UNITED NEIGHBORHOODS NEIGHBORHOOD COUNCIL

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

UNNC Planning & Zoning Committee

Wednesday, December 3, 2025

7:00 p.m.

In Person and on Zoom

NOTE: *In conformity with the October 6, 2023 enactment of California Senate Bill 411 and Los Angeles City Council approval on November 1, 2023, UNNC will be conducting this Committee meeting both* ***in-person and also virtually utilizing the Zoom platform****. You have the option of attending in person, 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 LOCATION:
In person at the **South Seas House**
2301 West 24th Street (corner Arlington), Los Angeles CA 90018

OR, JOIN THE ZOOM MEETING
https://us02web.zoom.us/j/85980838229

Meeting ID: 859 8083 8229

One tap mobile: +16694449171, 85980838229# US

Join via Telephone: dial 1 (669) 900-6833
Meeting ID: 859 8083 8229

Agenda Packet link with meeting presentation materials here:
https://drive.google.com/drive/folders/1AZ2Bj5mX0x_DhQQrI6DPwGDXORPCZ-fW?usp=sharing

PUBLIC COMMENTS: *As is usual for UNNC meetings, Stakeholders are invited to participate. However, please do "mute" yourself throughout the meeting, if 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 on page 2 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). **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). **Case No. EAR-2025-3866-AH-VHCA, 1638-1640 S. Bronson Ave.**: Presentation and review of new design for proposed 5-story (42 feet height), 36-unit affordable housing project located within the Arlington Heights Character Residential District CPIO, including demolition of 4 existing RSO units. Requesting Density Bonus – Off Menu Incentives under AB 2334 requested incentives include height, number of units, 44% increase in FAR, plus "waivers" of CPIO requirements for setbacks and a courtyard. (However, it appears waivers not allowed under AB 2334, must be treated as incentives.) Under AB 2097 the project has a parking requirement of 0 spaces since it is located within a half-mile of a major transit stop. Also, the proposed project is located adjacent to two SurveyLA-identified historic districts. – **DISCUSSION AND ACTION**

4). **Objective Design Standards for Historic Properties and Districts**: Review draft letter to the City's Office of Historic Resources regarding the project to update preservation plans to have objective standards. – **DISCUSSION AND ACTION**

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

*** SB 79 Update**

*** NOTICE ONLY: 2131 West Jefferson Blvd., Case No. ZA-2024-7062-CUB**, public hearing Thurs., Dec. 11 at 9:30 a.m. Request: Sale of Beer & Wine in conjunction with entertainment within an existing art gallery (Hidden History Museum). Zoom link: https://planning-lacity-org.zoom.us/j/88154407904 - passcode 189636

5). **Adjourn**

Future Meetings: The next scheduled meeting of the UNNC Planning & Zoning Committee is on **Wed., Dec. 17, 2025**. *(Standing Planning & Zoning Committee meetings are held on the 1st and 3rd Wednesdays of every month.)*

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 meeting, when prompted by the presiding chair to provide public input, members of the public who are attending virtually 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.

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.

Further Brown Act 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.

Further SB 411 Updates: In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

The agendas for the UNNC meetings are 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 UNNC, at president@UNNC.org or at 323-731-8686.

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.

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

Public Access of Records: 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