



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

Our Voice • Our City • of Neighbors • by Neighbors • for Neighbors



Planning & Zoning Committee Meeting

Wednesday, August 1, 2018
7 p.m.

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

* Welcome and introductions; approval of the Agenda

* **ZA-2018-1216-CU-CUB-ZAD-ZAA-SPR 2211 S. Western Avenue.**

Project Description: Demolition of existing auto repair shop and construction of a 43,203 sf, 5-story hotel building with 81-guest rooms & with 6,260 sf of ground floor retail in the South Los Angeles Community Plan Area. Requesting entitlements, for an expedited case, from the office of Zoning Administration for the following: pursuant to LAMC 12.24-w.24 for a cup to operate a hotel within 500 feet of a "R" zone & a request for a Zoning Administrator's Adjustment (ZAA) for both an increase in FAR (floor area ratio) and relief from rear/side setbacks for R uses in the C zone & requesting a CUP for on-site sales of a full line of alcohol & a Zoning Administrator's Determination to exceed the maximum heights allowed per C zone & requesting a site plan review for a development with over 50 guest rooms. Hearing is in August –
DISCUSSION AND ACTION

* **Case No. ZA-2017-3996-CU-ZAA-SPR-CCMP 2645 S. Western Avenue.**

Conditional Use Permit (CUP) for construction/operation of a hotel w/in 500 feet of any A/R zone, community corner non-compliance; Zoning Administrators Adjustment for Western Ave sideyard setback reduction; spr for 50+ guest rooms; Jefferson Park HPOZ CCMP. Pursuant to L.A.M.C. 12.24-w,27, a conditional use to permit a commercial corner development which does not comply with the requirement as enumerated in section 12.22-a23(10)(i) as it relates to 5-foot landscaping for all street frontages and on perimeters of parking areas which abut "R" zones. Traffic study is completed. – UPDATE, DISCUSSION AND POSSIBLE ACTION

* **Notice of upcoming public hearings:**

* **Demolition Notices:**

3863 Montclair Street, proposed demolition of single family house to build 3-story, 4-unit apartment on a 40-foot wide lot (minimum lot width is 50 feet in R-3 zone). -- DISCUSSION AND POSSIBLE ACTION

* Follow-up to Previous Cases, ENS, and Old Business -- DISCUSSION AND POSSIBLE ACTION

* Public Comments

Future Meetings: The next scheduled meeting is Wednesday, August 15, 7 p.m., subject to cancellation if no agenda items. *(Standing P&Z meetings are held on the 1st and 3rd Wednesday of each month at the South Seas House, 2301 West 24th 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



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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 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, to receive notices for UNNC meetings. For more information, you may also contact President of UNNC at president@UNNC.org or at 323-731-8686.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all members of the Board in advance of a meeting, may be viewed at the Neighborhood Council meeting or on the Neighborhood Council website at www.UNNC.org.

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 UNNC President at 323-731-8686.