

## Communication from Public

**Name:**

**Date Submitted:** 06/07/2021 10:09 PM

**Council File No:** 21-0174

**Comments for Public Posting:** Regarding Council File number 21-0174, I would like to add a comment to express my concern over the erosion of vacant space in the City of Los Angeles as it relates to trees and plants. Thirty years ago, I chose to live in the area because I loved the views of the hills, trees, bushes, shrubs, flowers, and the various animals, skunks, possums, raccoons, coyotes, owls, Cooper's hawks, Red-tailed hawks, woodpeckers, and I could go on and on. My comment/question is... More people than ever live in Los Angeles. It is crowded, congested, no place to park, even to shop sometimes. Can't we leave a little nature in place, especially in an area that has been well established? For those of us who live in this area, do we have to be denied the natural views to which we are accustomed? Must beauty be replaced with asphalt and cement, not to mention hideous buildings? Green space is healthy for all of us, not only because of its beauty which can calm the soul, but also for the protection from the increasing levels of carbon dioxide. We are at a time where we should be protecting not destroying what helps people and the environment. It was recently reported on network news that Los Angeles has once again made the top of the list for worst air in the nation. We should be adding trees and plants for our health and for the earth's long term survival. Today, the Washington Post released an article in which scientists from Scripps and NOAA indicate that in spite of the pandemic, during which the emission of carbon dioxide was reduced around the globe, the annual report for May 2021, reveals that in the 63 years data has been tracked, carbon dioxide has reached the highest levels ever recorded. It is a very sobering article. I do not agree with destroying trees and plants that are endangered or protected, especially the Black Walnut trees.

## Communication from Public

**Name:** Michelle Suarez  
**Date Submitted:** 06/07/2021 10:36 PM  
**Council File No:** 21-0174

**Comments for Public Posting:** I am opposed to the 42 unit small lot project at 2720 N Eastern Avenue. This project will not provide housing that is affordable to El Sereno residents, instead it will cause housing prices to rise further causing further gentrification in this neighborhood. We do not need more luxury housing. This project will increase traffic and bring pollution to my neighborhood. It will take more than 11,000 dump truck trips to remove the hilltop for this project. With climate change we cannot afford to lose more mature trees. Trees in CD 14 are being removed at an alarming rate. Replacing mature trees with young trees will not provide the benefit that these mature trees provide. Many of these young trees will die. This type of project will increase the heat island effect in our community. These small lot projects discriminate against the elderly and disabled in that most of the kitchens in these projects are on the second floor.

## Communication from Public

**Name:**

**Date Submitted:** 06/07/2021 10:39 PM

**Council File No:** 21-0174

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## Communication from Public

**Name:** Brigit R.

**Date Submitted:** 06/07/2021 11:47 PM

**Council File No:** 21-0174

**Comments for Public Posting:** The 42 unit small lot project at 2720 N. Eastern Avenue should not be executed. I am opposed to this project, as it will not serve the community and instead will contribute to rising rent prices leading to many community members losing housing and furthering gentrification in the neighborhood. We are not in need of luxury housing, we are in need of housing which will benefit existing community members. In addition to this, the project will only cause further environmental harm as it will take more than 11,000 dump trucks to remove the hilltop for this project. Climate change is an urgent issue which continues to increase in impact at alarming rates every day. Trees in CD 14 are being removed at alarming rates, and it is important to protect the mature trees which exist there. This type of project will only increase the heat island effect on the community and further progress the increasingly irreversible warming of the planet. These small lot projects also discriminate against the elderly and disabled people in that most of the kitchens in these projects are on the second floor. In addition to this, I did not receive notice of the May 2020 or February 2021 hearing. Do better please and work with the community to hear out and execute the community's actual needs.

