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June 22, 2022

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Lambert Giessinger, Preservation Architect
Max Loder, Office of Historic Resources
Osama Younan, LADBS
Via email

RE: ADM-2021-10799-CU-DB-SIP-PHP-HCA, 647 W 28TH St, Conditional Use, Density Bonus, Streamlined Infill Project, issuance with no public notice nor hearing.

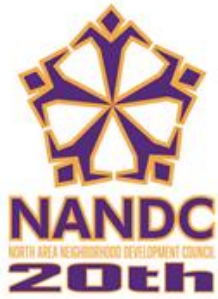
On behalf of the Empowerment Congress North Area Neighborhood Development Council (NANDC), we would like to express our objection to the ministerial issuance of ADM-2021-10799-CU-DB-SIP-PHP-HCA, Conditional Use, Density Bonus, Streamlined Infill Project issuance with no public notice nor hearing for this six-story project.

We understand with regard to process, after a SB-35 Streamlining application is submitted, preservation staff will review the project for compliance with Article 10 or 11 objective standards. If the project does not meet the objective standards, the Department will provide written comments detailing how the project is not SB-35 eligible as proposed and the sponsor could revise the project to maintain eligibility.

Please provide such project review.

The project is within the Hoover Expo Park Redevelopment Plan area and in the surveyed Fraternity Sorority Row CRA California Register District. The historic survey was confirmed by SHPO in its letter to Ileana Liel at CRA and after with their SHPO staff site visit. Both the Redevelopment Plan and the California Register District call for other than a strictly ministerial process.

SB 35 allows that the Planning Director may decide on a case-by-case basis, to schedule a design review hearing for an SB-35 project at the Planning Commission and/or Historic Preservation Commission and we ask for such hearing be scheduled as soon as possible.



The NANDC Board met on June 2 and voted unanimously to object to issuance of this ADM approval. NANDC objects to the use of the streamlined SB35 process as it is within a historic district and the Redevelopment Plan requires discretionary action for density bonuses.

Further, the Case File should be made available online through the Planning web site.

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thryeris Mason".

Thryeris Mason, President
Empowerment Congress North Area Development Council (NANDC)
www.NANDC.org

cc: Councilmember Curren D. Price Jr.
Sherilyn Correa, CD9
Nora Gutierrez, CD9
Arthi Varma, City Planning