



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

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Planning & Zoning Committee

Wednesday, January 16, 2019
7 p.m.
South Seas House
2301 W. 24th Street (corner Arlington)

- * Welcome and introductions; approval of the Agenda
- * **Case No. Dir-2018-6630-TOC, VTT-82401-CN (expedited case)**, 3844 W. 27th Street (Jefferson Park) –
Proposed Project: Vesting Tentative Tract Map to construct a new 25-unit, 34,967-sq-ft condominium on a now-vacant lot (previous demolition of a single family residence, *noting it had been identified as historic by SurveyLA*) utilizing Tier 1 incentives outlined in the TOC guidelines, setting aside two units for Extremely Low Income households. Requesting side yard setback reductions from 7 feet to 5’6 feet. UNNC recommendation required by February 15. – DISCUSSION AND ACTION
- * **Case No. VTT-82487-SL, ADM-2018-7426-SLO**, 4000-4008 ½ W. Mont Clair (Jefferson Park) –
Proposed Project: Demolition of an existing RSO 8-unit apartment building over two lots and construction of new 12-unit, 3-story small lot subdivision/single family homes with rooftop decks, 45 feet high. Request reduction of front yard setback to 14 feet. – DISCUSSION AND POSSIBLE ACTION
- * **Case No. DIR-2018-7191-TOC, 1310 S. St. Andrews Pl.** (Angelus Vista)
Proposed Project: Demolition of an existing RSO 9-unit apartment building and construction of 55 new units, of which 6 would be affordable. Full description: 5-story 55-unit apartment building over 2 levels of parking with 6 units extremely low income. Requested entitlement: pursuant to LAMC section 12.22-a31, additional incentives for a transit-oriented community including (1) yard setbacks per the RAS-3 zone, (2) 25% reduction in required open space, and (3) 2 additional stories up to 22 feet in height, all in conjunction with a 5-story 55-unit apartment building with 1-level ground floor parking and 1-level subterranean parking providing 49 market rate units and 6 extremely low income units. -- DISCUSSION AND POSSIBLE ACTION
- * **Notice(s) of Proposed Demolition:**
4000-4008 Mont Clair St., LADBS Case No. 18019-20000-06286-89
- * Follow-up to Previous Cases, ENS, and Old Business -- DISCUSSION AND POSSIBLE ACTION
- * Public Comments

Future Meetings: The next scheduled meeting is Wednesday, February 6, 2019, 7 p.m., subject to cancellation if no agenda items, but a special meeting may be noticed in the interim. *(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.