## Communication from Public

**Name:** Clara Solis

**Date Submitted:** 06/07/2021 04:05 PM

**Council File No:** 21-0174

**Comments for Public Posting:** I am opposed to the project being planned at 2520-2668 Eastern Avenue, 2647-2651 N. Lombardy Blvd. I am a resident of the 14th Council District. As millions of trees have perished in California, now is not the time to remove native protected threatened trees such as the Southern California Black Walnut. Removing a Black Walnut Woodland, one of the few remaining in Los Angeles County must not happen. We are facing a future with many more wildfires. The Southern California Black Walnut is a wildfire resilient tree. They provide habitat for many species of our local wildlife including owls and 29 species of birds. Planting replacement trees do not mitigate the loss of mature trees. Many of the new trees will not survive and it takes decades for these new trees to provide the community with the benefit of mature trees. The Black Walnut tree was used by the Chumash. There are few groves of Black Walnuts left. Here today, you can save this Woodland. The California Black Walnuts are endangered. In 20 or 30 years, these trees may be gone. Your children or grandchildren may look to you then and say “What did you do to save these trees when you had the chance.” Please protect these trees for our children and future generations. Climate change is real and these trees protect us. I am concerned of the pollution this project will bring to this neighborhood both during the construction and from the probable 200 additional vehicles that will be used by the residents of the project. Eastern Avenue already has a great deal of traffic. Lombardy also has traffic. Cars entering Lombardy and Eastern will be idling as they wait to enter these streets. This will bring more pollution to an already polluted area. The PM 2.5 pollution is in the 84th percentile according CalEnviroscreen. According to CalEnviro Screen 3.0, this census tract has a high risk of cardiovascular incidents. There were 76 heart attacks and 76 asthma attack emergency room visits per 10,000 people in this census tract during a two year period. Short-term exposure to outdoor air pollution following a heart attack has been shown to increase the risk of death. Long-term exposure to air pollution may also result in premature death for people with a previous heart attack. The effects of air pollution may also be greater in the elderly and people with other preexisting health conditions. The pollution created during construction will be harmful to this at risk community. The PM

2.5 pollution and noise from this project puts the health of this community at risk. I am further concerned that the community was denied the opportunity to participate. The hearing notices being sent during this pandemic are almost entirely in English even though this census tract 6037201601 is 47 percent linguistically isolated which are households where no one over age 14 speaks English well. Linguistically isolated households may not hear or understand important information when there is an emergency like an accidental chemical release or spill according to CalEnviro Screen 3.0. A Spanish speaking resident receiving the hearing document will see a document almost entirely in English. When they turn the page over again the document is almost entirely in English except for one small line of type which says the individual can call this number for information in Spanish. When they called the number there is a message which is first is in English. The information that they can request a translator is listed in English. All of this adds up to most Spanish speaking individuals being denied the right to participate. They will probably look at the notice and not even see the Spanish portion that they can call the number. If they do call they receive a message and who knows if they will know to ask for a translator or if they will merely be told they don't have to attend. This discourages participation by Spanish speaking individuals. Further, the community could not come together and pass out flyers to let people know what is going on because of the safer at home orders. Most of the decisions in this case were made during the pandemic. When notice of the decision was sent out, only a handful of people were notified. This is unfair and denies people the ability to participate. This further puts the community at a disadvantage and limits participation. Further, most in our community were not given notice of this decision and the MND study was not properly circulated. In fact, our current Council Member Kevin de Leon was not given notice instead it was sent to Jose Huizar, the crooked politician who is facing criminal charges. This denies residents of CD 14 representation during this important project which will impact the lives of CD 14 residents. The current study was inadequate and was not circulated to those who had initially commented. This project should be sent back for a new Mitigated Negative Declaration study.

Clara M. Solis  
521 N Avenue 67  
Los Angeles, CA 90042  
(323)422-6446

June 7, 2021

Honorable Council Members  
City of Los Angeles, CA

**RE: 2520-2668 Eastern Avenue, 2647-2651 N. Lombardy Blvd. Item 13 on the agenda**

Dear City Council Member Kevin de Leon

I am opposed to the project being planned at 2520-2668 Eastern Avenue, 2647-2651 N. Lombardy Blvd. I am a resident of the 14<sup>th</sup> Council District.

