



# 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, February 6, 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-square-foot 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 and letter required by February 13. – DISCUSSION AND ACTION
- \* **Notice of Proposed Demolition: 4000-4008 Mont Clair St., LADBS Case No. 18019-20000-06286-89 (Jefferson Park)**  
Proposed demolition of an existing RSO 8-unit apartment building; underlying proposed Small Lot Subdivision case *has been withdrawn* but demolition is still pending. Request that UNNC oppose the demolition of RSO units and write a letter stating its opposition to any demolition that does not have an approved project associated with it. DISCUSSION
- \* **RESOLUTION TO SUPPORT APPEAL IN THE CASE NO. ZA-2017-796-CU-1A, 1919-1921 S. 4<sup>th</sup> Avenue (Arlington Heights)**  
The UNNC Governing Board voted to OPPOSE the proposed project to allow parking in the residential zone, both previously (2010) and in 2017-2018. The South Los Angeles Area Planning Commission turned down this request in 2011, but Applicant resubmitted in 2017. The Zoning Administrator approved the new request; Arlington Heights stakeholders have appealed. This Resolution is to support the Arlington Heights neighbors' appeal to the South Los Angeles Area Planning Commission. – DISCUSSION
- \* Follow-up to Previous Cases, ENS, and Old Business -- DISCUSSION AND
- \* Public Comments

Future Meetings: The next scheduled meeting is Wednesday, February 20, 2019, 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.*)

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.



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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.