



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



Planning & Zoning Committee

Wednesday, February 5, 2020

7 p.m.

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

* Welcome and introductions; approval of the Agenda

* **Case No. DIR-2019-7302-DB-SPR-SIP, 3304-3322 West Washington Blvd. and 1900 South 4th Ave. (Arlington Heights)**

Proposed Project: Construct new 84-unit, 4-story Mixed Use/Affordable Housing + Commercial with 31 units set aside as low income affordable. Components include 3,811 square feet of commercial/retail space, 84 residential units, with a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom apartments, 92 parking spaces and 16,423 square feet of common open space, to be built on the former (closed) Washington Boulevard surface oil drill site. Applicant requests SB 35 streamlining. Per LAMC 12.22 a.25, a density bonus with on-menu incentives to increase FAR and the number of stories. Per LAMC 16.05, a Site Plan Review for a project constructing more than 50 units. – DISCUSSION AND ACTION

* **Case No. TT-74990 and ENV-2017-3217-CE, 1509-1515 S. Gramercy Place (Angelus Vista)**

Request to Support Community Members Appeal of Decision: Planning Department Determination issued January 28 allows within the Angelus Vista Character Residential Overlay CPIO the demolition of existing c. 1904 multi-family apartment building and an approval for a one-lot, 8-unit, residential condominium, Pursuant to LAMC 17.06, with 16 resident parking spaces and one guest parking space on a 13,146 square foot lot. Current RSO tenant relocation(s) process is not clear. Condominium case filed August 11, 2017, but without a vesting tract map. Project appears to not follow Character Overlay CPIO guidelines and requirements. – DISCUSSION AND ACTION

* **Presentation of Plans for Discussion, 2153 W 25th Street and 2165 W 25th Street (corner Gramercy, Kinney Heights) -- CONSULTATION**

Brief presentation on two proposed projects/designs, to get the neighbors' input and comments before applicant submits the plans and applications to the City. (NOTE: This is not in lieu of any future HPOZ review).

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

* Initial Review of Recent Case Submissions (if/as needed), including proposed demolitions – DISCUSSION AND POSSIBLE ACTION

* Public Comments

Future Meetings: The next scheduled meeting is Wednesday, February 19, 2020, 7 p.m., subject to cancellation if no agenda items. (*Standing P&Z meetings are held on the 1st and 3rd Wednesday of each month at the South Seas House, 2301 West 24th Street.*)



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



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 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.