



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, April 4, 2018

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

* **Case No. ZA-2017-5465-CU-ZV-CPIO**

3700 W. Pico (corner 4th Avenue, Arlington Heights)

Proposal to add a new building to the existing auto repair business. CUP required to allow the continued non-conforming use with the addition of a 2-story auto body use and a change of use existing carwash to body shop with spray painting. Pursuant to LAMC 12.24W-4, applicant requests a conditional use permit to allow the continued non-conforming auto body use with the addition of a new 2-story 5,443sqft auto body use and a change of use of an existing 1,523sq ft carwash to body shop. Pursuant to LAMC 12.22-a.28, applicant requests a conditional use permit to allow deviation of the development code to allow less than 50% windows, bay doors, vehicle entrance and exit within 100' of a R zone; and to allow fence/wall at front lot line in excess of 36' or 3ft. Pursuant to LAMC 12.27, applicant requests a zone variance to allow spray painting within 500 ft of a R zone in the C4 zone. Pursuant to all LAMC 13.14g3, applicant request CPIO adjustment to allow reduced glazing.

The business has been at this location since the 1940s. The public hearing is scheduled for 4-12-2018. – DISCUSSION AND ACTION

* ZA-2018-1216-CU-CUB-ZAD-ZAA-SPR

2211 S. Western Avenue.

Project Description: Demolition of existing auto repair shop and construction of a 43,203 sf, 5-story hotel building with 81-guest rooms & with 6,260 sf of ground floor retail in the South Los Angeles Community Plan Area. Requesting entitlements, for an expedited case, from the office of Zoning Administration for the following: pursuant to LAMC 12.24-w.24 for a cup to operate a hotel within 500 feet of a "R" zone & a request for a Zoning Administrator's Adjustment (ZAA) for both an increase in FAR (floor area ratio) and relief from rear/side setbacks for R uses in the C zone & requesting a CUP for on-site sales of a full line of alcohol & a Zoning Administrator's Determination to exceed the maximum heights allowed per C zone & requesting a site plan review for a development with over 50 guest rooms. – PRESENTATION, DISCUSSION AND POSSIBLE ACTION

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

* Public Comments

* Notice of Proposed Demolition at 1608-1610 South Wilton Place (identified as Contributor to Angelus Vista National Register Historic District and Angelus Vista Character Residential Overlay Zone.)



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Future Meetings: Wednesday, April 18, 2018, 7 p.m., subject to cancellation if no agenda items. (*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.

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