clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 26-0737

1 message

LA City SNow <cityoflaprod@service-now.com> Fri, Jun 12, 2026 at 8:16 PM
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: terin.ngo@dlanc.com, Clerk.CIS@lacity.org, RAP.Commissioners@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enable by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website.Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Councils rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

******** This is an automated response, please DO NOT reply to this email. ********

Contact Information
Neighborhood Council: Downtown LA
Name: Terin Ngo
Email: terin.ngo@dlanc.com
The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(0) Ineligible(0) Recusal(0)
Date of NC Board Action: 06/09/2026
Type of NC Board Action: For

Impact Information
Date: 06/13/2026
Update to a Previous Input: Yes
Directed To: City Council and Committees, Board of Recreation and Park Commissioners
Council File Number: 26-0737
City Planning Number:
Agenda Date: 06/09/2026
Item Number:
Summary: At our regular public meeting on June 9 , 2026, the Downtown Los Angeles Neighborhood Council Board of Directors voted to submit a Community Impact Statement in support of Council File 26-0737: 126 North Broadway / El Corazon Art Park Project / California Environmental Quality Act (CEQA) Appeal, accompanied by the attached letter.

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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

WWW.DLANC.COM

EMAIL: INFO@DLANC.COM

June 9, 2026

Re: CF 26-0737: 126 North Broadway / El Corazon Art Park Project / California Environmental Quality Act (CEQA) Appeal

To Whom It May Concern:

At a public meeting on June 9, 2026, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

The Downtown Los Angeles Neighborhood Council submits this Community Impact Statement **in support** of CF 26-0737: 126 North Broadway / El Corazon Art Park Project / California Environmental Quality Act (CEQA) Appeal.

DLANC **concurs with the appellants** that the City's reliance on a categorical exemption under the California Environmental Quality Act (CEQA) is not adequately supported by the administrative record. The appeal materials raise substantial questions regarding whether the project can properly be characterized as temporary or exempt, given the scope, duration, and foreseeable long-term impacts associated with the proposed use of the site. CEQA exemptions are intended for projects with clearly limited environmental impacts, and not for projects that may result in durable changes to land use, operational intensity, or the character of publicly significant civic property.

Community concerns reflected in the record also raise questions regarding the underlying grant deed and the extent to which the City's proposed action aligns with the original public trust and civic purpose associated with the property[1]. Stakeholders have expressed concern that **the approval process effectively advances a long-term use of the site without the level of public transparency or competitive process that would typically accompany a significant disposition or dedicated civic land activation**. These concerns go directly to whether the City has properly disclosed and evaluated the reasonably foreseeable consequences of the project.

[1] See Grant Deed, 126 North Broadway / FAB Park site (June 5, 2013): https://dlanc.com/wp-content/uploads/2026/04/FAB-Grant-Deed-2013.pdf

DLANC further notes concerns raised in public comments and correspondence included in the appeal record that the project's ultimate intended use has not been fully and consistently disclosed to the public. [2] While the project has been characterized in terms of temporary activation, multiple statements in the record suggest the possibility of long-term or evolving institutional or cultural uses that have not been clearly analyzed within the CEQA exemption framework. This lack of clarity reinforces the need for full environmental review to ensure that decision-makers and the public understand the reasonably foreseeable impacts of the project.

DLANC is concerned with the lack of transparency in the process and in the conversations with the public. **The project is being advanced in a manner that appears to be a procedural workaround to avoid robust public processes** that would normally apply to long-term commitments of City-owned land, including potential disposition or development agreement pathways. CEQA's informational purpose is undermined when project segmentation or characterization results in the exclusion of reasonably foreseeable long-term impacts from environmental review.

In addition, the administrative record and appeal materials raise concerns that the project **may not be fully completed within the anticipated near-term timeframe associated with major civic events, including the FIFA World Cup planning horizon.** Based on the scope of work described and the level of site development required, there is a substantial likelihood that the project would remain incomplete and return for further approvals before the Board of Recreation and Parks Commissioners in late 2026 or early 2027, further underscoring its non-temporary nature.

DLANC is also concerned that denial of the appeal at this stage would likely result in litigation under CEQA, creating unnecessary financial and administrative burdens on the City and prolonging uncertainty for the project site. **Granting the appeal would better serve the public interest** by ensuring that environmental review is completed appropriately at the outset, **thereby reducing the risk of future legal challenges and facilitating a more stable and transparent planning process.**

Therefore, DLANC urges the City Council to **grant and sustain the CEQA appeal**, require review consistent with CEQA's requirements, and ensure that any future approvals for the project are based on complete disclosure, lawful procedure, and a clear understanding of both short-term and long-term impacts.

Sincerely,

Jens Midthun
President,
DLANC

Heera Kapoor
Chair,
DLANC Livability Committee

Cc: Council District 14 (via email)
Office of the Mayor (via email)
Office of the City Attorney (via email)
Department of Recreation and Parks (via email)
Board of Recreation and Parks Commissioners (via email)

[2]See letters and statements attached to the Revised May 7, 2026 Board of Recreation and Park Commissioners report: https://cityclerk.lacity.org/onlinedocs/2026/26-0737_misc_5-7-26.pdf