

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

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The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 12/01/2022

Type of NC Board Action: For if Amended

Impact Information

Date: 12/03/2022

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 20-1265

Agenda Date: 12/06/2022

Item Number: 5

Summary: Please support the following amendments to the CPIO South Community Plan (CF 20-1265-S1) By motion and unanimous vote, the Empowerment Congress North Area Neighborhood Development Council (NANDC) at its December 1, 2022, Board meeting recommended the following: NANDC recognizes the significant improvements to tenant protections, but demolitions are not sufficiently prevented. NANDC asks that the Councilmember request that the following amendments be added prior to Council approval: a.) Buildings aged 60 years or older are to be considered an eligible historical resource for the purposes of CEQA review prior to any potential demolition; b.) An Area Survey of architecturally and culturally significant buildings and sites in the study area should be undertaken with the City participating meaningfully in the survey process. NANDC asks that the following changes be considered and adopted by PLUM at its December 6, 2022, meeting (item 5). The NANDC Task force effort was guided by the research by Jesus Garcia, a stakeholder and committee member who illustrated the years of successive demolitions in the Expo University Park West area, displacing residents and negatively impacting the community. We ask PLUM to consider this research in support of the NANDC requested amendments. Planning also misunderstood the intent of the request to "consider buildings aged 60 years or older are to be considered an eligible historical resource." This is intended to trigger review not necessarily a full blown EIR unless the new information so warranted. Please adopt these changes at PLUM.



NANDC
North Area Neighborhood Development Council
www.NANDC.org



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Representative

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Business Interest
Representative

September 20, 2022

Los Angeles City Council Planning and Land Use Management Committee
Councilmember Marqueece Harris-Dawson, Chair
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

**Re: North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO)
District Expansion / Affordable Housing Loss / Student Housing Overconcentration (CF 20-1265)**

Dear Planning and Land Use Management Committee:

Existing data demonstrates that in the last six years there has been a marked increase in the demolition of historical single-family housing in University Park West, located in Area 2 and 3 of our neighborhood council, the Empowerment Congress North Area Neighborhood Development Council (NANDC). The rampant demolition of historic homes has started the painful erosion of the community's character. The replacement housing has been targeted towards the high rent student housing market, resulting in the displacement of long-term residents, the loss of affordable housing units and an overconcentration of student housing with incompatible design elements in a residential community. Sadly, University Park West is not protected by any land use controls. Additionally, we are seeing similar demolition/ student housing and co-living construction patterns emerging in other areas of our neighborhood council. In response to community outcry, NANDC formed a Demolition Task Force (Task Force) in February 2020 to address the concerns of the remaining residents and local interest groups and to seek solutions which stem the density tide and its cumulative impact on community stability.

On Thursday, September 1, 2022, NANDC held our General Board Meeting. Agenda item VII(b) called for us to support Los Angeles City Planning Ordinance Proposal pursuant to the directives set forth in CF20-1265 relative to the North University-Exposition Park-West Adams Neighborhood Stabilization Overlay Supplemental Use District's loss of affordable housing and over-concentration of student housing (Phase One). Phase One proposes and amendment to the South Los Angeles Community Plan Implementation Overlay. With a vote of (11-0-0), the NANDC board voted to support Phase One inclusive of the following recommendations:



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1. Historic resources should be recognized. Buildings aged 60 years or older ought to be considered an eligible historical resource for the purposes of CEQA review prior to any potential demolition.
2. Area Survey. A survey detailing the existing buildings 60 years and older, and which details the loss of affordable housing stock in the proposed area is needed. Such a survey does not exist for the proposed area in its entirety. Said survey would be a critical tool in preventing demolitions of historical contributors.

We again thank Councilmember Marqueece Harris-Dawson for continued support, the Department of City Planning for leaning into this work with us and developing a feasible work program utilizing existing tools for expeditiously addressing the issues at hand, the University of Southern California for partnering with us as a good neighbor and a vested member of the community, and every single community member and organization who participated in this endeavor. We know this is just the beginning and we look forward to continuing this neighborhood stabilizing work.

With Purpose~

Ms. Thryeris Mason, President
Empowerment Congress North Area Neighborhood Development Council