



NANDC
North Area Neighborhood Development Council
www.NANDC.org



Thryeris Mason
President

Julianne Burg
Vice President

Samantha Burg
Secretary

Julie Burg
Treasurer

Joel Vaca
Area 1
Representative

Marco Flores
Area 1
Representative

**Steve
Pepdjonovic**
Area 2
Representative

Vacant
Area 2
Representative

Jean Frost
Area 3
Representative

Joanne Russell
Area 3
Representative

Vacant
At Large
Representative

Jon Tieucl
At Large
Representative

Vacant
At Large
Representative

**Amy Carnes,
Ph.D.**
USC Interest
Representative

Aaron Flournoy
Business Interest
Representative

April 11, 2019

Via E-Mail

Hon. Gilbert Cedillo
Hon. Marqueece Harris-Dawson
Hon. Curren D. Price
Vince Bertoni, City Planning Department
Frank M. Bush, Building & Safety Department

Dear Councilmembers and City Staff,

The Empowerment Congress North Area Development Council (NANDC) is concerned about the multitude of demolitions that have occurred in the NANDC area and seeks to insure that all demolitions are reviewed and receive adequate evaluation per the applicable planning overlays, demolition notification procedures and environmental impacts.

Where there are protections, we are concerned about the manner of how these protections are implemented, particularly in the newly created CPIO areas under the adoption of the South Community Plan.

The most recently inciting incident is the application to demolish 2654 Halldale in the Charles Victor Hall Tract, which is a contributing historic structure within the Sugar Hill, Granada Tract, and Charles Victor Hall Tract Character Residential CPIO Subarea. A demolition permit was applied for on April 1.

CPIOs require "no CPIO Approval shall be issued until one of the following occurs:

- i. The Director, in consultation with the Office of Historic Resources, determines, based upon substantial evidence, that the Eligible Historic Resource is not an historic resource, as defines by Public Resources Code Section 21084; or
- ii. Environmental review in compliance with CEQA was completed on the Project, including if necessary, the adoption of a statement of overriding considerations."

2654 Halldale is a designated historic property under the CPIO survey as well as under the Normandie 5 Redevelopment Plan. Early intervention is needed before some accidental permit is issued under the



developer's impression that demolition is without a CEQA process and an out of scale building might receive approval. Such survey designated resources require special consideration. It would be prudent for B&S to take steps to flag this so no demolition permit is issued in error.

NANDC has reason for concerns about procedures being properly followed. For example, 1733 West Adams with the CPIO area was demolished without a permit. The City's answer was to issue permits after the fact rather than follow a process under the LA Municipal Code (Section 91.106.4.1(10) and launch a scorched earth investigation. As a result, we have an eyesore intrusive structure now on that site replace the 1901 craftsman. The City did not do its due diligence and send a message that it is serious about "preserving and protecting neighborhood identity including protect both designated and eligible non-designated historic resources, and distinctive character defining elements of existing development."

On another site, 1155-1157 W. 36th Place, a demolition permit was issued by B&S based on a 2 year old demolition notification procedure while the environmental review document was on appeal pending before City Council. How this could have occurred gives anyone pause; as a result the NANDC neighborhood lost an extremely rare Victorian Farmhouse and the CEQA appeal to Council became moot. Our representatives lost the opportunity to have a voice and weigh in on the matter.

Another demolition has just occurred at 1859 W. 25th Street with no notification to the neighborhood council, to a designated historic resource under the CPIO. ZIMAS shows that in May 24, 2018, a demolition permit was applied for but not issued nor cleared. Then on March 14, 2019, a demolition permit was issued. The City needs to look at how permits are issued for historic buildings in designated CPIO areas and make some changes in policy on issuance. No one in the community had an opportunity to intervene on the loss of this property.

Further, there are scores of rent stabilized vintage properties that do not have adequate protections in the University District, west of USC, where we see an onslaught of demolitions and incompatible development. There is a crying need for some sort of overlay and an updated historic survey.

We urge that demolitions be halted until such time as there is adequate review of historic resources, the California Environmental Quality Act is implemented, and if demolition results, there are approved compatible replacement housing plans in place. We are losing both our vintage buildings and our long-time residents and RSO housing is being replaced by non-RSO rental buildings.



NANDC
North Area Neighborhood Development Council
www.NANDC.org



Councilmember Koretz we understand, has drafted an Ordinance that requires replacement project approval prior to issuance of a demolition permit. Such steps need to be undertaken and we ask that this be considered.

This letter reflects the NANDC Board concerns; the content was approved at the April 4, 2019 General Board meeting. NANDC, in closing, seeks to insure that policies are in place and followed in CPIO areas and that new methods are undertaken to protect neighborhoods such as the University District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thryeris Mason". The signature is fluid and cursive.

Ms. Thryeris Mason, President
Empowerment Congress North Area Neighborhood Development Council

cc: Albizael Del Valle, Luciralia Ibarra CD8
Nora Gutierrez, Sherilyn Correa CD9
Gerald Gubatan, CD1
NANDC Board