



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

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**Governing Board Meeting**

Thursday, October 4, 2018  
 6:30 pm  
 Council District 10 Field Office  
 1819 S. Western  
 Los Angeles, CA 90006

**AGENDA**

**6:30PM -6:40PM Special Presentation:**

KYCC – Koreatown Youth & Community Center  
 Karen Hernandez

- |     |           |   |                    |
|-----|-----------|---|--------------------|
| (1) | 6:40-6:45 | Call to order/approval of agenda  | <b>D. Jackson</b>  |
| (2) | 6:45-6:55 | Public Comment and Announcements, 2 minutes per person  |                    |
| (3) | 6:55-7:25 | Executive Committee Business  | <b>Spears</b>      |
|     |           | A. Amend Standing Rules to create Communications Committee and elect Committee Chair—Denise Jackson -DISCUSSION and ACTION                      |                    |
|     |           | B. CIS – City Councilmember David Ryu’s Motion on Electric Scooters – Dolores Spears - DISCUSSION and ACTION                                    |                    |
|     |           | C. Funding Request: \$500 for UNNC Holiday Outreach Event – Ethan Polk - DISCUSSION and ACTION  |                    |
|     |           | D. Funding Request: \$1,500.00 Public Safety Fair – Tori Bailey   |                    |
|     |           | E. Review and Update UNNC Board Events: Board Retreat (up to \$500) & Regional Events (up to \$1,250 each) – Ethan Polk – DISCUSSION and ACTION |                    |
| (4) | 7:25-7:40 | Treasurer’s Report  | <b>Polk/ Bowen</b> |
|     |           | a. Approval of Monthly Statement/Expenditures   |                    |
|     |           | b. Board Member Reimbursements – DISCUSSION and ACTION  |                    |
| (5) | 7:40-7:45 | Secretary’s Report  | <b>G. Jackson</b>  |
|     |           | a. Review and approval of September Governing Board minutes.  |                    |



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- (6) 7:45-9:00 Committee updates / Projects **D. Jackson**
- a. CIS**
1. CIS' for Sept. City Council Motions - Helen Chaudhuri / Najee Thornton - DISCUSSION and POSSIBLE ACTION
  2. Up next – October – Laura Meyers / Courtney Hogenson
- b. Regional Breakfast**
1. October: Region 2 – Harvard Heights/West Adams Heights Breakfast – Marielle Farnan / John Arnold / Patrick Bustad / Gavin Abercrombie.
  2. December: Region 3 – West Adams Aves Breakfast – Ethan Polk and Cordell Hinton
  3. Region 1 Arlington Heights / Angelus Vista Breakfast – Report
- c. Committee updates as needed**
- d. Planning & Zoning** **Meyers**
1. Committee Update as needed
  2. Committee Report, Follow-up to Previous Cases, ENS, and Old Business -- DISCUSSION AND POSSIBLE ACTION
  3. **Case No. ZA-2017-3996-CU-ZAA-SPR-CCMP 2645 S. Western Avenue.**  
**UPDATE** regarding the proposed **Best Western Hotel**. Case file has been kept open for 45 days, until October 5, 2018. 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. Proposed letter from UNNC – DISCUSSION AND ACTION
  4. **ZA-2018-4478-CUB, 4073 West Washington Blvd. (Arlington Heights)**  
Expansion of existing “Truffle Brothers/ Spaccio Salumeria” restaurant and market, and pursuant to LAMC section 12.24-W,1, request a Conditional Use Permit to allow the sale & dispensing of beer & wine for on-site & off-site consumption w/change of use from portion of market to proposed 7,549 sq. ft. restaurant /market having 30 indoor seats and 1,486 sq. ft. uncovered patio and



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covered patio w/ 58 outdoor seats. Hours 9 a.m.-10 p.m. daily, in the C2-1vl-O-CPIO zone. – DISCUSSION AND ACTION

5. **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 re: tenant relocation(s). Hearing scheduled Wednesday, October 10, 10:50 a.m., City Hall Room 1070 – DISCUSSION AND ACTION

6. **Case No. DIR-2018-3279-PUB, 1506 S. Crenshaw Blvd. (Arlington Heights)**

The Labor/Community Strategy Center, is seeking ALTERNATIVE COMPLIANCE FOR A PUBLIC BENEFIT approval, pursuant to Los Angeles Municipal Code (“LAMC”) Section 14.00B, to permit the conversion and proposed adaptive reuse of single family home into a community center. The Applicant is the Labor and Community Strategy Center, a center for public education on issues of mass transportation, civil rights, and environmental justice. The proposed Project will house administrative offices and the Center’s “Leadership Seminar Program” in which community residents can come to think, plan, study and implement ideas for improving the community. Hearing is scheduled for Thursday, October 11 at 9 a.m., City Hall, Room 1050. – DISCUSSION AND ACTION

## HISTORIC PRESERVATION SUB-COMMITTEE

7. **1554 South St. Andrews Place (Angelus Vista)**

Stakeholder Requests that UNNC ask Council District 10 to nominate 1554 South St. Andrews Place as a Los Angeles Historic Cultural Monument. Subject property identified by SurveyLA as Individually Eligible for the National Register; it is an Art Deco (Streamline Moderne) Courtyard Apartment Building designed by architect Earl D. Stonerod. – DISCUSSION AND ACTION

8. **UPDATE(S) on proposed “TOC” (Transit Oriented Community) projects in Angelus Vista** (including 1527 S. Wilton Place, 1537 S. Wilton Place, 1848 S. Gramercy Place, and



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1546-1554 S. St. Andrews) – DISCUSSION AND POSSIBLE ACTION

- (7) 8:55-9:00 President’s Report **D. Jackson**
- (8) Adjourn

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

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 the Board’s jurisdiction will be heard during the General Public Comment period. 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 Board meeting. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board.

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) South Seas House and Benny H. Potter Park; 3) 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 the 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 President 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](http://www.UNNC.org) or by calling President (323) 731-8686 or email [president@unnc.org](mailto: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](mailto:president@unnc.org)

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR AL CONCEJO VECINAL 3 DÍAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR CONTACTE A JEFF CAMP AT 323-731-8686.  
RECONSIDERATION AND GRIEVANCE

For information on the Process for Reconsideration, stakeholder grievance policy, or any other procedural matter related to this Council, please consult the UNNC Bylaws by visiting [www.UNNC.org](http://www.UNNC.org).