



David Silvas
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La Tanya Hill
Stakeholder

Paul Keilbach
Stakeholder

(VACANCY)
Stakeholder



**Planning and Land Use Committee Meeting
Community Impact Statement**

Council File Number: Unassigned.

Date: September 23, 2020

Subject: The “La Veranda” Multi-Family housing development by Abode Communities at E. Cesar Chavez / N. Soto

The Boyle Height’s Neighborhood Council is requesting that the aforementioned CIS be directed to the Los Angeles City Council and Committee’s, and attached to any future Council File Number.

Summary: On September 9, 2020 the Planning and Land Use Committee of the Boyle Heights Neighborhood Council voted unanimously against the La Veranda Multi-Family housing development by Abode Communities.

Based on community feedback at the September 9, 2020 PLUC meeting, there was concern regarding the lack of lack of parking and the overall impact it would have on retail business and local residential streets surrounding this development.

The Planning and Land Use Committee had previous PLUC meetings with Abode where PLUC requested that Abode add additional parking and ADA spaces. The Abode representative stated that they are using the minimum required parking and ADA spaces and cannot add more as the project is essentially completed.

Abode was also recommended to provide textural design options on the lower façade, as well as lighting options and accent color’s for the recessed balcony’s that are more appropriate for the for the historic Brooklyn Avenue Neighborhood Corridor. Unfortunately, Abode once again presented the original rendering without the suggested changes and again reiterated that they could not add more parking or ADA spaces.

The local residents, businesses, and PLUC committee are concerned that they will now end up with an esthetically inappropriate building without any proper parking for residents, visitors, and the disabled members of the community.

Considering all of the above issues, and noting this has been the second time Abode has been informed of these issues, it is the recommendation of the The Boyle Height’s Neighborhood Council not to support the La Veranda project by

Abode Communities.

Respectfully Submitted,

The Boyle Height's Neighborhood Council