



Jean Frost

December 7, 2021

Honorable Members of PLUM

RE: CF 20-1265 Item 6

Thank you to the leadership of CD 8, CD 9, and NANDC in preparing this report which we view as a call to action. Also Planning Staff has been most helpful and collegial in their efforts which began as a Policy Committee Agenda item two years ago. The crisis was so extreme that a task force was created to work outside of the usual committee agendas in Policy Committee due to the extreme need for attention.

First, I thoroughly support the NANDC CIS and the report from Planning. These are my own remarks in addition to the official NANDC CIS and letter.

The Task Force votes by motion to include a specific plan in its options. We underscore this suggestion. It has worked for the North University Park Specific Plan.

The CPIO motion is an excellent proposal, but it needs a survey which assist with implementation. The Charles Victor Hall Tract benefitted from the CRA Historic survey. These areas have NONE which make implementation the CPIO a losing effort. The community was promised that CPIO was HPOZ light and so far, the results do not support that result.

A survey is crucially important, and USC had offered a financial starter to survey the area. Planning needs to be a participant not an obstacle in these efforts. SurveyLA was insufficient in its work product and focused on National Register standards not an HPOZ style survey nor a cultural survey that this area so desperate needs. The Paul Revere Williams and the Korean Youth Academy are just recent examples how the rich and diverse area has been largely unrecognized. I am attaching the broad stroke draft of the Survey RFP which NANDC has developed with USC and is being reviewed by their staff. Planning needs to come on board so that actions are not done in "silos" and action can be taken.

I also offer to you (as I did to the planning staff as an option) the Urban Design Program which CRA developed for the Adams Normandie 4321 Project Area, with a year of review and an \$80,000 line item in the budget. This was created to address many of the compatibility issues that the NANDC area faces today. This should be adopted with the NSO and CPIO as design guidelines advice. During the south Community Plan revision in the 90s, Herb Glasgow committed to adopting it for the Adams Normandie Project Area sites. This did not happen, and I see no reason that this cannot offer a template for immediate relief and be immediately placed in adoption mode.

The NSO had great goals and the implementation and effect is mixed. The 5 habitable rooms benchmark has made clever developers plan 3 bedroom and one common rooms units as the appetite to monetize bedrooms in student housing use has cumulative impact the NANDC area. Secondly when a conditional use hearing did occur, the ZA opined that his ONLY recourse for mitigation was requiring parking. He could not consider design, massing, setback, compatibility. This has to stop.

Any multi bedroom housing in an RD1.5 zone or lower needs a condition use process. The multi bedroom developments we see in NAND are not Clifford Spiers type affordable housing, it is monetizing the land use to supply bedrooms for student market rate. (at times \$1000/bed).

TOCs should not eliminate CPIO restrictions and the entire TOC program needs overhauling but that is a separate discussion.

I ask that the City move expeditiously to conserve a neighborhood that has no applicable overlay and that invites family displacement.

Jean Frost (Speaking as an individual)
2341 Scarff Street, LA, CA 90007, indiejean@att.net

SURVEY: The NANDC Task Force Coalition (TFC) DRAFT

- *requests proposals from qualified historical consultants for the project of conducting an architectural and cultural resources survey for the Expo Park West/Old University District, and the North University Park-Exposition Park-West Adams Neighborhood Stabilization Expansion Area defined by CF 20-1265 which extends southerly to Gage*
- *Consultant will develop a context statement in cooperation with stakeholders, local experts, City Planning, and CD 8 and 9; access and utilize existing and current surveys; and provide a survey of architecturally and culturally significant buildings and sites in the study area.*
- *This is a cultural resource analysis as well as a building-by-building inventory of resources.*
- *Survey will identify resources and provide a base for future planning. For each parcel, review and record photographic record using standard forms, which include address, name of property, original construction date, lot size, property type, zoning, owner's name and address, style, and short description.*
- *Develop an area wide statement of significance; pull all permits. Define significance standards including contributor-altered as in HPOZ surveys. Conduct oral histories and meet with community residents.*

Contacts: Steve Wesson, Thryeris Mason, Jean Frost, Albert Farias, John Tieuel

Objective of this Project

Identify architectural and cultural resources in the study area using the evaluation tools provided by SHPO and by OHR including contributor altered categories; in addition, provide thorough research including oral history and analysis of contributing resources that are culturally significant.

The survey will help understand the architectural and cultural resources to form a basis for implementation of one or more planning overlays which may include an CPIO, HPOZ, Specific Plan, NSO or pilot Cultural Resources District.

Project Scope of Work:

The Proposer will be expected to prepare a historic and cultural resources survey similar to those prepared for redevelopment agencies and for City Planning for specific plans and HPOZs. This survey will also include research of cultural resources that may be significant to the history of the area rather than significant for its architecture. The resulting survey should be eligible for submittal to the Office of Historic Resources ("OHR"), and/or the Department of City Planning and the City's Cultural Heritage Commission including all documentation, attachments, oral histories, and photographs. The survey will be prepared in a professionally competent manner.