



# 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*



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## Planning & Zoning Committee

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Wednesday, November 7, 2018  
7 p.m.  
South Seas House  
2301 W. 24th Street (corner Arlington)

\* Welcome and introductions; approval of the Agenda

\* **Transit Oriented Communities (TOC) Affordable Housing Incentive Program**

Discussion of guidelines and requirements. Possible recommendation regarding the establishment of a UNNC TOC sub-committee or ad hoc committee. – DISCUSSION AND POSSIBLE ACTION

Link to City Planning Department's adopted TOC incentive guidelines:

<https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf>

\* **Initial Review of Recent Entitlement Applications.**

*UNNC has received several new application packages, which will be available for review at this meeting:*

>> **Case No. DIR-2018-5925 - TOC, 1537 Wilton Place** – Proposed Project: demolish Single Family Dwelling, construct 5-story, 21-unit apartment building (Tier 1 TOC) with two extremely low income units; request 20% reduction in open space + reduction in required side yard

>> **Case No. DIR-2018-3839** – TOC, 1848 S. Gramercy Place – Proposed Project: demolish single family dwelling, construct five story (plus Mezzanine level) mixed-use comprising a commercial unit and 20 residential units (Tier 3 TOC); request 63% decrease in the required open space, sideyard setbacks per the RAS3 zone and rear yard setback of 5 feet per RAS3 zone. (NOTE: zone is Q-CM requiring design standards)

>> **Case No. Dir-2018-6186**, 2300-2360 W. Venice Blvd. and 1601-1717 S. Western Avenue – Proposed Project: Vesting Parcel Map to create two legal lots (New Multi-family & Existing Shopping Center to remain), construct 180 residential units with 18 Extremely Low Income Units, per Site Plan Review and TOC Tier 3 base incentives.

– DISCUSSION

\* **Notice(s) of Proposed Demolition:**

2915 S. Bronson Avenue, LADBS Case No. 18019-10000-04978

3617 West Venice Blvd., LADBS Case No. 18019-70000-05110

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

\* Public Comments

Future Meetings: The November 21, 2018 meeting is cancelled. The next scheduled meeting is Wednesday, December 5, 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.*



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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](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.

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).

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.