

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

Name: Jean Frost

Phone Number: (213) 840-5998

Email: indiejean@att.net

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: 01/16/2023

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 22-1055-S1

Agenda Date: 01/17/2023

Item Number: 7

Summary: Against Project, For the Appeal The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the development proposal for 1840-1848 West Adams Boulevard on November 5, 2020 at its General Board Meeting and at the Policy/Joint Board Committee meeting on October 27, 2020. 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. A categorical exemption is not adequate environmental review as the record shows. NANDC supports the appeals by the West Adams Neighborhood Association and the USC Forward Coalition. There is substantial evidence in the administrative record to support the Appellants' allegations that the City has erred in its judgment for purposes of CEQA and the use of the Class 32 Categorical Exemption and in its finding that the Project is consistent with the applicable zoning regulations. In addition, the City has failed to analyze the cumulative impacts of the proliferation of student housing in the area. The Policy Committee had extensive discussion with the developers' representative at its Policy Committee meeting on October 27, 2020. The ten units include 96 bedrooms and the bed/room count 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 communities they serve." (South Community Plan, "Revitalize Corridors and Preserve Neighborhood Character," 3-6)