



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, May 2, 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. ZA-2017-5066-CUB-SPP**

4327 West Adams Blvd. (West Adams Avenues)

Demolition of rear shed and the change of use from office to a restaurant and microbrewery for the on-site sale and consumption of alcohol. Requires a conditional use permit for the on-site consumption and sale of a full line of alcohol in conjunction with a food stand/microbrewery with a total square footage of 3,289 and 199 seats. The food stand operates on a 24-hour basis and the microbrewery will operate from 7am-2am daily. – 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, com. 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 – DISCUSSION AND ACTION

* **Demolition Notification Ordinance Follow-up**

New ordinance requiring proposed demolition notification took effect in January. One of the ordinance requirements is that the neighborhood council be notified 30 days before any demolition permit is issued. However, to date UNNC has received ZERO such notifications, even though at least three such demolitions are pending. The ordinance specifies that the 30-day time clock does not begin until all notification requirements are met. Recommend UNNC follow-up communications to LADBS, making clear that any proposed demolition shall be required to follow all regulations regarding notifications.

* **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. –DISCUSSION AND POSSIBLE ACTION



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



- * Follow-up to Previous Cases, ENS, and Old Business – POSSIBLE ACTION ITEM(S)
- * Public Comments
- * Notice of Proposed Demolition at 1608-1610 South Wilton Place (identified as Contributor to Angelus Vista National Register Historic District and Angelus Vista Character Residential Overlay Zone.)

Future Meetings: Wednesday, May 16, 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.*)

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 or by calling President (323) 731-8686 or email president@unnc.org. In addition, if you would like a copy of any record related to an item on the agenda, please contact the President at (323) 731-8686 or via email president@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.