

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](mailto:NCsupport@lacity.org).

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#### Contact Information

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The Board approved this CIS by a vote of: Yea(3) Nay(0) Abstain(3) Ineligible(2) Recusal(0)

Date of NC Board Action: 09/06/2018

Type of NC Board Action: For

#### Impact Information

Date: 11/28/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0083

Agenda Date: 12/03/2020

Item Number:

Summary: Re: ZA 2015-2214-CU-CCMP, 2211-2219 S. Hoover, CE FOR APPEAL On September 6, 2018 the Empowerment Congress North Area Neighborhood Development Council (NANDC) reviewed the request to expand the existing Arco gas station, converting garages into stores, including continued 24 hour operation of a fueling station, a single story addition to convenience store, conditional use for sale of liquor, change of use from auto repair to restaurant, and re-facing of the pole sign. The Board considered the request and voted to oppose the variances and conditional use request. Among the considerations were the incompatible mini-mall design and inadequate parking and also that the findings could not be made to support the requested variances. The Policy Committee met on August 28 and recommended that the Board oppose the request (5-0-0). The matter was placed on the NANDC September 6, 2018, duly noticed General Board Meeting Agenda, VII. Motions & Resolutions, item f., and the opposition to the request was approved by a vote of 3 ayes, 0 nays, and 3 abstentions, 2 ineligible. On August 9, 2018 a public hearing was held at City Hall and numerous residents and community organizations voiced their strong opposition to the conditional use and variances. The testimony included expert analysis as well as community observations that supported the rejection of the project as it is presently proposed. The expansion of the retail use in a mini mall configuration is a visual intrusion into a historic zone. Allowing the continuing use of a pole sign which is a visual blight further codifies what is a negative impact to the historic neighborhood. Reducing landscaping and setbacks further impacts aesthetics. What is not considered is the impact of cars driving in circles attempting to find parking to visit one of four new retail stores, or to visit the 57 seat restaurant, (since the 19 spaces on site are full) and the accompanying emissions from these vehicles.