



NANDC
North Area Neighborhood Development Council
www.NANDC.org



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August 31, 2020

Department of City Planning
200 N. Spring Street
LA, CA 90012
ATT: Sergio Ibarra (Sergio.Ibarra@lacity.org)

Via email

RE: 640-700 W. 27th Street, CPC-2019-6289-GPA-ZC-HD, proposed construction, use and maintenance of new 202,200 sq. ft. 4.5 story podium parking structure

Dear Mr. Ibarra:

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.

NANDC also looks forward the continuing discussion in the MND process.

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.



NANDC is a self-governed, self-directed and independent organization empowered by the Los Angeles City Charter. This charter offers neighborhood councils a role in the City's decision-making process. NANDC was certified by the City of Los Angeles on April 27, 2002 and was the 24th neighborhood council formed under the guidelines of the City Charter. We promote public participation in city governance and decision making processes, to make government more responsive to our local needs and requests, creating more opportunities to build partnerships with government and private entities to create more opportunities for our neighborhood.

We look forward to a continuing relationship with the Automobile Club and their commitment to bringing jobs into the community. Their continuing presence in our neighborhood in the historic monument building at Adams and Figueroa since 1923 further influenced our decision making in support of this project.

Sincerely,

Thryeris Mason, President

Cc: Councilmember Curren Price, Jr.
Sherilyn Correa, CD9
Dwayne Gathers
NANDC Board