



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, May 3, 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

* **CPC-2016-3899-VZC-ZAA-SPR, 2905, 2917 and 3000 Exposition Place and 3671 S. 9th Avenue**
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 commercial manufacturing, to remove the condition that prohibits residential; a Vesting Tract Map for the 78 condominium units; Site Plan Review and other related clearances. – DISCUSSION AND ACTION

* **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 L.A. Anguk Center. – DISCUSSION AND ACTION

* **Case No. ZA-1994-16773 (PA2)**

3300-3326 West Washington Boulevard; 1900-1918 South 4th Avenue; 1919 South 3rd Avenue

Review of Compliance with previously-imposed conditions for the 4th Ave Drill Site. Oil company operator converted all injection wells to production wells without permits or Zoning Administrator approval as required by LAMC 13.01.I, an action that was verified by community stakeholders and City Petroleum Administrator. UNNC's previously-adopted position is that this action itself was not proper and that the lack of any legal injection wells makes entire site legally inoperable. This case is also related to ongoing LAFD idle well case. The City of Los Angeles has now initiated a new case (noted above), with a hearing scheduled for Thursday, May 18 at 9.m. in City Hall, Room 1020. The Zoning Administrator will consider:

1. Pursuant to the provisions of Sections 13.01-E, 2 and 13.01-H and 13.01-I of the Los Angeles Municipal Code and Condition Nos. 8 and 10 of the Case No. ZA-1994-16773(PA1), a Zoning Administrator's Determination for Approval of Plans to review the applicant's compliance with, and the effectiveness of, the conditions imposed under City Planning Case No. ZA-1994-16773(PA1).

2. The Current Project is to conduct a hearing to investigate compliance with, and effectiveness of, conditions on the existing entitlement. Enforcement by regulatory agencies of existing permits is exempt under Class 21 of the CEQA Guidelines and City Environmental Quality Act Guidelines at Article III, Section 1, Class 21, Category 2. If the investigation results in the issuance of a new or modified entitlement and conditions, additional CEQA analysis will need to be prepared. -- DISCUSSION AND ACTION

[\(Document Link\)](#)

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

* Public Comments



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Future Meetings: Wednesday, May 17, 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.