

LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

EXECUTIVE COMMITTEE MEMBERS

SARA CLENDENING
PRESIDENT

BEN WADSWORTH
VICE PRESIDENT

VINCENT "CHENTE" MONTALVO
TREASURER

FERNANDA SANCHEZ
SECRETARY

CALIFORNIA



"WE ARE ONE"

LINCOLN HEIGHTS EST. 1870

CERTIFIED COUNCIL
2002

3516 N. BROADWAY
LOS ANGELES, CA 90031

LINCOLNHEIGHTSNC.ORG

October 7, 2021

COMMUNITY IMPACT STATEMENT CF 18-0629

The Board Approves This Community Impact Statement Yea (x), Nay (x), Abstain (x) on October 7, 2021

Honorable City Council
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

RE: RAVES AT NAUD STREET CF 18-0629/ 1716-1756 N. SPRING STREET / 1715-1749 N. NAUD STREET / STREET VACATION / REVOCABLE PERMIT (R-PERMIT)

Dear Honorable City Council members:

We are seeking the revocation of the R- Permit issued for outdoor raves at 1756 Naud St., LA, 90012. The music coming from these all day events can be heard and felt inside homes over a mile away. Residents should not be subject to the all day noise from this venue. There has to be a solution. A potential superspreader event being permitted in our community by our elected / appointed city leaders is not acceptable.

The Lincoln Heights, William Mead, and Solano Canyon communities have been dealing with the issues with Factory 93, the outdoor venue on Naud St. for nearly 2 years. While the venue looks like an industrial area, it is across from the LA River and the nearest homes are approximately 600 feet away with nothing to block the sound. The decibel level is so high that residents can feel the music reverberating in their homes. They host 1-2 outdoor raves per month that last all day Saturday and Sunday.

The R- Permit Motion explicitly states:

While recognizing the necessity of this motion to enable the further development of the Project, equally important is the protection of public safety through prohibition of adverse land uses. Toward this end, the City Council declares that special events commonly known as "Electrical Dance Music Raves" are prohibited within the Property unless attendance is limited to persons over 21 years of age, and unless Project receives a statement of non-opposition from the local Council District office. This prohibition shall be in force during any period in which the R-Permit is applicable.

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Nancy Stella Soto, vacant

COMMUNITY BASED ORGANIZATION REPRESENTATIVES: Benny Madera, Dydia DeLyser, vacant

YOUTH REPRESENTATIVE: Diana Tran

AREA REPRESENTATIVES: Richard W. Larsen, Annalee Harr, Melanie Bellomo Shifflett, Vicente Gonzalez-Reyes Jr., Armida Marrufo, Victor Azanedo, Diego Zapata, vacant, Gil Arevalo, Richard Ortiz, Steve Lucero, Lena Ruiz, Selena Ortega

LINCOLN HEIGHTS NEIGHBORHOOD COUNCIL

EXECUTIVE COMMITTEE MEMBERS

SARA CLENDENING
PRESIDENT

BEN WADSWORTH
VICE PRESIDENT

VINCENT "CHENTE" MONTALVO
TREASURER

FERNANDA SANCHEZ
SECRETARY

CALIFORNIA



"WE ARE ONE"

LINCOLN HEIGHTS EST. 1870

CERTIFIED COUNCIL
2002

3516 N. BROADWAY
LOS ANGELES, CA 90031

LINCOLNHEIGHTSNC.ORG

In a 2008 Vacation denial report from the Public Works Committee (CF 08-0474), they recommended denying a certain Naud Street Vacation application on these grounds:

"The vacation is inconsistent with the vision supported in the adopted Los Angeles River Revitalization Master Plan (LARRMP) as well as the future Cornfield-Arroyo Seco Specific Plan (CASP) that is currently being developed by the City Planning Department. The LARRMP designated the area in which the requested street vacation is located in, as one of five "Opportunity Areas" along the river because of its potential to enable safe, public access to the river, make the river the focus of activity, foster civic pride, connect neighborhoods to the river, extend open space, recreation and water quality features into neighborhoods. Because Naud street terminates at the river and it is a key access point to the river and the future greenway, in the future it is likely that Naud Street will serve as an important circulation corridor for pedestrians and bicyclists to safely traverse to and from the river.

How does this current Naud Street vacation (CF 18-0629) "connect neighborhoods, foster civic pride, extend open space". This use of the R- Permit privatizes public space, trespasses into homes and violates residents. This noise is beyond a nuisance, it is a violation of the city charter and all the peoples basic human rights. It is also a misappropriation of the land under the guise of greenwashing- allowing for profit entities to close the public right of way for commercial raves masquerading as a LA River Revitalization. We ask the city to revoke the R-Permit issued for 1716-1756 N. Spring/ 1715-1749 N. Naud St. based on the reasons mentioned above.

