



# UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS AND JEFFERSON PARK COMMUNITIES NEIGHBORHOOD COUNCIL

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## Planning & Zoning Committee Meeting

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Wednesday, February 21, 2018

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

\* **Case No. DIR-2017-4913-SPP-SPPA-SPR**

**3101 W. Exposition Blvd. & 3625-3637 S. 11th Ave.**

***CONSTRUCTION OF A PROPOSED 68-UNIT CONDOMINIUM (TOWNHOME UNITS)  
IN THE CRENSHAW CORRIDOR SPECIFIC PLAN AREA.***

Proposed Project: The new construction, use, and maintenance of 68 condominium units (100,154 sq ft total buildings) with 147 on-site parking spaces on the site of a former food processing plant, on a 95,891 sq ft lot. Request involves Vesting Tentative Tract Map No. 78270 for the partial merger and vacation, and resubdivision of the Subject Property into one lot for the development of 68 condominium units; Project Permit Compliance with the Crenshaw Specific Plan; and Site Plan Review for a project with more than 50 units. -- DISCUSSION AND POSSIBLE ACTION

\* **Case No. DIR-2017-4904-SPP-SPPA (VTT-78239)**

**3605 10th Avenue**

***NEW CONSTRUCTION, USE AND MAINTENANCE OF 38 CONDOMINIUM UNITS  
WITH 77 ON-SITE PARKING SPACES***

Proposed Project: The construction of 38 condos (57,062 square feet) with 77 parking spaces on a former industrial lot; The request involves Vesting Tentative Tract Map No. 78239 for the division of the subject property into two lots for the development of 38 condominium units; Project Permit Compliance with the Crenshaw Specific Plan; a Project Permit Adjustment (SPPA) to permit a 20% deviation from the Crenshaw Corridor Specific plan's transitional height requirement and allow a building height of 36 feet in lieu of the otherwise required 30 feet. – DISCUSSION AND ACTION

\* **Council File 17-1422, proposed ordinance relative to amending Sections 12.03, 12.04.09, 14.00, and 16.05 of the Los Angeles Municipal Code establishing regulations to facilitate the production of Permanent Supportive Housing.**

The purpose of this ordinance is to facilitate the creation of more permanent supportive housing units under a ministerial approval process in conformance with the State Density Bonus provisions in California Government Code Section 65915. The proposed ordinance includes design standards related to height, massing, and setbacks for those Permanent Supportive Housing projects allowed in Restricted Density 1.5 zones. However, even though the proposed



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ordinance requires proof of site clean-up only for sites zoned industrial or used for gas stations or dry cleaners, housing developments with 50% housing for formerly homeless people and others qualifying for these units will be allowed on former oil well sites without any review and without any requirement to prove that the site has been safely remediated. UNNC may prepare a Community Impact Statement (CIS) relative to the proposed ordinance. – DISCUSSION AND POSSIBLE ACTION

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

\* Public Comments

Future Meetings: Wednesday, March 7, 2018, 7 p.m., subject to cancellation if no agenda items. (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.)

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

Comments from the public on agenda items will be heard only when the respective item is being considered. ,during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 1 minute per speaker, unless waived by the presiding officer of the Board.

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) South Seas House and Benny H. Potter Park; 4) 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 Jeff Camp, President of UNNC, at [president@UNNC.org](mailto:president@UNNC.org) or at 323-731-8686.

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 Jeff Camp 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) or by calling President (323) 731-8686 or email [president@unnc.org](mailto: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](mailto:president@unnc.org).

SI REQUIERE SERVICIOS DE TRADUCCION, FAVOR DE NOTIFICAR AL CONCEJO VECINAL 3 DÍAS DE TRABAJO (72 HORAS) ANTES DEL EVENTO. SI NECESITA ASISTENCIA CON ESTA NOTIFICACION, POR FAVOR CONTACTE A JEFF CAMP AT 323-731-8686.

#### RECONSIDERATION AND GRIEVANCE

For information on the Process for Reconsideration, stakeholder grievance policy, or any other procedural matter related to this Council, please consult the UNNC Bylaws by visiting [www.UNNC.org](http://www.UNNC.org).