



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

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Governing Board Meeting

Thursday, April 5, 2018
6:30 pm
Council District 10 Field Office
1819 S. Western
Los Angeles, CA 90006

AGENDA

6:30-6:50 **SPECIAL PRESENTATION**

Cat Packer, Executive Director and General Manager,
Department of Cannabis Regulation

6:50-7:00 Questions and Answers

- | | | | |
|-----|-----------|---|-------------|
| (1) | 7:00-7:05 | Call to order/approval of agenda | Camp |
| (2) | 7:05-7:15 | Public Comment and Announcements, 2 minutes per person | |
| (3) | 7:15-7:20 | CD10 Update | |
| (4) | 7:20-7:35 | 2216-2218 8th Avenue (Arlington Heights)
* Letter of Intent to Open An Emergency Shelter | Camp |

Ella's Foundation, a 501c3 non-profit that provides supportive housing for men in transition, has recently been granted a contract with the Los Angeles County Department of Mental Health to provide emergency shelter housing for homeless Transitioned Aged Youth/ "TAY" (ages 18-24) to be located at the duplex at 2216-2218 8th Avenue. The project as currently envisioned will provide six total beds for this function. The Foundation representatives will address the specific concerns on the areas of its ability to manage and operate a TAY housing facility, the safety and protection of the neighboring community as well as community engagement. -- DISCUSSION AND ACTION

- | | | | |
|-----|-----------|--|----------------|
| (5) | 7:35-8:00 | Executive Committee Business | Jackson |
| | | A. Funding Request – UNNC Web Hosting, up to \$170 – Raheem Dawson – DISCUSSION and ACTION | |
| | | B. UNNC Logo design – Raheem Dawson – DISCUSSION AND ACTION | |



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- C. Funding Request – Office Supplies, up to \$100 – Ethan Polk – DISCUSSION AND ACTION
- D. Area 3 Representative, Seat 1, open – DISCUSSION

(6) 8:00-9:00 Committee updates (as needed) Camp

a. Planning & Zoning

Meyers

1. Committee Update (Including Oil) DISCUSSION AND POSSIBLE ACTION

2. Cases:

*** 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

*** Case No. ZA-2018-0865 + CPIO Clearance**

4014-4020 W. Washington Blvd. (Arlington Heights).

Proposed Project: Conditional Use Permit to allow the sale of a full line of alcoholic beverages for offsite consumption in conjunction with the operation of an existing 23,250 square foot grocery store (Washington Square Market) with the hours of 7 a.m. to 10 p.m. daily. -- DISCUSSION AND ACTION



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*** Requested Support for Angelus Vista Neighborhood
Association's Appeal of Director's Determination:
Case No. DIR-2017-5395-SPR-TOC
2339-2375 West Washington Blvd., 1856 S. Wilton Place and
1849 S. Gramercy Place**

Proposed RESOLUTION for Angelus Vista neighborhood—
Association has appealed the façade design and materials (white,
perforated and corrugated metal) of the project. The technical
subject of the appeal is 1). the Site Plan Review/SPR and 2). the
failure of the Planning Department to also issue a Plan Approval for
compatible design for a mixed use project including residential in
the [Q]CM zone. The appeal is limited to design issues relative to
commercial design guidelines. (The related approval of Transit
Oriented Communities/TOC Affordable Housing Incentives for a
64-unit affordable housing project was not included in the appeal).
– DISCUSSION AND ACTION

*** 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 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



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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

*** Case No. ZA-2017-3996-CU-ZAA-SPR-CCMP
2645 S. Western Avenue.**

Conditional Use Permit (CUP) for construction/operation of a hotel w/in 500 feet of any a/r zone, com. Corner non-compliance; Zoning Administrators Adjustment for Western Ave sideyard setback reduction; spr for 50+ guest rooms; Jefferson Park HPOZ CCMP. Pursuant to L.A.M.C. 12.24-w,27, a conditional use to permit a commercial corner development which does not comply with the requirement as enumerated in section 12.22-a23(10)(i) as it relates to 5-foot landscaping for all street frontages and on perimeters of parking areas which abut "R" zones – UPDATE, DISCUSSION AND POSSIBLE ACTION

*** Crenshaw Crossing Project**

Metro and Los Angeles County staff are in a negotiating phase with the developer Watt Companies to build 492 residential units and about 47,500 square feet of community-serving (retail) space on two parcels located at the intersection of Exposition and Crenshaw Boulevards (east parcel is within UNNC boundaries). Discussion regarding community outreach efforts to-date. – DISCUSSION AND ACTION

*** SB 827**

Request that UNNC **OPPOSE** proposed state measure because it would limit local authority over zoning, negatively impact protections in historic preservation/community character overlay zones, and may cause further reduction in the existing affordable housing stock. Request that UNNC send a communications that encourages UNNC stakeholders to write to their state legislators expressing their own opinions. – DISCUSSION AND ACTION

- b. Safety
- c. Outreach
- d. CIS
- e. Code Enforcement

(7) 9:00-9:10 Treasurer's Report

Polk/Bowen



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Approval of Monthly Statement/Expenditures

- | | | | |
|------|-----------|--|---------------|
| (8) | 9:10-9:15 | Secretary’s Report
a. Approval of March Board minutes | Spears |
| (9) | 9:15-9:30 | President’s Report | Camp |
| (10) | | Adjourn | |

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. Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard 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; 3) 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 Jeff Camp, President of UNNC, at 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 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

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



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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.