



# 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, September 4, 2019

7 p.m.

South Seas House, 2301 W. 24th Street (corner Arlington)

\* Welcome and introductions; approval of the Agenda

\* **DIR-2018-5925-TOC, 1537 S. Wilton Place (Angelus Vista)**

**Related Case: Demolition Permit (applied for) No. 19019-10000-04229**

Proposed project: Demolish (e) single family home to construct a 5-story, 21-unit apartment building that will set aside 2 units as extremely low income. Requested Entitlement: PER LAMC 12.22 A.31, a transit oriented communities project located in a tier 1 area that is requesting additional incentives to reduce side yards, reduce open space, and increase height. Located within Angelus Vista Character Residential Overlay CPIO. R-3-1 zone allows 45-foot height and 11 units by right. Tier One TOC allows a 50% increase in units. – DISCUSSION AND ACTION

\* **ZA-2019-621-CUW, 2211 S. Western Avenue (Kinney Heights)**

**Related Case: ZA-2018-1216-CU-CUB-ZAD-ZAA-SPR**

Proposed Project: The replacement of an existing 45-foot monopole with a temporary 75-foot tall monopole with 24 panel antennas, 2 microwave dish antennas, 3 fiber and power hybrid cables, 15 remote radio units, and 9 equipment cabinets, all located behind an 8-foot-tall chain link fence. The proposed temporary monopole will be demolished once a permanent facility is completed, as part of a separate project. Said proposed project not yet submitted. The related new construction of a hotel (and its design) on the site was approved without any indication of the return of the wireless facility to the site. Public hearing scheduled for Thursday, September 19, 9 a.m. in Los Angeles City Hall, Room 1060, 200 North Spring Street. – DISCUSSION AND ACTION

**Demolition Permit(s) Notice(s) – FOR ALL DEMOLITION CASES BELOW, DISCUSSION AND POTENTIAL ACTION:**

>> 2515 S. 7<sup>th</sup> Avenue, 19019-10000-04103

>> 3442 S. 6<sup>th</sup> Avenue, 19019-10000-04105

>> 2154 West 24<sup>th</sup> Street, 19019-40000-03978 (noting demolition permit is for both the single family house that was damaged by fire and also the undamaged original barn, both located within the West Adams Terrace; demolition permit not properly noticed to UNNC and not properly posted in required visible location, per ordinance)

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

\* Public Comments



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Future Meetings: The next scheduled meeting is Wednesday, October 2, 2019, 7 p.m., subject to cancellation if no agenda items. The September 18 meeting is CANCELLED. *(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.

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.