

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.

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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: 11/05/2020

Type of NC Board Action: Against

Impact Information

Date: 10/05/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 22-1055

Agenda Date: 10/11/2022

Item Number:

Summary: Against project; in favor of the appeals by WANA and ACCE The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the above referenced development proposal on November 5, 2020 at its General Board Meeting and at the Policy/Joint Board Committee meeting on October 27. By motion, the Board opposes the small lot subdivision and 10 unit development as currently proposed as it is incompatible with the community character due to its size, design, excessive room count, and overall architecture and failure to comply with established community plans. The ten units include 96 bedrooms and the counter per each of the units was not clearly explained. The design fails to meet any of the requirements of the CPIO and the South Community Plan. "The Plan contains policies that ensure that new construction and the rehabilitation of existing buildings is of high quality architectural, landscape and environmental design. Projects should contribute to reinforcing the distinctive and historical character of the corridors and the residential neighborhoods they serve." The proposed project fails to reinforce the character of the Charles Victor Hall Tract in which the project is located, identified as a historic area by the Community The development also has serious impacts on traffic, parking and circulation and should not be CEQA exempt due to significant testimony in the record. The findings required for a tract map approval are not made based on the facts of the record. This project is a stark unarticulated block designed to maximize the number of bedrooms and profit. Such negative factors – overbuilding, squeezing the maximum number of bedrooms into the volume of the building, and detrimentally changing the historic pattern of development- constitute cumulative impact.