



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



Planning & Zoning Committee Meeting

Wednesday, November 2, 2016 7 p.m.

South Seas House

2301 West 24th Street (NW corner of Arlington) Los Angeles CA 90018

* Welcome and introductions; approval of the Agenda

* **ZA-2016-3577-ZAD-CUB, 2231 S. Western Avenue (at 24th Street) and related proposed environmental clearance**

Presentation and consultation re: Zoning administrators determination (ZAD) and condition use permit (CUB) for an adaptive reuse project to convert the existing 6-story medical building to a mixed use project with 60 units plus retail. Requested entitlement: Pursuant to Sec 12.24.x1.b a zoning administrators determination to permit an adaptive reuse project for a building located in the C2 zone outside of the downtown adaptive reuse area and constructed prior to 1974. Pursuant to Sec. 12.24.w.1 a conditional use approval for the on-site sale of a full line of alcohol in connection with a proposed roof-top restaurant. The restaurant will contain 3,042 sq. ft of floor area, 1,922 sq. ft of outdoor space. 160 total seats (68 indoors and 100 outdoors), and operate from 11 a.m. to 2 a.m. daily. – DISCUSSION AND POSSIBLE ACTION

* **CPC-2016-3899-VZC-ZAA-SPR, 2905, 2917 and 3000 Exposition Place and 3671 S. 9th Avenue**

Initial Review/Discussion of submitted case(s) package. Proposed construction of 78 new condominium units for a total of 118,638 square feet, with 176 parking spaces and 23,987 square feet of common space on a 128,710-square-foot parcel. Requested entitlements include a Vesting Zone Change from Q-CM to CM, commercial manufacturing; a Vesting Tract Map for the 78 condominium units; Site Plan Review and other related clearances. – DISCUSSION AND POSSIBLE ACTION

* **4347 West Adams Blvd. (just east of Crenshaw), Proposed Senior Housing Project**

Applicant: Abode Communities

Consultation re: proposed 54-unit, 5-story affordable housing development for seniors: 53 1-bedroom affordable units for low-income seniors and one 2-bedroom unit for the resident manager. Amenities include community room, community garden, landscaped courtyard and other outdoor space, and on-site laundry facilities. Parking (1/2 space per unit) will be provided at grade. The project is designed with four stories of residential over a podium, with all the parking and community room/offices at the ground floor. – DISCUSSION AND POSSIBLE 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, November 16, 2016

(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) 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.

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.

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



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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.