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April 13, 2022

Via email: Rafael.Fontes@lacity.org

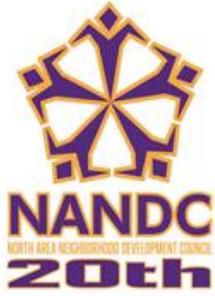
Rafael Fontes
Zoning Administrator
City Hall
200 N. Spring Street
LA, CA 90012

RE: ZA-2021-6672-DB-CU-CCMP-HCA, CEQA No.: ENV-2021-6673-CE

Dear Mr. Fontes:

On behalf of the Empowerment Congress North Area Neighborhood Development Council (NANDC), we submit the following comments in opposition to the development proposed for 2323 Scarff Street and its entitlements. The request is for the construction, maintenance, and use of a 10-unit (5-5 BR, 5-4 BR), four story apartment, with a density bonus, requesting 2 on menu incentives, (35% height increase and 20% open space reduction, a CUP to comply with the NSO, a CCMP to comply with the HPOZ. One unit, or 10% of the unit total, will be set aside for Very Low-Income households.

The NANDC Board met on April 7, 2022. By unanimous vote (14-0) the NANDC Board moved to support the University Park HPOZ Board recommendation and deny the DB, CU and CCMP for this project as the project does not conform to the HPOZ Preservation Plan, finds that the current project would have severe adverse effects on the historic district and the surrounding community, and finds that a categorical exemption is not adequate.



The NANDC Policy Committee met on March 22 to review the project and make a recommendation to the full Board. The developers, Henry Fan and Charles Kim, presented their project stating they are using SB1818 to build a 10 unit building with five 5-bedroom and four 4-bedroom units with the 35% height increase and a 20% open space reduction. One unit will be affordable to account for their density bonus.

Two HPOZ Board members, Chair David Raposa and Secretary Mark Malan, were present to answer questions about the University Park Preservation Plan and the HPOZ Board decision. Chair Raposa noted that for the first time in his 20 years on the board he has never had as much negative feedback to a project as he has with this one, and after many hours of deliberation and research, the HPOZ board voted unanimously against this project.

Numerous stakeholders via ZOOM and telephone raised issues of scale, massing, compatibility, volume, height, safety and failure to comply with the University Park Preservation Plan. Cathy Estrada reminded those in attendance that although the project may be in line with state bonuses, it is still required to conform with the preservation guidelines. Laura Meyers echoed this, pointing out that state legislation has carve outs for historic neighborhoods and that this project has not been given a waiver on that nor can they obtain such a waiver.

The Developer Charles Kim restated that he believes his project to be by right; he thinks he has made enough accommodations and does not intend to do more.

The Policy Committee by a vote of 8 ayes and 0 nays recommended that the NANDC Board oppose the project and its entitlements, that it does not conform to the HPOZ Preservation Plan, finds that the current project would have severe adverse effects on the historic district and the surrounding community, and finds that a categorical exemption is not adequate.

NANDC urges the ZA to deny the entitlements requested.



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.com