaciones a la Junta de Gobierno para la reunión del 9 de junio.</li> </ul>  |

- 25 people win out of 300-400 enter, Lance won
  - Some live entertainment at location, small local groups, unsigned, fundraisers
  - **Lance:** owned permanent records, since 2006 – LA 2011, been in NELA since 2011, eagle rock to highland park 2014, operated 3 locations, purchased Café NELA from Dave – record store, live music, bar
  - Expanding record store easing into more bar/nightlife in the evening; won liqueur license lottery; just beer no wine currently
  - **Bryan: What will be different about your bar?**
    - **Lance:** Vibe is different from neighborhood watering hole, music-oriented; respectful of records; people want to do something other than drink: show/records; offers something beyond a random bar
    - No net increase of license – change of type
  - **Anthea:** What is the status of the club down the street? Outdoor space?
    - Don't know
    - Outdoor space: previously mess of furniture, paved over dirt, put up a privacy fence between property and parking lot, tables and chairs
  - **Ash: how does this help local businesses?**
    - Lance: No kitchen so we encourage people going next door /La Victoria – stoked on being busier because of us  
More than just a bar, a record store/performance space  
Youth emerging stronger, Australia fire benefits
  - **Oscar: Ongoing culturally appropriate programming, working in the community, community pricing; how do you bring the community in as well?**
    - Lance: Interested in serving the community; important to be respectful and work with the existing businesses to bring each other up; People were asking about food trucks – run it by Blanca next door first; space is small so we can't have the Rolling Stones but it is good for small local groups; hyper-local underground
  - **Rory: Parking?**
    - Lance: Unmetered / not been an issue, capacity is only 98 for the space so it's never going to get out of control, 6 years Café Nela
- Ash motion: Recommend to board that we support because of neighborly vibe

Oscar 2nds  
Ash yes –  
Bryan – yes  
Oscar – yes  
Rory – yes  
Anthea - yes

3.2.

**Discussion and Possible Action:**

- Presentation by Chris Manasserian on the projects located at 1209, 1215 and 1217 Cypress Avenue ( Planning case numbers: ZA-2020-1030-CUB, ZA-2020-1039-CUB, and ZA-2020-1208-CUB)
- Discussion and consideration of a recommendation to Governing Board for June 9 meeting.
- Vartan – owner
- **Chris:**
- 3 parcels, zone allows restaurants by right
- 3 buildings – 7 separate store front, 2 existing business, Tierra Caliente and a liquor store,
- Change use of 2 vacant spaces to turn into restaurant that serve alcohol
- Tierra Caliente: 900 sq ft – try to help keep them there and do a lot of the TI and Jesse wants to sell beer and wine, people want a beer with a burrito or taco – extended lease and helping to clean up their space; build out kitchen and bathroom and give them space to the back
- 1209 biggest portion 1000sqft, 40 int, 20 ext
- **Anthea: Who is dream tenant?**
- **Vartan:** A market that offers fresh produce and meat and prepared food to sit and eat – talking to a couple of operators / plans pushed back – using time to refine plan
- 1215 Cypress – 20 seats
- Adding smaller restaurants to the building
- King Taco – only other restaurant
- Small, neighborhood contributing
- **Chris: Alcohol – 1217 beer and wine, 1215 beer and wine, 1209 full alcohol, release from hours: 7 – midnight, 9-1:30 F/Saturday**
- **Commercial corner restrictions – open until 11pm**
- **Oscar: who could be potential operators? Meat/Produce**

**Discusión y posible medida:**

- Presentación de Chris Manasserian sobre los proyectos ubicados en 1209, 1215 y 1217 Cypress Avenue (Números de caso de planificación: ZA-2020-1030-CUB, ZA-2020-1039-CUB y ZA-2020-1208-CUB)
- Discusión y consideración de una recomendación a la Junta de Gobierno para la reunión del 9 de junio.