Sincerely,

Sara Clendening,
President
Lincoln Heights Neighborhood Council

BOARD MEMBERS: BUSINESS REPRESENTATIVES: William Rodriguez Morrison, Nancy Stella Soto, vacant

COMMUNITY BASED ORGANIZATION REPRESENTATIVES: Benny Madera, Dydia DeLyser, vacant

YOUTH REPRESENTATIVE: Diana Tran

AREA REPRESENTATIVES: Richard W. Larsen, Annalee Harr, Melanie Bellomo Shifflett, Vicente Gonzalez-Reyes Jr., Armida Marrufo, Victor Azanedo, Diego Zapata, vacant, Gil Arevalo, Richard Ortiz, Steve Lucero, Lena Ruiz, Selena Ortega

MOTION PUBLIC WORKS & GANG REDUCTION

The property located at 1716 - 1756 North Spring Street / 1715 - 1749 North Naud Street ("Spring / Naud Property" or "Property") is receiving much-needed investment and redevelopment for multiple uses, including office; bar/lounge; entertainment, exhibit and multi-purpose cultural facility; and, restaurant ("Project"). Abutting the Property to the south, is Naud Street, which is not pedestrian-friendly and has a history of trash accumulation.

To improve the pedestrian environment and complement the existing and future uses of the Spring / Naud Property and nearby properties, the Project envisions a pedestrian-friendly walkway and landscaping along that portion of Naud Street abutting the Property's southern boundary, including paver walkways, box trees and seating areas ("Proposed Improvements"). The Proposed Improvements will enhance public safety and appearance, benefit nearby properties, encourage pedestrian activity and investment in the neighborhood. The Proposed Improvements will deliver a well-designed and executed walkway providing a valuable amenity for local employees, visitors and future residents.

Prior to installing the Proposed Improvements, the Project proposes the construction, use and maintenance of an electrical room (subject to LADWP approval) and ancillary structures for the Project. The petitioner has submitted an application to vacate the portion of Naud Street abutting the Property's southern boundary (project no. E-1401319). A Revocable Permit ("R-Permit") is now necessary to allow the start of construction for the Project and the Proposed Improvements prior to finalizing and recording of the vacation.

While recognizing the necessity of this motion to enable the further development of the Project, equally important is the protection of public safety through prohibition of adverse land uses. Toward this end, the City Council declares that special events commonly known as "Electrical Dance Music Raves" are prohibited within the Property unless attendance is limited to persons over 21 years of age, and unless Project receives a statement of non-opposition from the local Council District office. This prohibition shall be in force during any period in which the R-Permit is applicable.

Every provision in this Motion and every application of the provisions in this Motion are severable from one another. All valid applications of this Motion shall be severed from any applications that a court finds to be invalid.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering to issue an R-Permit, subject to the petitioner satisfying the conditions for issuing such a permit to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the Property located at 1716- 1756 North Spring Street / 1715 - 1749 North Naud Street, subject to a proposal for a vacation. The R-Permit will permit the encroachment and the Proposed Improvements and continued use of the structures proposed by the Project—including the electrical room and ancillary structures for the Project—prior to the recording of the vacation. The R-Permit will be issued on the condition that the petitioner appropriately guarantees to return and reconstruct, upon request, the right-of-way back to its present condition in the event that the petitioner does not complete the proposed Project and / or does not elect to vacate the subject street.

PRESENTED BY:


GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY:


ORIGINAL

JUN 27 2018



F
2/22
C

File No. 18-0629

PUBLIC WORKS AND GANG REDUCTION COMMITTEE REPORT relative to issuing a Revocable Permit (R-Permit), to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street.

Recommendation for Council action, pursuant to Motion (Cedillo - Buscaino):

INSTRUCT the Bureau of Engineering to issue an R-Permit, subject to the petitioner satisfying the conditions for issuing such a permit to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street, subject to a proposal for a vacation. The R-Permit will permit the encroachment and the Proposed Improvements and continued use of the structures proposed by the project - including the electrical room and ancillary structures for the project—prior to the recording of the vacation. The R-Permit will be issued on the condition that the petitioner appropriately guarantees to return and reconstruct, upon request, the right-of-way back to its present condition in the event that the petitioner does not complete the proposed project and/or does not elect to vacate the subject street.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on February 6, 2019, your Public Works and Gang Reduction Committee considered a Motion (Cedillo - Buscaino) relative to issuing a Revocable Permit (R-Permit), to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street, subject to a proposal for a street vacation. After an opportunity for public comment was held, the Committee moved to approve the recommendation contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PUBLIC WORKS AND GANG REDUCTION COMMITTEE



| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| BLUMENFIELD: | YES |
| RYU: | YES |
| BUSCAINO: | YES |
| O'FARRELL | YES |