



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

Thursday, March 30, 2017 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-2016-4613-CU – 3115 West Adams Blvd. (at Arlington)**

Proposed adaptive reuse of historic single-family residence, known as the Fitzgerald Mansion aka Elegant Manor, City of Los Angeles Historic-Cultural Monument No. 258, for a Buddhist Temple and Meditation Center for the LA Anguk Center. – DISCUSSION AND ACTION

* **Case No. Unassigned – 2375 West Washington Blvd.**

Further discussion regarding design, program(s) and egress for the proposed affordable senior (including homeless senior) mixed-use housing project located on Washington Boulevard between Gramercy Place and Wilton Place. Applicant is Hollywood Community Housing Corp. – DISCUSSION

* **Transit Oriented Communities ("TOC") Affordable Housing Incentive Program**

Discussion about the proposed TOC guidelines and their impact/effect within UNNC's community boundaries; comments from UNNC due April 11, 2017. -- DISCUSSION AND ACTION

Background

On November 8, 2017, Angelenos voted to support Measure JJJ, which instituted new labor and affordable housing requirements for projects that receive certain planning entitlements – namely, general plan amendments or zone changes. In exchange, developers are required to designate a percentage of either condos or apartment units for low-income tenants. Section 6 of the Measure instructed the Department of City Planning (Department) to create the Transit Oriented Communities Affordable Housing Incentive (TOC) Program, a new transit-based affordable housing incentive program. The measure requires that the Department establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law, and the proposed guidelines link to this definition. The TOC program incentives would be applicable to a qualified development seeking to provide at least 38% more affordable housing than is currently required under the City's existing density bonus program.

The proposed guidelines were released on March 13, 2017, meeting this requirement. The guidelines will be available for public review and comment, prior to the City Planning Commission's (CPC) consideration, which is tentatively scheduled for May 11th. The CPC recommendation will be sent to the Director of Planning, who will then issue the final guideline document.

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

* Public Comments

Future Meetings: Wednesday, April 5, 2017; 7 p.m. (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 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.