



# UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS AND JEFFERSON PARK COMMUNITIES NEIGHBORHOOD COUNCIL

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## Planning & Zoning Committee Meeting

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Wednesday, June 6, 2018  
7 p.m.

South Seas House  
2301 West 24<sup>th</sup> Street (NW corner of Arlington) Los Angeles CA 90018

\* Welcome and introductions; approval of the Agenda

\* **Case No.: ZA-2016-1137-ZAA; CEQA No.: ENV-2016-1138-CE 2321 South Bronson Avenue**

PROPOSED PROJECT: The construction, use, and maintenance of a new two-story 2,792 square-foot single-family dwelling, in conjunction with a parcel map exemption allowing the adjustment of the common lot line which allows the creation of a community driveway abutting an existing 1,854 square-foot two-unit dwelling in the RD2-1-O-CPIO Zone (Arlington Heights Character Residential Overlay).

### REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to City CEQA Guidelines, Article III, Section I, Class 5 (Alteration in Land Use Limitations), Category 1 (Minor lot line adjustments) of the City of Los Angeles CEQA Guidelines, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to the provision of Section 12.28.A of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment from:

- Section 12.09.1.B.2(a) to allow a reduced side yard of 2 feet, 2 inches in lieu of the required 5 feet,
- Section 12.09.1.B.4 to allow a reduced lot width of 26 feet, 4 inches in lieu of the required 50 feet, and
- Section 12.09.1.B.3 to allow a reduced rear yard of 5 feet in lieu of the required 15 feet; all in conjunction with the construction, maintenance, and use of a two-story 2,792 square-foot single-family dwelling, and an associated parcel map exemption allowing the adjustment of the common lot line which allows the creation of a community driveway abutting an existing 1,854 square-foot two-unit dwelling in the RD2-1-O-CPIO Zone.

A public hearing is scheduled for Thursday, June 14 at 9 .m. in City all Room 1020.– DISCUSSION AND ACTION

\* **Case No.: ZA 2018-1170-CU; CEQA No.: ENV-2018-1171-CE 4209 West Washington Boulevard**

PROPOSED PROJECT: The change of use from market/café to convenience store (7-Eleven) at an existing mini-shopping center. The convenience market will have 2,805 square feet of floor area. Proposed hours of operation are 24 hours, daily. Requires a Conditional Use to allow hours of operation of 24 hours, daily in lieu of the maximum permitted hours from 7 a.m. to 11 p.m., daily. A public hearing is scheduled for Tuesday, June 19 at NOON in City Hall, Room 1070. – DISCUSSION AND ACTION

\* **Case No. VTT-82146-SL 3910 West 27th St (Jefferson Park)**

Proposed demolition of an existing 5 unit apartment complex and the construction of 10 single-family dwellings, as a small lot subdivision. – PREVIEW OF CASE



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- \* Follow-up to Previous Cases, ENS, and Old Business – POSSIBLE ACTION ITEM(S)
- \* Public Comments

Future Meetings: Wednesday, June 20, 2018, 7 p.m., subject to cancellation if no agenda items. (*Standing P&Z meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at the South Seas House, 2301 West 24<sup>th</sup> Street.*)

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 are within UNNC's jurisdiction will be heard during the Public Comment period. Please note that under the Brown Act, UNNC is prevented from acting on a matter that you bring to its attention during the Public Comment period; however, the issue raised by a member of the public may become the subject of a future UNNC Planning & Zoning Committee meeting. The agendas for the UNNC meetings are posted for public review at the following locations: 1) CD 10 Field Office, 1819 S. Western Av., L.A. 90006; 2) Washington Irving Library; 3) South Seas House and Benny H. Potter Park; 5) Jefferson Park Public Library, as well as at the UNNC's official website at [www.UNNC.org](http://www.UNNC.org) where you can sign up to be notified of future meetings and event. Stakeholders may also subscribe to the City of Los Angeles Early Notification System (ENS), through the City's website at [www.lacity.org](http://www.lacity.org), to receive notices for UNNC meetings. For more information, you may also contact President of UNNC at [president@UNNC.org](mailto:president@UNNC.org) or at 323-731-8686.

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, assisted 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 3 business days (72-hours) prior to the meeting by contacting Jeff Camp at 323-731-8686.

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