



United Neighborhoods of the Historic
Arlington Heights, West Adams,
and Jefferson Park Communities
Neighborhood Council

**UNNC Planning & Zoning
Committee Meeting Agenda**
Wednesday, November 1, 2023
7 p.m.



In Person and on Zoom

AGENDA

1). Welcome & Call to Order; Review of UNNC Standing Rules for Committee Stakeholder Voting Participation; Introductions and Voting Affirmations; Review of the Agenda

2). General Public Comments (1-2 minutes per speaker)

3). Further Review of application and plans, including landscape plans, for 1422 S. St. Andrews Pl., Case No. AA-2023-374-PMLA-HCA and ENV-2023-375-CE: Proposed **demolition** of c. 1909 single family residence and **subdivision** of an R2 parcel into two parcels in the Angelus Vista Character Residential CPIO overlay zone that would allow for the construction of two 3-story duplexes on the two separate parcels, each meeting the minimum zoning 5,000 sf lot size (current single parcel is 13,150 sf). The original application (and also the Planning Department notice) does not mention the demolition of the current structure, which is listed by the assessor as a single family residence and the planning application as a “Home for Aged.” At previous meetings, community members stated that the current SFR was being utilized as an 18-bedroom, 9-bathroom boarding house rental (per MLS description) for up to 36 individuals. – **DISCUSSION AND ACTION**

4). Finalize recommendation to Governing Board RE Council File 23-1123, 1540-44 S. St. Andrews Pl., Motion for City to Lease and/or Purchase this newly-built 44-unit apartment building with a gross building area of 48,528 square feet: All units in the new building are vacant, furnished and move-in ready. The property includes a 19,136 square foot parking lot, a ground floor office, an enclosed courtyard, onsite amenities, and a fully furnished common area. The owner of this property, D&K Con LLC, has offered to lease the property to the City with an option to purchase at any time during the lease term upon 60 days notice. According to the motion, "This property may be a suitable candidate for interim or permanent supportive housing. The City should evaluate the feasibility of leasing and/or purchasing this property to provide more beds for unhoused individuals and further address the continuing homelessness crisis." Owner D&K Con LLC also owns the next door property, **1554 S. St. Andrews Pl.**, a designated City of Los Angeles Historic Cultural Monument. Currently that property remains vacant, premises has had major debris, and landscaping has been removed. The Committee discussed both properties at its October 18 meeting and expects to finalize a draft recommendation letter at this meeting. – **DISCUSSION AND ACTION**

5). Follow-up to Previous Cases, ENS, and Old Business. – DISCUSSION AND ACTION

6). Adjourn

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

NOTE: UNNC's action on land use items may include support, support if project is amended to include UNNC-recommended conditions, or opposition; and UNNC may write a letter, adopt a resolution and/or adopt a Community Impact Statement (CIS) regarding both proposed projects and citywide planning initiatives.



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