



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

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UNNC Planning & Zoning Committee

Wednesday, March 16, 2022

7:00 p.m.

NOTE: In conformance with the September 16, 2021 enactment of California Assembly Bill 361 (Rivas) [Government Code Section 54953, subsections (e)(1) and (e)(3), adopted with an urgency; and amid ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency related to COVID-19 continues to directly impact the ability of members to meet safely in person, UNNC will be conducting this meeting virtually utilizing the Zoom platform. You have the option of attending via the internet or by telephone. Thank you for your patience – we are all still learning how to use this new technology. Questions? Email President@unnc.org.

MEETING ACCESS INFORMATION

Join the Zoom Meeting

<https://us02web.zoom.us/j/88909477274?pwd=L1NxZys3Ti9BenpmOXhTT1lWSHRWZz09>

Meeting ID: 889 0947 7274

Zoom Meeting Code (internet): 750174

Join via Telephone: dial 1 (669) 900-6833

Meeting ID: 889 0947 7274

Zoom Meeting Code (phone): 750174

For help joining the zoom meeting, please visit

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

Agenda Packet link with meeting presentation materials here:

<https://drive.google.com/drive/folders/1ZbkQhGhW6IIEuKpZSh6pj1x3JpmCN2AA?usp=sharing>

PUBLIC COMMENTS: *As is usual for UNNC meetings, Stakeholders are invited to participate. However, please do “mute” yourself throughout the meeting, whether you are joining the meeting by internet or telephone. When an individual wishes to address the Standing Committee, the Chair or Moderator will unmute the line, whether it is during the public comment section on the agenda, or prior to the Committee taking action on any agenda items. All other rules to public comments still apply. Please see expanded information regarding public comments and other virtual meeting protocols at the end of this agenda.*

NOTICE TO THE PUBLIC: *The City of Los Angeles Code of Conduct will be enforced to ensure that UNNC meetings are collaborative, supportive, and respectful of divergent opinions.*

AMERICANS WITH DISABILITIES ACT (ADA): *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, assistive listening devices and 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 you wish to attend by emailing president@UNNC.org AND contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.*

Note: Please see further information about TTY/TDD services and translation services at the end of this agenda.

Agenda items begin next page.



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AGENDA

1). **Determination to continue to hold meetings virtually:** The Board of Neighborhood Commissioners (BONC) and the Department of Neighborhood Empowerment, with guidance from the Los Angeles City Attorney, have established that BONC has the authority to adopt AB 361 Findings Pursuant to Government Code Section 54953(E)(1)(b)-(c) on behalf of the City’s neighborhood councils, and to determine that due to the Covid-19 state of emergency, meeting in person would present imminent risks to the health or safety of attendees. This meeting is being conducted virtually pursuant to that directive.

2). **Welcome & Call to Order; Introductions; Approval of the Agenda**

3). **Public Comments** (1-2 minutes per speaker)

4) **Case No. ZA-15227(O)(PA4) + (PA6) dated September 14, 2007 -- Plan Approval (Review of Conditions and Compliance), 2126 West Adams Blvd.**

“Review of Conditions and Compliance” at the Murphy Oil Drilling Site located at 2126 West Adams Blvd. (at Gramercy Place). Operator response to questions posed by the Planning Dept. Zoning Administrator. Committee to review and make recommendation(s) to the UNNC Governing Board regarding whether the currently-imposed conditions in the long-standing Conditional Use Permit are sufficient to ensure that the drill site does not have negative impacts on the surrounding neighborhood; if not, what additional conditions might be imposed; and whether or not current operator E&B Natural Resources has been compliant with existing conditions. UNNC’s response is required before pending public hearing scheduled for Thursday, April 28, 9 a.m. *(Please note for purposes of the Brown Act and discussion at this meeting: This specific case has a limited scope for Neighborhood Council response, and is not regarding broad policy about urban oil drilling in Los Angeles.)* – **DISCUSSION AND ACTION**

5) **Discussion regarding land use outreach efforts:** The Mar Vista Neighborhood Council has been informing their local stakeholders about pending land use cases through a variety of outreach means, including door hangers specific to cases within a nearby radius. (Sample door hanger in agenda packet). Discussion regarding whether UNNC may wish to engage in a similar strategy. -- **DISCUSSION AND POSSIBLE ACTION**

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

- Update regarding **Case No. CPC-2020-2115-DB, 1848 S. Gramercy Pl.** to inform the community that the Los Angeles City Planning Commission will hear this case on Thursday, March 24, 2022 after 8:30 a.m. This case has been previously acted upon by UNNC, including at letter in opposition to the proposed project to the Planning Department and CD10 in 2019, and a similar submission as a CIS to City Council in August 2021. The proposed Density Bonus project, in the C1.5-1VL zone, proposes to demolish the existing structure, originally built as a single-family home and currently used as supportive affordable housing for multiple tenants, and build a seven-story, 33-unit apartment building with three units of Very Low Income apartments. Requested waivers of development standards and incentives include: 75 feet tall in lieu of 45 feet; 3.25:1 FAR in lieu of 1:5:1; waiver of transitional height requirement; waiver of development standard to permit a 5-foot rear yard setback

