

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Empowerment Congress North Area NDC

Name: Jean Frost

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The Board approved this CIS by a vote of: Yea(6) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/03/2019

Type of NC Board Action: Against unless Amended

Impact Information

Date: 01/15/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-1603

Agenda Date: 01/21/2020

Item Number:

Summary: On January 3, 2019 the Empowerment Congress North Area Neighborhood Development Council reviewed the project and voted to oppose the project in its current form. The Board adopted the recommendation of the Policy Committee Recommendation to oppose the project in its current form because of issues raised including:•incompatibility with neighborhood;•orientation;•ground level podium parking; •density;•failure to comply with the NSO;•insufficient affordable units;•inadequate setbacks; •rooftop noise; •lack of variation in design and population;•failure to comply with CRA and South Community Plans;•CEQA exemption. There are serious impacts to the environment that require that the CE be withdrawn and the City provide environmental review. This impacts include noise, parking, traffic, circulation, and historic preservation. Secondly this does not provide for an adequate number of multi-family affordable units. PLUM should support the appeal, rescind the CE, and require environmental review.



January 4, 2019

Mr. Henry Chu
Zoning Administrator
200 N. Spring Street
LA, CA 90012

Via e mail (Henry.Chu@lacity.org)
Cc: (Nicholas.Ayars@lacity.org)

RE: ZA-2018-2453-CU-DB-SPR-VTT-82114, ENV-2018-2454-CE, 806 W. Adams Boulevard, 758-832 West Adams Boulevard, 2610 Severance, a for rent 99 unit townhouse project by Champion Development

Dear Mr. Chu,

The Empowerment Congress North Area Neighborhood Development Council (NANDC) appreciates your granting an extension of time to allow the Neighborhood Council to compete its established processes.

On January 3, 2019 the Empowerment Congress North Area Neighborhood Development Council reviewed the project and voted to oppose the project in its current form. The Board adopted the recommendation of the Policy Committee Recommendation to oppose the project in its current form because of issues raised including:

- incompatibility with neighborhood;
- orientation;
- ground level podium parking;
- density;
- failure to comply with the NSO;
- insufficient affordable units;
- inadequate setbacks;
- rooftop noise;
- lack of variation in design and population;
- failure to comply with CRA and South Community Plans;
- CEQA exemption.

The Policy Committee met with the developer's representatives on November 27 and December 20, 2018 and discussed the project. The Committee members raised an extensive range of issues with the current proposal. At the December 20 meeting the Committee had an opportunity to review materials presented on November 27 and recommended that the Board oppose the project by a vote of 5 ayes, 0 nays and 0 abstentions.

The matter was placed on the NANDC January 3, 2019 duly noticed General Board Meeting Agenda, VII. Motions & Resolutions, item a, and the Board opposed the project of 6 ayes, 0 nays, and 3 abstentions.

The initial reaction by the Committee members on November 27 raised a variety of issues: that this is dormitory style not family housing, that affordable units will not be affordable for South LA residents, the resultant increased traffic and inadequate parking, compatibility with the historic neighborhood, compliance with the NSO, design issues, compliance with applicable plans, and the appropriate level of environmental review. No elements of the project were changed at the second meeting.

NANDC has had successful design and development discussions with University Park developers but in this case could not resolve the complex issues inherent in the current project. No changes were made from the initial presentation leaving all of our issues unresolved. At the heart of the matter is the project's incompatibility, failure to comply with the intent of the NSO and CRA, and inadequate environmental review which, had it occurred, may have mitigated the severe negative impacts to the community.

We urge the Zoning Administrator to reject the project in its current form and its categorical exemption (CE.)

Thank you for your consideration.

Sincerely,

Thryeris Mason, President

Cc: Councilmember Curren D. Price Jr.
Sherilyn Correa, CD9
Nora Gutierrez, CD9
Nicholas Ayars, Planning