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North Area Neighborhood Development Council
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March 7, 2021

Councilmember Marqueece Harris-Dawson
City Hall Rm.
200 N. Spring Street
LA, CA 90012

Brain Elsey
Elsey Partners LC
1532 College Avenue
Manhattan, KS 66502

Via email and US Mail

RE: 1314 -1338 W. Jefferson Blvd. DIR-2018-4052-TOC-WDI, 130 dwelling units, 13 affordable

Gentlemen:

NANDC is dismayed to learn that after months of negotiations with the West Adams Neighborhood Association (WANA) and agreeing to conditions to gain WANA support for the 1314-1338 West Jefferson Boulevard (“the Jefferson Project”), which NANDC fully endorsed, the developer is now reneging on his promise to bury utilities on Jefferson Blvd. This failure to follow through with what had been promised raises concerns with WANA and the NANDC community for any future agreements regarding this developers’ projects. We ask that the promise to underground utilities be fulfilled as promised.

Plus, the development and the community will benefit. “Undergrounding is the replacement of overhead cables providing electrical power or telecommunications, with underground cables. It demonstrates the higher technology in developed countries for fire prevention and to make the power lines less susceptible to outages during high wind thunderstorms or heavy snow or ice storms. An added benefit of undergrounding is the aesthetic quality of the landscape without the powerlines. Undergrounding can increase



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the initial costs of electric power transmission and distribution but may decrease operational costs over the lifetime of the cables.”¹

The new city TOC program has diminished the public hearing options and limited the discretionary entitlements process for the Jefferson development. But the undergrounding of utilities is the only community beautifying and sensible choice.

The NANDC Policy Committee met on February 23, 2021 and voted (7 ayes-0 nays-and 0 abstentions) that the NANDC Board support WANA in urging the undergrounding of the utilities at this development site, and on March 4, 2021, the full NANDC Board unanimously adopted this position.

Based on the reasonable and cooperative process NANDC and the developer undertook for the 1265 Exposition/3760-3764 S. Normandie TOC project (“the Normandie Project”), which NANDC approved on September 3, 2020 at its General Board Meeting, we question the failure of the developer to keep his word on the Jefferson Project. The Board supported the Normandie Project 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.

Given the successful agreement for the Normandie Project, we are hopeful that the developer will reconsider the refusal to underground the utilities at the Jefferson Project.

We further ask Councilmember Marqueece Harris-Dawson, and your staff support this undergrounding and seek further discussion and cooperation with the developer on this development, and on any project, which might be pending in CD 8.

Sincerely,

Thryeris Mason
President

cc: Richard Parks, WANA
Albizaël Delvalle CD8
Kristin Gordon CD8
Sara Houghton, Consultant

¹ Wikipedia