**business there before – first right to return? Locally based businesses about using the space / just recovery framework for who has access to these opportunities – are there opportunities for the leases to come from a priority for business that are owned by people of color? Or first right of return?**

- Vartan: Want to encourage people in the neighborhood; example: related to project, someone who reached out – mid 20s guy reached out, local grew up here, barber – wants a space in Cypress Park
- Looking for young energy from the neighborhood or surround
- Structuring leases- TI \$ going into renovation so they don't have a huge upfront expense
- Things are weird but there's a lot of talent out there
- **Anthea: China Lola? Pop-up SE Asian influence in front of footsies / taqueros – what's the plan to bring them in / help that happen?**
  - Vartan: Because of covid things are going to get delayed – 3-6 months is now 9-16 months. We don't want it to be empty in the meantime, make a test kitchen, temporary
  - Maybe there's a way to activate on the sidewalk
  - Get creative
- **Ash: concern over back patio and noise for neighbors**
  - Buffer and sound buffer to deal with the back courtyard
  - Designed the back space not to disrupt people in the house
  - People in houses are excited that they'd be next door
- **Oscar: include in the leases prioritizing local**
- **Anthea: it will work to your advantage to work locally over the next few years**
- **Oscar: how long will you be here?**
  - Vartan: my entire life revolves in 1 mile radius, interactive installations for bands in warehouse, starting to purchase properties like this in Glassell and Cypress, intend to hold properties
- **Ash: parking? Impact of neighbors**
  - Other parking to lease space
  - Ride Share drop-off

Oscar motions: The committee recommends the board support these CUB applications with the understanding that the building owner will work to include businesses that are local and prioritize local hiring

while supporting leases that are favorable to keep local businesses.

- Bryan seconds
- Clint Birdsong comment: support, some of the businesses that were there – have you talked to those former tenants / cool for there to be some thoughts about parking – coffee shop across the street, valet stand to drop off cars – give people an option to return
- Vartan – when some tenants left – the meat market we helped find a new space, no plans to leave their new space, one of the other guys who is running a family store sets up a table
- Vote: Ash – yes, bryan – yes, Oscar yes, Rory yes – Anthea yes
- July 1<sup>st</sup> tentative hearing date
- Invited to attend governing board meeting in case there are additional qs from community

### 3.3.

#### **Discussion and Possible Action:**

- On June 11th, City Planning will take the Restaurant Beverage Program's (RBP) revised draft ordinance to the City Planning Commission. The proposed ordinance would shorten the processing time and lower the cost of obtaining a Conditional Use Permit to serve alcoholic beverages for certain sit-down restaurants.
- Discuss and consider proposing a CIS for the Governing Board for June 9 meeting.
- Anca – owner of Lemon Poppy speaks/explains:
- An alcohol license is really profitable, you can double your average check
- People don't need to be hungry to order alcohol
- Requires less people to serve the alcohol
- 7 people to make 2K dollars, 2 people and a couple of hours for a bar to make that money
- Lemon Poppy – current cost of beer/wine license - \$30,000, of that \$15,000 is LA city fees; \$9000 filing fee, other \$15000 goes to the expediter, fees are flat, it doesn't matter where you are; this would cut out a lot of months and money
- Lottery – saves you in state fees, this is just city elements
- So only licenses go to those with investors or deep pockets
- Especially for restaurants / community like ours
- Looking at the bank building on Ave 33/Eagle Rock – has been under construction - \$500K and wait 2 years to have a fully licensed/permitted restaurant to start – the space went to
- Weights the favor to big restaurants / groups – year to take community comments, small community restaurant can wait that amount of time
- In neighborhoods like ours – during the day we lose customer base, busier on weekends, mimosas on the weekend
- Existing business could flourish even more; not about alcohol license so much as supporting existing community businesses, people expect to be able to have beer or wine, bathrooms that fit the requirements, structurally you have to have 2 bathrooms,

We support pre-existing businesses; priority to smaller restaurants; progressive fee schedule; no cost to community restaurants; strongly

#### **Discusión y posible medida:**

- El 11 de junio, City Planning llevará el proyecto de ordenanza revisado del Programa de Bebidas de Restaurantes (RBP) a la Comisión de Planificación de la Ciudad. La ordenanza propuesta acortaría el tiempo de procesamiento y reduciría el costo de obtener un Permiso de Uso Condicional para servir bebidas alcohólicas en ciertos restaurantes de mesa.
- Discuta y considere proponer un CIS para la Junta de Gobierno para la reunión del 9 de junio.

recommend fee waivers for community restaurants; operational budget; operation for 5 years

**Ash motions:**

Support with the following conditions: Provide a waiver system for small community restaurants (by small, community restaurants, we mean restaurants who have been in operation for 5 years and /or have 50 seats and/or have owned by people living within 5 miles of the location and/or have less than \$5 million in annual gross sales); give priority to small community restaurants and minority and BIPOC-owned restaurants; be implemented in 2020 to have a positive impact on the economic recovery of LA from Covid-19.