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in lieu of 19 feet; waiver of development standard to permit allow if landscape buffer of 0 feet; waiver of development standard to allow a commercial frontage of 10 feet in lieu of 17.5 feet; waiver to reduce open space to 1,500 square feet in lieu of 3,700 square feet; ground floor height of 10 feet 5 inches in lieu of required 14 feet; 12-foot passageway in lieu of the required 20 feet; and side yard setbacks to range from 0 to 5 feet in lieu of required 10 feet.

7). **Adjourn**

*Time allocations, if any, for agenda items are approximate
and may be shortened or lengthened at the discretion of the Chair*

Future Meetings: The next scheduled meeting of the UNNC Planning & Zoning Committee is Wednesday, April 6, 2022 at 7 p.m., subject to cancellation if no agenda items. *(Standing Planning & Zoning Committee meetings are held on the 1st and 3rd Wednesdays of every month, currently via Zoom.)*

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 the Board's or Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board or Committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board or Committee meeting. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board or Committee. At this virtual meeting, when prompted by the presiding chair to provide public input, members of the public will be requested to dial *9 or use the Raise Hand option on the computer, to address any agenda item before the Committee takes an action on an item.

Further AB 361 Updates: Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council's control, the meeting must be recessed or adjourned.

The agendas for the UNNC meetings are normally posted for public review at some locations that are currently closed due to the COVID-19 crisis. However, this agenda is posted at the following location: South Seas House, 2301 West 24th Street, Los Angeles 90018. The agenda is also posted at the UNNC's official website at www.UNNC.org, where you can also sign up to be notified of future meetings and events. Stakeholders may also subscribe to the City of Los Angeles Early Notification System (ENS), through the City's website at <https://www.lacity.org/government/subscribe-agendasnotifications/subscribe-other-meetings-agendas-and-documents>, to receive notices for UNNC meetings (and other government entities). For more information, you may also contact the President of UNNC, at president@UNNC.org or at 323-731-8686.



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Please note: All UNNC stakeholders are invited to participate in UNNC Standing Committee meetings. UNNC's Governing Board appoints Committee Chairs and Co-Chairs annually; these positions are open to all stakeholders. Per UNNC practice and policy, all stakeholders present at a Standing Committee meeting, including members of UNNC's Governing Board, are considered to be members of that committee for the duration of that meeting, and may equally participate, including by making motions and voting. Any action taken at the meeting is only a recommendation to the Governing Board; no Standing Committee may act on behalf of the Governing Board without prior authorization. UNNC's Governing Board members may be in attendance at its Standing Committee meetings as participants or observers. Per the California Open Meetings Act ("The Ralph M. Brown Act"), in accordance with Government Code Chapter 9 / meetings [54950 - 54963], Section 54952 (b), UNNC's Standing Committees are "legislative bodies" for the purposes of this Chapter. And, in accordance with Section 54952.2. (c) (6), nothing in this section prevents the attendance of a majority of the members of a legislative body at an open and noticed meeting of a standing committee of that body.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers – generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user. What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service.

Please visit this site for detail descriptions:

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service . . ." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

If you have limitations hearing or speaking a specially-trained CA can relay telephone conversations for all of your calls. In California, dial 711 to reach the California Relay Service (CRS). If you prefer having your calls immediately answered in your mode of communication, dial one of the toll-free modality- and language-specific numbers below. The call will be routed to the CRS provider.



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TTY/VCO/HCO to Voice
1-800-735-29291/English
800-855-3000/Spanish

Voice to TTY/VCO/HCO
1-800-735-2922/English
1-800-855-3000/Spanish

From or to Speech-to-Speech
1-800-854-7784/ English & Spanish

Federal regulations specify very strict confidentiality requirements for CAs of all Relay services. No part of the conversation that takes place between callers is revealed or recorded in written, verbal, or any other form. CRS CAs do not participate in the conversation and acquire no benefit from information relayed.

For referrals to state provided services please visit <https://ddtp.cpuc.ca.gov/homepage.aspx>

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website, <https://www.fcc.gov/accessibility>

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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 in the online agenda packet (see page 1 of this agenda). In addition, if you would like a copy of any record related to an item on the agenda, please contact UNNC's President at president@unnc.org.

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR AL CONCEJO VECINAL 3 DÍAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR CONTACTE EL PRESIDENTE A 323-731-8686.

RECONSIDERATION AND GRIEVANCE: For information on the Process for Reconsideration, stakeholder grievance policy, or any other procedural matter related to this Council, please consult the UNNC Bylaws by visiting www.UNNC.org.