UNITED NEIGHBORHOODS NEIGHBORHOOD COUNCIL

Los Angeles City Council
Los Angeles, CA 90012

CC: Councilmember Heather Hutt, CD10
Hakeem Jeffries, CD10

COMMUNITY IMPACT STATEMENT:

RE: Case No. CPC-2020-2115-DB-HCA– 1848 S Gramercy Pl – SUPPORT OF CEQA APPEAL

This letter is to inform the Los Angeles City Council that on June 1, 2023 the United Neighborhoods Neighborhood Council of the Historic Arlington Heights, West Adams and Jefferson Park Communities (UNNC) has voted to affirm its previous positions on the above case and adopt them in this Community Impact Statement in SUPPORT of the CEQA appeal by West Adams Heritage Association, Laura Meyers, et al.

Furthermore, UNNC, for which Ms. Meyers is a board member and co-chairperson of its Planning and Zoning Committee. affirms that Ms. Meyers has been duly recused, following the rules set forth by the City Attorney, from all UNNC discussions and actions regarding this case to date.

As such, the UNNC Governing Board affirms the following regarding the above case:

a) *The current design is aggressively pursuing "off menu" Density Bonus incentives and waivers, which are unusual, egregious, and aggressive, and are in complete contradiction to the site's zoning and objectives of the General and Specific Plans for the area.*
b) *The pre-existing 40' building line along Gramercy Pl, which conforms to the entire street, appears to have been removed since the filing of the case in 2018 and is being violated.*
c) *The building, as currently designed, has multiple non-planning design violations (e.g. fire access, utility provisions, openings along property lines, exiting, and building code setbacks).*
d) *The mostly market rate project does not provide significant community benefits to justify a request of this magnitude, including adequate provision of affordable housing to replace what is lost from demolition of the current building.*

UNITED NEIGHBORHOODS NEIGHBORHOOD COUNCIL

UNNC was certified in May 2002 and represents 80,000+ residential and non-resident stakeholders. UNNC has been historically supportive of housing developments, and specifically affordable housing. This case has been voted upon at public meetings in compliance with all Brown Act requirements.

Sincerely,

Paula Southern
UNNC President
paula.southern@unnc.org