



NANDC
North Area Neighborhood Development Council
www.NANDC.org



September 21, 2020

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

Via email

RE: 1265 Exposition Blvd, 3760-3764 Normandie Avenue, CPC-2020-415-DB-SPR-CUW, 108 apartment units, 5% or 11 very low income and 3 voluntary workforce units, 2,030 sq. ft. retail space. Rep: Sara Houghton, Dana Sayles

Dear Mr. Fontes:

The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the above referenced development proposal on September 3, 2020 at its General Board Meeting and at the Policy/Joint Board Committee meetings on August 25 and July 28. By motion, the Board supports the development due to significant revisions to the design to afford greater compatibility, reduction in units to allow for greater setbacks along 37th Street and the voluntary addition of 3 affordable units.

In extensive discussions with the developer and their consultant team, the applicant made significant streetscape changes along 37th Street. The parking garage entry is setback 11' from property line to provide a softer transition to the residential district to east. The volume of the building was reduced from 124 units to 108 units to allow for greater setbacks.

The Policy Committee recommended that the Board approve the project as revised. (5-1-0) and the NANDC Board adopted the Policy Committee recommendation on September 3, 2020.

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

- Thryeris Mason**
President
- Julianne Burg**
Vice President
- Samantha Burg**
Secretary
- Julie Burg**
Treasurer
- Marco Flores**
Area 1
Representative
- Joel Vaca**
Area 1
Representative
- Steve Pepdjonovic**
Area 2
Representative
- Area 2 Vacant
- Jean Frost**
Area 3
Representative
- Nicholas Creighton**
Area 3
Representative
- Jon Tieucl**
At Large
Representative
- Nina Womack**
At Large
Representative
- Cindy Gaete**
At Large
Representative
- Christopher Perez**
USC Interest
Representative
- Jim Childs**
Business
Representative



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requests, creating more opportunities to build partnerships with government and private entities to create more opportunities for our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thryeris Mason". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Thryeris Mason, President

Cc: Councilmember Marqueece Harris-Dawson.
Albizael Del Valle CD8
Kristen Gorden CD8
NANDC Board
Sara Houghton, Dana Sayles