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January 31, 2017

Department of City Planning
 200 No. Spring Street
 LA, CA 90007

Via E mail: Melissa Alofaituli@lacity.org, Craig.Weber@lacity.org,

RE: City Planning Case CPC-2008-1553-CPU
 Environmental Case ENV-2008-1780-EIR
 City Planning Case CPC-2008-1552-CPU
 Environmental Case ENV-2008-1781-EIR

We would like to thank planning staff and in particular Melissa Alofaituli, for attending NANDC Board and NANDC Committee meetings. Based on the consensus of comments made by NANDC and community members, we submit the following comments with the proviso that we may make additional comments as the South and Southeast Community Plans, and the combined Draft Environmental Impact Report, move through their review process.

One overall comment is that there are many positive concepts embraced in the draft South and Southeast Community Plans, but there are missing details and unsupported conclusions that impact its accuracy. The use of maps combined with change matrixes is cumbersome and challenging. The massive changes proposed are inordinately up zoning; there are some areas that should receive the opposite, downzoning. We expected that there would be a greater balance in up zoning some areas where appropriate and downzoning others to conserve neighborhoods.

Where up zoning has been proposed, it is not always supportable by the infrastructure present or planned. Traffic and infrastructure improvements are not guaranteed nor envisioned in many of the up zoned areas, and neighborhood experience anecdotally would confirm that the degree of up zoning at some sites is excessive. We provide in our letter specific examples that are planned for heights and density that are not supportable by the present infrastructure.

The TOD-oriented (Transit Oriented Districts) allow tall structures which are being placed in extremely traffic congested thoroughfares. They mention additional shuttle/DASH and bus services, but it's not logical to add one more vehicle until they address traffic flow. For example, neighborhood routes cut off by the EXPO line coupled with existing cul de sacs and dead end streets has pushed an inordinate amount traffic onto the main streets because other options have been eliminated because of poor city planning.

We are pleased to note that there are no new oil drilling districts proposed which is a positive.

Date: 11/21/17
 Submitted in PLUM Committee
 Council File No: 17-1054 / 17-1053
 Item No.: 5 and 6
*Communication from
 North Area Neighborhood
 Development Council*