



# 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*




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## Planning & Zoning Committee Meeting

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Wednesday, September 2, 2015 7 p.m.  
South Seas House  
2301 West 24<sup>th</sup> Street (NW corner of Arlington)  
Los Angeles CA 90018

- \* Welcome and introductions
- \* Approval of the Agenda

\* Case No. DIR-2015-2462  
4220-4224 Mont Clair Street (West Jefferson Park).

Project description: Pursuant to 12.22a.25, a density bonus request, to construct a 5 story, 46 unit apartment with 4 levels of residential and 1 level commercial with 47 parking spaces and utilizing two menu incentives: (1) 35 % increase in far from 1.5:1 to 2.03 and (2) 11 foot height increase from 45 feet to 56 feet and utilizing parking option 1. There is also a required project permit compliance/Director's Determination relative to the Crenshaw Specific Plan and Residential Citywide Design Guidelines – DISCUSSION AND POSSIBLE ACTION

\* Case No. ZA 1959- 15227(O)(PA5) -- Murphy Drill Site, 2126 W. Adams Blvd.  
AND

Case No. ZA 16773 (PA1) - 4th Ave Drill Site, 330-0-3326 W Washington Blvd.

Update on Murphy Drill Site case and involvement of the 4<sup>th</sup> Ave Drill Site in current Murphy case. Applicant in the Murphy case reported to the Planning Department that they have plans to resume production at 4th Ave. Discuss the significance of this related operation to the Murphy site -- Discussion and action.

\* Follow-up to Previous Cases, ENS, and Old Business – POSSIBLE ACTION ITEM(S)

\* Public Comments

### Future Meetings:

The next regularly-scheduled Planning & Zoning (P&Z) meeting is Wednesday, Sept 16, 2015  
(*Standing P&Z meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at the South Seas House, 2301 West 24<sup>th</sup> 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/39<sup>th</sup>; 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](http://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](http://www.lacity.org), to receive notices for UNNC meetings. For more information, you may also contact President of UNNC at [president@UNNC.org](mailto: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.