Rory seconds  
 Ash - yes  
 Bryan – yes  
 Oscar – yes  
 Rory – yes  
 Anthea abset

|                                     |   |  |
|-------------------------------------|---|--|
| 3.4.                                | <b>Discussion and Possible Action:</b> <ul style="list-style-type: none"> <li>County oversight of conditions of group homes on Idell and Huron</li> <li>Clint – invite Pilar to our next meeting</li> </ul> | <b>Discusión y posible medida:</b> <ul style="list-style-type: none"> <li>Supervisión del condado de las condiciones de hogares grupales en Idell y Huron</li> </ul> |
| 3.5.                                | <b>Discussion and Possible Action:</b> <ul style="list-style-type: none"> <li>Outreach for Community Planning</li> </ul>  | <b>Discusión y posible medida:</b> <ul style="list-style-type: none"> <li>Alcance para la planificación comunitaria</li> </ul>                                       |
| <b>4. Old / Continuing Business</b> |   |  |
| 4.1.                                | NELA Plaza Project<br>3836 N Figueroa<br>Case Number: DIR-2018-4190-TOC-SPR   | Proyecto Plaza NELA<br>3836 N Figueroa<br>Número de caso: DIR-2018-4190-TOC-SPR  |
| 4.2.                                | Casitas Lofts Updates   | Actualizaciones de Casitas Lofts   |
| 5.                                  | <b>New Business and ideas for future meetings</b> <ul style="list-style-type: none"> <li>Safe Streets</li> </ul>  | <b>Nuevos negocios e ideas para futuras reuniones</b>  |



- **Drive-Thru at Starbucks – backing up traffic – red curb the parking – cars blocking Fig? Can we do something to opens up the parking // Starbucks should be responsible – 25 cars**
- **How the city is handling Federal assistance, funds for affordable housing, loan programs, jobs... - anyone in the city we can invite to get ourselves more informed – are there \$ that have not been allocated**
- **End 7:45 pm**

**6. Upcoming Meetings and Events:**

6.1. Governing Board Meeting: Tuesday, June 9, 7:00PM

**Próximas Reuniones y Eventos:**

Reunión del Consejo Directivo: Martes 9 de junio, 7:00 p.m.

**7. Adjournment**

**PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS:** The public is requested to dial \*9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Committee or Board meeting.

**Se levanta la sesión**

**APORTACIÓN DEL PÚBLICO EN LAS REUNIONES DEL CONSEJO DE VECINOS:** Se le solicita al público que marque \* 9, cuando el presidente lo solicite, para dirigirse a la Junta en cualquier tema de la agenda antes de que la Junta tome medidas sobre un tema. Los comentarios del público estipulados en la agenda serán escuchados únicamente cuando el respectivo tema esté siendo considerado. Los comentarios del público sobre otros temas que no figuren en la Agenda pero que estén dentro los temas de jurisdicción del consejo, serán escuchados durante el periodo de Comentarios del Público. Los comentarios del público están limitados a 1 minuto por comentario, a menos que sea permitido por el oficial que preside el Consejo. Nótese que, en virtud de la Ley Brown, el Consejo no puede actuar sobre un asunto que usted mencione durante el período de comentario público general; sin embargo, el asunto planteado por un miembro del público puede convertirse en el tema de una futura reunión del Comité o del Consejo.

**STATE OF CALIFORNIA PENAL CODE SECTION 403 (Amended by Stats. 1994, Ch. 923, Sec. 159. Effective January 1, 1995.):** Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 302 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.

**SECCIÓN 403 DEL CÓDIGO PENAL DEL ESTADO DE CALIFORNIA (Enmendado por los Estatutos, 1994, Capítulo 923, Sección. 159. Efectivo el 1º de enero de 1995):** Cada persona que, sin la autorización de la ley, voluntariamente perturbe o disuelva cualquier asamblea o reunión que no sea ilegal en su carácter, que no sea una asamblea o reunión mencionada en la Sección 302 del Código Penal o la Sección 18340 del Código Electoral, es culpable de un delito menor.

