



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, September 5, 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
- * **Case No. VTT-82146-SL, 3910 West 27th Street (between 7th Avenue and Edgehill, Jefferson Park)**
Demolition of an existing 5 unit apartment complex and the construction of 10 single-family dwellings. Pursuant LAMC Section 17.15, a vesting tentative tract map for small lot subdivision to allow the construction, use, and maintenance of 10 single-family dwellings on an R3 zoned lot. – DISCUSSION AND POSSIBLE ACTION
- * **Case No. TT-74990-CN, 1509 S. Gramercy Place (Angelus Vista)**
Demolition of existing multi-family apartment building and a request for a one-lot, 8 unit, residential condominium. Pursuant to LAMC 17.06 a request for a one-lot, 8 unit, residential condominium, with 16 resident parking spaces and one guest parking spaces on a 13,146 square foot lot. – DISCUSSION AND POSSIBLE ACTION
- * **Case No. ZA-2017-3996-CU-ZAA-SPR-CCMP 2645 S. Western Avenue.**
UPDATE regarding the proposed Best Western Hotel. Applicant will be present to answer community questions. Case file has been kept open for 45 days.
Request is for a 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. – DISCUSSION AND POSSIBLE ACTION
- * **UPDATE on proposed "TOC" (Transit Oriented Community) projects in Angelus Vista** (including 1527 S. Wilton Place, 1537 S. Wilton Place, 1848 S. Gramercy Place, and 1546-1554 S. St. Andrews) – DISCUSSION AND POSSIBLE ACTION
- * Follow-up to Previous Cases, ENS, and Old Business -- DISCUSSION AND POSSIBLE ACTION
- * Public Comments

Future Meetings: The September 19 meeting is CANCELLED. The next scheduled meeting is Wednesday, October 3, 2018, 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.*



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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 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.