



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, December 6, 2017

6:30 p.m. (NOTE EARLIER TIME)

South Seas House

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

* Welcome and introductions; approval of the Agenda

* **Case No. UNASSIGNED – Consultation regarding possible changes to Gramercy Court, 1824 South 4th Avenue (at Washington Boulevard)**

Proposed “Re-envisioning of Gramercy Court” by PATH Ventures. The building is the historic “Majestic Pharmacy” in Arlington Heights with a program currently serving young, single-parent (age 18-24) families with a child under age five; services include licensed childcare on site. – CONSULTATION

* **Case No. Unassigned, 2375 West Washington Blvd. (between Gramercy Place and Wilton Place)**

Proposed "Gramercy Place Apartments" -- located on what is currently approximately 41,000 sq ft of surface parking lot; a proposed 64-unit affordable housing development for adults aged 55 and greater, 2,700 square feet of ground floor commercial retail space, and below-grade parking for the housing and retail uses. Of the 64 units, 2 will be reserved for two full-time onsite building managers, 31 will be reserved for seniors making up to 50% of the area median income, and 31 will be reserved for formerly homeless seniors.

Entitlement actions requested are:

>> A TOC Affordable Housing Determination, pursuant to LAMC Section 12.22A31, eligible as Tier 3, with the following Base Incentives: Density Bonus and Parking; in addition to two Additional Incentives for Yard / Setback and Height / Transitional Height;

>> Site Plan Review, pursuant to LAMC Section 16.05, for a development project consisting of 50 or more net new residential dwelling units; and,

>> Design Overlay Plan Approval, pursuant to LAMC Section 13.08E1, for a project located within the Washington Boulevard/South Los Angeles Community Plan "CPIO" Overlay District. – DISCUSSION AND POSSIBLE ACTION

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

* Public Comments

Future Meetings: (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 or by calling President (323) 731-8686 or email president@unnc.org In addition, if you would like a copy of any record related to an item on the agenda, please contact the President at (323) 731-8686 or via email president@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.