



**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



Governing Board Meeting

Thursday, February 5, 2015

6:30 pm

CD 10 Field Office

1819 S. Western Avenue

Los Angeles, CA 90006

AGENDA

- | | | | |
|-----|-----------|--|--------|
| (1) | 6:30-6:45 | Call to order/approval and timing of agenda | Camp |
| (2) | 6:45-7:00 | Public Comment | |
| (3) | 7:00-7:10 | CD 10 update | |
| (4) | 7:35-8:15 | Executive Committee Business | Green |
| | | A. UNNC's endorsement of DPG's grant requests for LA Department of Emergency Management—ACTION | |
| | | B. Funding Request – \$2,135 for printing and distribution of outreach materials—Harvard Heights HPOZ—ACTION | |
| | | C. Funding Request—NPG for \$2,500 in educational outreach program to local schools on responsible pet ownership—Kitty Bungalow—ACTION | |
| | | D. Funding Request—NPG for \$2,500 to support poetry writing and performance workshops—Street Poets—ACTION | |
| | | E. Funding Request—\$2,475 Public Safety Outreach Event—Denise Jackson—ACTION | |
| | | F. Funding Request—NPG for \$5,000 to support school gardens and weekly garden ranger program at 6 th Avenue Elementary and Carson-Gore—EnrichLA—ACTION | |
| (6) | 8:15-9:15 | Committee Business | |
| | | A. Committee updates (as needed) | |
| | | B. Planning & Zoning | Meyers |

* 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-



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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. – 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 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. – ACTION

* Follow-up report on status of UNNC's letters sent to the Planning Department per the November 2014 Board actions and Planning Department response(s) relative to Case No. ZA-1959-15227-O and any related cases for the facility located at 2126 West Adams Blvd., known as the Murphy Drill Site. -- DISCUSSION AND ACTION

* As per the UNNC Board action of November 6, 2014, request that UNNC reiterate its position that the Planning Department shall immediately commence Review of Conditions case, and conduct a public hearing, relative to Case No. ZA-1959-15227-O and any related cases for the facility located at 2126 West Adams Blvd., known as the Murphy Drill Site. -- ACTION

* Request that UNNC endorse Michael Salman's letters to Chief Zoning Administrator Linn Wyatt dated January 25, 2015 and January 29, 2015 relative to Case No. ZA-1959-15227-O and any related cases for the facility located at 2126 West Adams Blvd., known as the Murphy Drill Site. -- ACTION



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|------|-----------|--|-------------|
| (7) | 9:15-9:25 | Treasurer’s Report
A. Approval of expenditures and bank statements – ACTION | Paul/Stelly |
| (8) | 9:25-9:30 | Secretary’s Report
A. Approval of December’s minutes – ACTION | Gilmore |
| (9) | 9:30-9:40 | President’s Report | Camp |
| (10) | 9:40-9:45 | Announcements | |
| (11) | 9:45 | Adjourn | |

Time allocations for agenda items are approximate. Unless amended, each item must have a motion made within 10 minutes. Each board member may speak twice per item, up to two minutes each time.

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 jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board 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 meeting. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board.

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 Jeff Camp, 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 Jeff Camp 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.

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 A JEFF CAMP AT 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.