

## Communication from Public

**Name:** Jean Frost

**Date Submitted:** 01/16/2023 02:19 PM

**Council File No:** 20-1265-S1

**Comments for Public Posting:** Summary: NANDC supports the CPIO if amended. 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 - S1 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 ( 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. President Thryeris Mason Greenman will be at the PLUM meeting representing NANDC. The NANDC Task Force has been meeting almost monthly for over two years. We support the enhancement of tenants' rights but are disappointed that so little has been done to protect the character of the Expo Park/Old University District area just west of USC. The study done by Jesus Garcia over the tremendous number of area demolitions over decades replacing family housing with multi room student housing we incorporate by reference. Demolitions were the springboard for the NANDC Task Force and the CPIO Amendment fails to address this key issue without amending it as NANDC asks above. .



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North Area Neighborhood Development Council  
www.NANDC.org



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**Vacant**  
USC Interest  
Representative

**Joe Ward-Wallace**  
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 an 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