



NANDC
North Area Neighborhood Development Council
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August 15, 2020

Department of City Planning
200 N. Spring Street
LA, CA 90012
Vince Bertoni
Kevin Keller
Arthy Varma

Department of Building and Safety
Osama Younan
Catherine Nuezca-Gaba
201 221 N Figueroa Street
LA, CA 90012

Via email and US Post

RE: Neighborhood Stabilization Ordinance (NSO): NANDC requests the Departments of Building and Safety and Planning to examine and explain its policy, procedures and actions for implementation of the N.S.O.

Dear Mr. Bertoni, Mr. Keller, Ms. Varma, Mr. Younan and Ms. Nuezca-Gaba:

The Empowerment Congress North Area Neighborhood Development Council (NANDC) Board discussed the Neighborhood Stabilization Ordinance (N.S.O) on August 6, 2020 at its General Board Meeting and at the Policy/Joint Board Committee meeting on July 28. By motion, the Board makes this request that the Departments examine and explain its policy, procedures and actions for implementation. (The Board formally adopted this motion by vote of 11 to 0, with 1 one abstention.)

This request is in response to questions raised by numerous stakeholders by construction and development at various sites in the area encompassing the N.S.O. At several specific properties there appears to be a lack of implementation and we would like to understand how this is occurring and if there is any problem that requires action.

The goals of the NSO Ordinance 180218 are:

Section 2 PURPOSES. The Neighborhood Stabilization Supplemental use District is intended to:



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- (A) *promote well planned housing to meet the needs of a college/university student housing, and the needs of the community.*
- (B) *address impacts of multiple-habitable room projects which may be incompatible with surrounding development.*
- (C) *encourage well-planned neighborhoods with adequate parking and to individually review proposed large multiple-habitable room projects.*
- (D) *assure that the project provides adequate on-site parking.*
- (E) *address a concentration of campus-serving housing in the vicinity.*

The ZI 12397 states:

The Department of Building & Safety shall not issue a building permit for a Project within a Neighborhood Stabilization Overlay District unless a conditional use approval (CUP) has been granted by a Zoning Administrator pursuant to Section 12.24W52.

For the purposes of this ordinance, a Project is defined as:

The construction, erection, addition to, enlargement of or reconfiguration of any one-family dwelling or multiple-family dwelling units or portions of dwelling units in the R2, RD, R3, RAS, R4, R5, CR, C1, C1.5, C2, C4, C5, or CM zones that create at least one dwelling unit with five or more habitable rooms.

Imperfect though it may be, this Ordinance was intended to preserve a quality of life for residents in CD 1, 9 and 10. Because it is unique to these areas, it may be difficult to apply and possibly misunderstood. The NSO was generated in 2006 after a series of meetings with community members under the guidance of Faisal Roble.

There appears to be a series of development projects that may violate established law (the NSO) which has prompted us to make this inquiry.

2142 Portland

When a permit was signed off and 2142 Portland's living room became 2 bedrooms, and a sun porch became another bedroom, one has to question whether the NSO was properly applied. (Not to mention that this is also on the National Register of Historic Places as a contributor to the St. James Park National Register District.) The original 8 bedrooms have become 12. Inquiries regarding the clearance under the NSO have been ignored until August 12. We understand there is a notice of intention to revoke this permit in process. (Permit # 20016-30000-01832)



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2121 Portland

Work done without permits; the interior is gutted and small bedrooms have been created. No NSO review.

1334 W 22 Street

Interior gutted. No review to determine if this should be subject to the NSO. If planning does not determine the floor plan both before and after “remodeling” how can the NSO be enforced or applied?

2113 Oak

Nine bedrooms have been created in a “remodel.” How did this not trigger NSO review? Assessor data is that this is a 3 BR, 2 bath duplex. On Zillow it is listed as a 9 BR, 5 bath property sold on 3/12/2020 for \$1,665,000.

Our concern goes beyond the specific properties listed above to the question is the City properly applying the NSO? And how can this implementation be made effective?

There appears to be some internal confusion. When the permit for 2142 Portland was cleared we were informed “the scope of the work was not to create any units and therefore is exempt from NSO.” This is simply NOT what the NSO establishes as the threshold for its application. If that were so, the NSO would be unnecessary because the LAMC already governs the addition of units.

The NSO was created after much stakeholder participation to address the issue of the intensification of usage due to multiple room developments including SFDs and units being chopped up to make mini dormitories. Vladimir Arutyunyan of B&S clarified: *So 5 or more habitable rooms is the trigger point here. If the approved plans show 5 or more habitable plans & the NSO clearance is not added, please contact the inspector on the job.*

It appears that there is confusion and a misapplication or failure to apply the NSO. We simply are requesting an informational response regarding the NSO and its implementation.

About NANDC: 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 requests,



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

We thank you in advance for your sharing information.

Sincerely

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

Thryeris Mason, President

Cc::Fipe Leilua fipe.leilua@lacity.org
Councilmember Marqueece Harris-Dawson
Councilmember Curren Price
Councilmember Gilbert Cedillo
Gerald Gubatan, CD1
Sherilyn Correa, CD9
Albizael DelValle, CD8
Kristen Gordon, CD8