



NANDC
North Area Neighborhood Development Council
www.NANDC.org



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October 22, 2021

Councilmember Marqueece Harris-Dawson
Department of City Planning
Department of Building & Safety
200 N. Spring Street
LA, CA 90012

Via email

RE: 1128 37th Drive, 7 story, 7 residential unit building, 190 sq. ft. of commercial

Dear Councilmember Harris-Dawson:

The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed permit issuance and approvals at its October 7, 2021 meeting and seeks to understand how this development meets all of the requirements of planning and building and safety. It appears there is no discretionary action therefore it would not have triggered NANDC review. It is on a 50 foot wide lot in a CPIO zone that encourages commercial development, not residential; it seems to be an oversized and inappropriate development. We would like an explanation of how this development meets of the requirements of zoning, the CPIO and the South Community Plan.



Permit No.: 20010-10000-01937

Work Description: Proposed new 7 story mixed-use project with 7 residential units and approximately 190 SF of commercial space. The construction will consist of 5 stories of Type IIIA over 2 stories of Type IA construction. The site is zoned in C2-2D-CPIO with TOC TIER 4 BASE INCENTIVES.

Permit Issued: Issued on 9/2/2021



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This site is a single interior lot facing 37th Drive. We would like information on how this project came to be approved within the City’s required parameters; and how the fire and safety issues were evaluated.

The Planning website states: *If you live in a Community Plan Area that is undergoing an update, a CPIO District could help reinforce existing community character while directing new density to neighborhoods that can accommodate growth.*

This appears so contrary to the CPIO zoning, the neighborhood character, the need for green space, and what was envisioned in the South Community Plan.

A demolition permit was issued for the 1922 craftsman building with no historic assessment.

NANDC is a self-governed, self-directed and independent organization empowered 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.



by

Sincerely,

Thryeris Mason, President

cc: Albizael Del Valle CD8
 Kidada Malloy, CD8