

West Adams Neighborhood Council

Planning and Land Use Committee Minutes January 24, 2019.

Meeting started at 6:30 PM, with WANC Board Members; Eva Aubry, Richard Williams, Beatrice Jett and Adam Tootla in attendance.

Stakeholders in attendance; Josef Siroky, Mika Matsui, and *CIM Group* representatives Michael Gonzalez and Marc Levun.

- Tony Nicholas a representative from *Armin Ross Group* and *Watt Companies* first addressed the committee regarding their project at Crenshaw and Exposition, a former Los Angeles County Probation Office, to convert the property to a 400 unit apartment building at 3606 West Exposition Blvd. Nicholas said the property initially was set to be 500 units but was reduced to 400 units, where twenty percent (20%) will be allocated as “affordable units” with the remaining eighty percent (80%) as units at a [relative] “market price.” Nicholas also said the property will have space for local vendors on its 47,000 sq ft commercial space. The property still needs approval in cooperation with *METRO Board of Supervisors*, where the developer cannot currently provide architectural renderings of the finished project for a duration of “two years.”
 - Board Members, Eva Aubry and Richard Williams voiced their support for the project, but hope for more than twenty percent (20%) to be considered as affordable housing. Beatrice Jett and Adam Tootla also supported the project.

- Mike Gonzalez representing *CIM Group* at the property on 2545 South Mansfield Ave., for the construction of a seventy eight (78) room hotel with a restaurant in the lobby gave a presentation to the committee. The hotel would have forty three (43) “below grade” parking spaces for residents and staff. In addition it would not be a like other larger commercial hotels and have “select service,” where it would not have continental breakfast or other similar amenities. The hotel restaurant will possess 156 seats, with operation hours from 7 AM to 2 AM, about nineteen hours (19) of operation. Construction would begin three months (3) from January 2019 and concluded in approximately eighteen months (18). Residents up to 500 ft have been notified, and community outreach is being done.
 - Stakeholders present had concerns regarding the flow of traffic going west on Adams blvd. and turning right onto S. Mansfield, and quantity of available parking regarding staff and customers.
 - Board Members; Eva Aubry, Richard Williams, Beatrice Jett, and Adam Tootla supported the project.

- Representatives from the project at the corner of Corbett St/N La Cienega were not present to talk about their project.

- Board Members and Stakeholders discussed any developments they wished to, the *Rite Aid* (3550 S. La Brea Ave) which will be closing was discussed regarding any information regarding on developments at the property adjacent to *Superior Grocers Market* (3480 S. La Brea Ave.)

The meeting concluded at 7:10 PM.