



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

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Planning & Zoning Committee Meeting

Wednesday, January 7, 2015

7 p.m.

South Seas House, 2301 West 24th Street, Los Angeles CA 90018

* Welcome and introductions

* Approval of the Agenda

* **Case No. DIR-2014-4200-BSA, 2255 West Adams Boulevard**

An appeal on the entire Determination dated October 23, 2014 by the Department of Building and Safety re: DBS-14008-DCP. The case involves Today's Fresh Start Charter School located in the R-3 residential zone; code enforcement for an unapproved occupancy as a charter school. Public hearing is scheduled for Tuesday, February 3 at 10 a.m. in City Hall. -- ACTION

* **Case No. DIR-2014-2865-DB-SPP-SPR, 2631 S. Crenshaw Blvd.**

The proposed project (located on the west side of Crenshaw Boulevard across the street from UNNC's boundary near Adams) is for the demolition of 1 structure on a 21,002 sq. ft. lot, the removal of an existing billboard sign and surface parking lot, and the construction of a mixed-use building with 50 residential dwelling units and 4,999 sq. ft. of neighborhood-serving commercial uses. The 50 units consist of 49 Senior Housing units for very low income households and 1 market-rate manager's unit, with total residential floor area of 57,834 sq. ft., including corridors, lobby, office, and amenity areas in a 56 ft. (5-stories) tall building. The project will provide a total of 36 parking spaces in 2 levels of parking: 26 residential spaces in a subterranean garage, and 10 commercial spaces at-grade level. The residential parking is separated from the commercial parking by a separate entrance off of the alley. The project also provides 55 on-site long and short-term bicycle parking spaces for the residents and 6 long and short-term bicycle parking spaces for the commercial uses.

The applicant requests the following Affordable Housing Incentives and Density Bonus Determinations: increased building height of 56 ft. in lieu of 45 ft.; increased Floor Area Ratio (FAR) of 2.8:1 in lieu of 1.5:1; and a reduced side yard setback of 6 feet 4 and 13/16" in lieu of 8 feet. The project also requests a Parcel Map for the creation of 1 residential condominium containing 50 apartment units and 1 commercial condominium unit. – DISCUSSION AND POSSIBLE ACTION

* **Case No. DIR-2014-2805-DB-SPP, 3411 S. Crenshaw Blvd.**

The proposed project (located on the west side of Crenshaw Boulevard across the street from UNNC's boundary near Jefferson) is the demolition of 4 structures and the construction of a mixed-use building with 49 residential dwelling units and 5,642 sq. ft. of neighborhood-serving commercial uses. The 49 residential units consist of 48 units for very low income households and 1 market-rate manager's unit with the total residential floor area of 73,078 sq. ft., including corridors, lobby, office, and amenity areas. The project will provide a total of 68 on-site parking



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spaces in 2 levels of parking: 50 residential parking spaces in a subterranean garage and 18 retail/restaurant spaces at-grade level. The project also provides 54 on-site long and short-term bicycle parking spaces for the residential portion of the project and 6 long and short-term bicycle parking spaces for the commercial uses.

The applicant seeks the following Affordable Housing Incentive and Density Bonus Determinations: increased height of 56 ft. in lieu of 45 ft.; increased Floor Area Ratio (FAR) of 2.98:1 in lieu of 1.5:1; and a 14% reduction in the required amount of open space, providing 5,681 sq. ft. of open space, in lieu of the required 6,525 sq. ft. The project requests a Parcel Map for the creation of 1 residential condominium containing 49 apartment units and one commercial condominium unit. – DISCUSSION AND POSSIBLE ACTION

* Case No. APCS-2014-4010-ZC

1540 So. St. Andrews Place (bet. Venice and 15th)

Proposal to change the zoning from “Q-R3” (effective zoning is R2, duplex) to “R3” in order to build a new 16-unit apartment building. Project involves the demolition of a 1906 residence currently being used as a duplex and church. The “Q” is a qualified condition that reverts the zoning subarea to R2 consistent with ordinances related to the AB 282 General Plan Consistency Program, which involved many public hearings. New apartment building would have underground and at grade parking with 32 total spaces, 4 two-bedroom units and 12 3-bedroom units. Public hearing is scheduled for Wednesday, January 21, 2015 at 11 a.m., Room 1020, City Hall – ACTION

* Public Comments

Future Meetings:

The next regularly-scheduled Planning & Zoning (P&Z) meeting is Wednesday, January 21, 2015
(*Standing P&Z meetings are held on the 1st and 3rd Wednesday of each month at the South Seas House, 2301 West 24th 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) Starbucks – at Crenshaw/Washington and at Crenshaw/39th; 4) 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.

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.