



# 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, January 4, 2017 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

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

**Applicant: Abode Communities**

Update: 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 (56 feet tall), with all the parking and community room/offices at the ground floor. Hearing is scheduled for Tuesday, January 10 –

**DISCUSSION AND ACTION**

\* **Case No. ENV-2009-1474-MND and Case No. CPC-2009-3965-CU-PA2, 3200 West Adams Blvd.**

Review of Compliance with Mitigation Measures. Owners of the property, the former St. James Armenian Church, were required to preserve former sanctuary identified in 2009 environmental clearance as a historical resource. The sanctuary was recently stripped of original materials and murals in order to convert the space to a basketball court/gymnasium. The UNNC Planning & Zoning Committee's previous motions and recommendations in this matter may be discussed and/or updated. – **UPDATE AND POSSIBLE ACTION**

\* **South Los Angeles Community Plan Update and Draft Environmental Impact Report**

Prepare further recommendations to UNNC Governing Board re: South Los Angeles Community Plan Update, and related Draft Environmental Impact Report (DEIR), and related Community Plan Implementation Ordinance (CPIO). Comment period ends February 1, 2017. – **DISCUSSION AND ACTION**

*The South L.A. Community Plan (basically bounded by Arlington on the east and Pico on the north) sets out both policies and, importantly, new zoning that is expected to be in place for another 20 years. The general purpose of the Plan is to manage growth, direct development to "appropriate" new locations, address neighborhood and community issues, and protect neighborhood character while promoting new housing initiatives on the major commercial corridors and near Expo Line stations.*

*The South L.A. Community Plan proposes a "CPIO" with subareas for such commercial streets as Washington, Western and Jefferson; plus a new Neighborhood Character CPIO overlay for ten neighborhoods including Angelus Vista; "change areas" where different zoning is being proposed; height districts; and Transit Oriented Districts adjacent to light rail stations.*

*The South LA Community Plan primarily covers UNNC neighborhoods Harvard Heights, Angelus Vista, Western Heights, Kinney Heights and the eastern portion of Jefferson Park, and its initiatives will impact UNNC's commercial boulevards AND will impact how many additional housing UNNC will need to absorb in the coming years.*

See complete information at: <https://sites.google.com/site/southlaplan/>

\* 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, January 18, 2017 (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.)



# 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*



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](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.

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](http://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 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.