

SAMPLE DRAFT - COMMUNITY IMPACT STATEMENT – 04-0446

**Draft for Discussion: November 19th Discussion Meeting, vote December 1st 2005
Approved by unanimous vote of Governing Board December 1st, 2005.**

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Impact Information

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Brief Summary (Word count must be under 450 characters and/or 100 words as below):

This Neighborhood Council (ECNANDC) at its 12/01/05 Board Meeting approved a resolution urging the LA City Council to protect our neighborhoods from destructive out-of-scale multi-unit housing conversions/redevelopments. These high density projects explicitly overcrowd generating negative externalities that over burden city infrastructure, retard the growth of housing values and contradict revitalization efforts. Immediate relief is required.

Additional Information:

It is the consensus belief of the Governing Board of the North Area Neighborhood Development Council and our stakeholders that immediate relief is required in the form of a one-year moratorium on permits issued for out-of-scale multi-unit housing conversions and re-developments.

Areas of greatest concern are residential neighborhoods bounded by Martin Luther King Jr. Boulevard on the South, Arlington Avenue on the West, Adams Boulevard on the North and Figueroa on the East. This Control Ordinance should be focused only on residential areas and, of course, should not include the Park Campus of the University of Southern California, Exposition Park, Historic Preservation Overlay Zones or commercial setback from major boulevards and streets.

The character and integrity of our neighborhood is being jeopardized by conversions of large historic Victorian homes, craftsman bungalows and other single family homes into multi-unit apartment developments and dormitories. Our neighborhood is on track and is becoming revitalized by an influx of new homeowners, the growth of neighborhood associations and churches, an active neighborhood council, as well as, major commercial and public investment along corridors such as Figueroa Street, Vermont Avenue and Western Avenue. These efforts are undermined and unfairly burdened by those that profit from these out-of-scale conversions. Negative Externalities Include: substandard/haphazard construction methods, increased traffic, loss of available parking, illegal dumping, excessive noise, over burdened city services, etc. etc.

If the Neighborhood Council and home owners associations are to be successful in sustaining a healthy community we must have the help of the City Council to control growth that would otherwise harm our efforts. Therefore, we urge the Los Angeles City Council to strongly regulate the issuance of permits related to multi-unit housing in this area. We further request that the ordinance take effect for twelve months with two six month extensions or until such time as an Overlay Zone is in place.