

EMPOWERMENT  
CONGRESS WEST AREA  
NEIGHBORHOOD DEVELOPMENT COUNCIL



CERTIFIED NEIGHBORHOOD COUNCIL  
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August 26, 2014

Council File 14 - 1155

Honorable City Council  
c/o Office of the City Clerk  
Los Angeles City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

The Empowerment Congress West Area Neighborhood Council requests that the following Community Impact Statement be attached/added to Council File 14 - 1155 regarding Kaiser Permanente APCS-2013-4102 SPE - DRB-SPP-SPR

**COMMUNITY IMPACT STATEMENT**

The Empowerment Congress West Area Neighborhood Council opposes the Kaiser Medical Office Building proposal to build a six (6) foot fence and wall surrounding the property.

After reviewing the applicant findings for exceptions from the Crenshaw Corridor Specific Plan Design Guidelines and Standards Manual Items "11i" and "14c" we

conditionally support the development, but oppose the violation of the Crenshaw Specific Plan exception to erect a 6-foot fence and wall around the development.

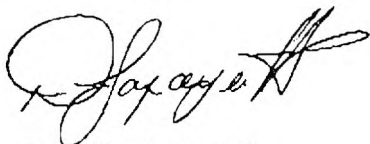
Stakeholders in our Neighborhood Council worked for more than ten years to draft and finalize a Specific Plan that satisfied our community standards and goals. We do not passively accept any exceptions to the Crenshaw Specific Plan. Kaiser staff and stakeholders met on more than six occasions for design charrettes and project development meetings to finalize a development that meets community needs and goals while ensuring excellent sustainable design standards.

Allowing the applicant to receive an exemption from the Specific Plan due to the shape and size of the land is mitigated by other design features that include a LEED Gold designed building standards, sizable active and passive open space, and a generous community benefit program. In addition Kaiser will not include a fence or gate around the property. Instead, design standards "11e and 11f" of the Design Standards Manual will be employed, which states a three and one-half foot solid decorative wall should be provided along the property line facing such public right-of-way and wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer should be provided, that should contain a minimum of one 15 gallon tree every 20 lineal feet. Also bicycle advocates have requested a canopy above the bike-parking corral for protective enhancement.

This Community Impact Statement is based on the action taken at the regularly scheduled Board of Directors meeting on August, 2014 when the Empowerment Congress West Area Neighborhood Council adopted the following motion by a vote of 5 yes, 1 no, 4 abstaining and directed that a Community Impact Statement be filed reflecting its position.

Motion: "The Empowerment Congress West Area Neighborhood Council urges the Planning and Land Use Committee of the City Council to not adopt the exception to the Crenshaw Corridor Specific Plan and consider the following general comments:

Sincerely,



Danielle Lafayette  
Chair