

WEST ADAMS NEIGHBORHOOD COUNCIL JOINT BOARD LAND USE COMMITTEE
MEETING MINUTES APRIL 3, 2019.

Meeting began at 6:35 PM.

Roll Call: Eva Aubry, Josef Siroky, Richard Williams, Leon Burdeos Junior.

Representatives from CIM Group/Gonzalez Law Group; Mike Gonzalez, Mark Levun, and Kate Hirsh

Agenda Item #3: Discussion on development at 5103-5113 W Adams Blvd.

- The representatives gave their presentation about the property in development at 5103-5113 W Adams Blvd at the corner of S Mansfield/Adams
 - The apartment will be 69 units of studios units (1/2/3 bdr) with 7 for “extremely low” income (24K and less) in accordance with HCIDLA and other city ordinances
 - Studio market rates for singles would be approximately \$1800, and \$2800 for multiple bedroom units
 - Low income rates which be changed every year according to city indexes
 - The building will have two levels of below-grade parking for approximately 63 spaces, with accomodations for employees of the commercial and retail space
 - The development is under a C2 zone category of the CPIO
 - It will have approximately 4,000 sq ft. of retail and commercial space
 - The developer is currently seeking approval for a setback and an additional 11ft of height
 - It will be a Tier 2 T.O.C. development
 - The project is completely privately funded, and will not receive financial incentives from the city, state, of H.U.D
 - The representatives met with the members of St. Agathas church in order to communicate the issues regarding the other projects from CIM group including the serving of alcohol at a future hotel/restaurant behind the current proposed development
- Stakeholders/Board Member had questions and concerns regard:
 - Increasing the amount of affordable units to more than 10%
 - CIM has about 200 units in development on Adams and 20%/40 units are low income and they will continue to increase low income units
 - Traffic on La Brea/Mansfield as tenants would be pulling into the property
 - The entrance/exit to the building would be on the north side/alley and tenants could potentially enter/exit on S Orange Dr as well.

- Outreach/petition signatures from residents for their approval of the development
 - CIM will continue to get community feedback and is willing to modify their project plans to accommodate the interests of the community
- Whether CIM would commit 1% of revenue to a fund for developing local art projects including art installations, and funding local artists
 - CIM will support this endeavour to fund art projects in the neighborhood

Agenda Item #4 was tabled for a further meeting

Meeting adjourned at 6:45 PM.