

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(11) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 08/06/2020

Type of NC Board Action: For if Amended

Impact Information

Date: 01/29/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-1481

Agenda Date: 02/01/2022

Item Number: 4

Summary: The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the parking structure proposal on August 6, 2020 at its General Board Meeting and at the Policy/Joint Board Committee meetings on July 28 and June 23. By motion, the Board supports the proposed parking structure provided that the approval includes a Qualified Condition (Q condition) as a part of the zone change in order to maintain the RD1.5 zoning restrictions on any future uses of the site, This will allow the current proposed parking structure to be constructed and yet preserve the integrity and compatibility of the RD1.5 zoning should there be future proposals for the sites.(The Board formally adopted this motion by vote of 11 ayes and 1 nay). The approved motion provided a compromise to the zoning and land use concerns expressed by NANDC's Policy Committee and Board. Specifically, while the applicant has explained the reasons behind why a zone change to the C2 commercial zone is necessary to accommodate the proposed parking structure, the community was still concerned about potential future uses of the site. As such, the NANDC Board voted to support the project with the requested zone change to C2 on the condition that the final zoning of the project site provide that the use restrictions of the existing RD1.5 zone continue to be maintained. In extensive discussions with the developer and their consultant team, we were informed that the City would not permit a parking structure without a zone change (ZC) and general plan amendment (GPA.) A conditional use process was not an available option. The presentations illustrated the applicants' consideration of compatible design, setbacks, and materials; we are concerned about traffic and circulation and height.