**PUBLIC POSTING OF AGENDAS:** Agenda is posted for public review at the Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA

**PUBLICACIÓN DE LAS AGENDAS:** La agenda se publica para revisión su pública en Cypress Park Public Library, 1150 Cypress Avenue, Los Angeles, CA

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**PUBLIC ACCESS OF RECORDS:** Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5) In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed by contacting the Board or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board.

**ACCESO PÚBLICO A LOS REGISTROS:** Los miembros del público pueden pedir y recibir copias, sin demoras indebidas, de cualquier documento que sea distribuido al Consejo, a menos que haya una exención específica bajo la Ley de Registros Públicos que prevenga la divulgación del registro. (Código gubernamental § 54957.5) En conformidad con la sección 54957.5 del Código Gubernamental, los escritos no exentos que sean distribuidos a la mayoría o a todo el consejo antes de una reunión pueden ser vistos contactando al Consejo o en la reunión agendada. Adicionalmente, si usted desea una copia de cualquier registro relacionado con un tema en la agenda, sírvase ponerse en contacto con el Consejo.

**THE AMERICAN WITH DISABILITIES ACT:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 2 business days (48 hours) prior to the meeting you wish to attend by contacting the GCPNC Board at [gcpnc@empowerla.org](mailto:gcpnc@empowerla.org).

**LEY SOBRE ESTADOUNIDENSES CON DISCAPACIDADES:** Como una entidad sujeta al Título II de la Ley sobre Estadounidenses con discapacidades, City of Los Angeles no discrimina con base a discapacidad y, a petición, proveerá acomodación razonable para asegurar acceso equitativo a sus programas, servicios y actividades. Se pueden proporcionar intérpretes de lenguaje de señas, dispositivos de audición u otras ayudas y/o servicios de asistencia, si se solicitan. Para asegurar la disponibilidad de los servicios, sírvase hacer su solicitud con al menos 2 días hábiles (48 horas) antes de la reunión a la que desea asistir, poniéndose en contacto con el Consejo del GCPNC en [gcpnc@empowerla.org](mailto:gcpnc@empowerla.org).

**TRANSLATION SERVICES:** If you require translation services please notify the council 2 working days (48 hours) before the event. If you need assistance with this notification please contact us at [GCPNC@empowerla.org](mailto:GCPNC@empowerla.org)

**SERVICIOS DE TRADUCCIÓN:** Si requiere de servicios de traducción, por favor, notifique al consejo 2 días hábiles (48 horas) antes del evento. Si necesita asistencia con esta notificación, contáctenos en [GCPNC@empowerla.org](mailto:GCPNC@empowerla.org)

**PROCESS FOR RECONSIDERATION:** The Board may reconsider and amend its action on items listed on the agenda if that Reconsideration takes place immediately following the original action or at the next regular meeting. The Board, on either of these two days, is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting (1) A Motion for Reconsideration on the described matter and (2) a proposed action should the motion to reconsider be approved. A motion for reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a motion for reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Secretary identifying the matter to be reconsidered and a brief description of the reason (s) for requesting reconsideration at the next regular meeting.

**PROCESO PARA RECONSIDERACIÓN:** El Consejo puede reconsiderar y enmendar su medida sobre temas listados en la agenda si la Reconsideración se presenta inmediatamente después de la acción original o en la siguiente reunión ordinaria. El Consejo, en cualquiera de estos dos días, se programará en la siguiente reunión después de la medida original; después, dos temas deberán ser establecidos en la agenda para dicha reunión (1) Una moción para Reconsideración sobre el tema descrito y (2) la proposición de una medida si la moción de reconsideración es aprobada. Una moción de reconsideración solo puede hacerse por un miembro del Consejo que haya votado previamente en el lado que prevalece de la medida original tomada. Si una moción para reconsideración no se realiza en la fecha en la que es tomada la medida, entonces el miembro del Consejo en el lado que prevalece de la medida debe presentar un memorándum a la Secretaría identificando el asunto a ser reconsiderado, junto con una breve descripción de la razón o razones de la solicitud de reconsideración en la próxima reunión ordinaria.

