

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

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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: 10/07/2021

Type of NC Board Action: For

Impact Information

Date: 12/07/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1265

Agenda Date: 12/07/2021

Item Number: VII (f)

Summary:



NANDC
North Area Neighborhood Development Council
www.NANDC.org



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Representative

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USC Interest
Representative

Vacant
Business Interest
Representative

December 7, 2021

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:

In the last five years there has been a marked increase in the demolition of historical single-family housing in University Park West, located in Area 2 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, this area is not protected by any land use controls. In response to community outcry, the Empowerment Congress North Area Neighborhood Development Council (NANDC) formed a Demolition Task Force (Task Force) in February 2020 to address the concerns of the remaining residents and local interest groups to seek solutions to stem the density tide and its cumulative impact in the district.

On Thursday, October 7, 2021, NANDC held our General Board Meeting. Agenda item VII(f) called for us to submit a response and recommendations on the Department of City Planning (DCP) draft report created in response to the directive set forth by City Council in CF20-1265. With a vote of (13-0-0), the NANDC board voted to support this Task Force response inclusive of the following recommendations:

1. We call for a 5th work program option to be included in the form of a Specific Plan tailored to Areas A and B of the DCP report. These areas need concise development standards and development guidelines geared towards the remedying the concerns raised by this Task Force (the reduction of affordable housing stock, neighborhood design compatibility, community character preservation, etc).



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2. We call for the utilization of the California Environmental Quality Act (CEQA) to supplant the authority of SB 330 with respect to demolitions by relying on the cumulative impact argument, i.e., the long-term environmental impact of short term and incremental decisions.
3. We recommend that the Transit Oriented Community ordinance's implementation guidelines be refined to include design guidelines and mandates that call for the replacement affordable units as defined by the ordinance at a 2:1 ratio.
4. We maintain that any work program implemented should protect the affordable housing stock catering to the low income and extremely low-income market.
5. We maintain that any work program implemented should consider the cumulative impact of density on the existing infrastructure (capacity) and the preservation of open/green space which will both have impact on the quality of life of residents.
6. We continue to challenge City Council, the Department of City Planning, and the City Attorney to work together to conceptualize and implement some form of demolition exemption/moratorium for the areas in question until such time that feasible land use controls are enacted.
7. We support Councilmember Marqueece Harris Dawson's August 31, 2021 memo to Vince Bertoni, the Director of Planning, calling for an expeditious and immediate policy change while simultaneously considering the work programs with an extended implementation timeframe.

We would like to thank Councilmember Marqueece Harris-Dawson for supporting our efforts by filing this council motion, the Department of City Planning for leaning into this work with us and developing feasible work program recommendations 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 hope that the resultant work product will prove as a model which other university adjacent communities can use to address student housing development.

With Purpose~

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