



February 10, 2021

Councilmember Mitch O'Farrell
Los Angeles City Hall
200 N. Spring Street, Room 485
Los Angeles, CA 90012

Dear Councilmember O'Farrell:

The EVRNC Neighborhood Council on a 9-0 motion, tonight, voted, February 10, 2021, to request your assistance in asking the Developer and the City to brief the community of Elysian Valley Riverside, on **2434 Birkdale, Los Angeles, CA 90031. This is the first 'by-right' development in the Q-CM zone district. It may not have received adequate site plan review.**

1. Was the change of land-use to housing, being proposed after 100 years of industrial and manufacturing, studied environmentally? Was there a clean-up or are there mitigations?
2. Public access at Birkdale to the LA River is important for parents and children and Doris Place Elementary School. The access gate must remain open to the public at Birkdale, and be improved given additional traffic expected from new Taylor Yard Bridge, Birkdale is the closest access point to the Neighborhood, to Doris Place Elementary and to Riverside Drive. The access at Birkdale and the River must remain open and be handicapped accessible.
3. What is the affordable housing requirement on this property zoned: {Q} CM-1 XL RIO, given the shortage of multi-family housing units for households earning less than \$60,000.

We are asking you to please invite the Developer/Builder of this project to come to our next Environment and Land Use Committee Meeting, on the fourth Wednesday of February, so we can provide the public with a chance to get updated and get answers to these questions.

Thank you,

Frank Mendoza, President
Elysian Valley Riverside Neighborhood Council Frankm.evrnc@gmail.com