As millions of trees have perished in California, now is not the time to remove native protected threatened trees such as the Southern California Black Walnut. Removing a Black Walnut Woodland, one of the few remaining in Los Angeles County must not happen. We are facing a future with many more wildfires. The Southern California Black Walnut is a wildfire resilient tree. They provide habitat for many species of our local wildlife including owls and 29 species of birds. Planting replacement trees do not mitigate the loss of mature trees. Many of the new trees will not survive and it takes decades for these new trees to provide the community with the benefit of mature trees. The Black Walnut tree was used by the Chumash. There are few groves of Black Walnuts left. Here today, you can save this Woodland. The California Black Walnuts are endangered. In 20 or 30 years, these trees may be gone. Your children or grandchildren may look to you then and say "What did you do to save these trees when you had the chance." Please protect these trees for our children and future generations. Climate change is real and these trees protect us.

I am concerned of the pollution this project will bring to this neighborhood both during the construction and from the probable 200 additional vehicles that will be used by the residents of the project. Eastern Avenue already has a great deal of traffic. Lombardy also has traffic. Cars entering Lombardy and Eastern will be idling as they wait to enter these streets. This will bring more pollution to an already polluted area. The PM 2.5 pollution is in the 84<sup>th</sup> percentile according to CalEnviroScreen. According to CalEnviroScreen 3.0, this census tract has a high risk of cardiovascular incidents. There were 76

heart attacks and 76 asthma attack emergency room visits per 10,000 people in this census tract during a two year period. Short-term exposure to outdoor air pollution following a heart attack has been shown to increase the risk of death. Long-term exposure to air pollution may also result in premature death for people with a previous heart attack. The effects of air pollution may also be greater in the elderly and people with other preexisting health conditions. The pollution created during construction will be harmful to this at risk community. The PM 2.5 pollution and noise from this project puts the health of this community at risk.

I am further concerned that the community was denied the opportunity to participate. The hearing notices being sent during this pandemic are almost entirely in English even though this census tract 6037201601 is 47 percent linguistically isolated which are households where no one over age 14 speaks English well. Linguistically isolated households may not hear or understand important information when there is an emergency like an accidental chemical release or spill according to CalEnviro Screen 3.0. A Spanish speaking resident receiving the hearing document will see a document almost entirely in English. When they turn the page over again the document is almost entirely in English except for one small line of type which says the individual can call this number for information in Spanish. When they called the number there is a message which is first is in English. The information that they can request a translator is listed in English. All of this adds up to most Spanish speaking individuals being denied the right to participate. They will probably look at the notice and not even see the Spanish portion that they can call the number. If they do call they receive a message and who knows if they will know to ask for a translator or if they will merely be told they don't have to attend. This discourages participation by Spanish speaking individuals. Further, the community could not come together and pass out flyers to let people know what is going on because of the safer at home orders. Most of the decisions in this case were made during the pandemic. When notice of the decision was sent out, only a handful of people were notified. This is unfair and denies people the ability to participate. This further puts the community at a disadvantage and limits participation.

Further, most in our community were not given notice of this decision and the MND study was not properly circulated. In fact, our current Council Member Kevin de Leon was not given notice instead it was sent to Jose Huizar, the crooked politician who is facing criminal charges. This denies residents of CD 14 representation during this important project which will impact the lives of CD 14 residents. The current study was inadequate and was not circulated to those who had initially commented. This project should be sent back for a new Mitigated Negative Declaration study.

Further I would like to note that the preprinted comment letters presented in favor of this project are not bilingual. Did Spanish speakers know what they were signing? The opponents of this project had petitions in Spanish and English.



This project also puts neighborhood children at risk from traffic accidents. Vehicles attempting to leave the project will get frustrated and drive dangerously.

Please consider this is a high fire severity zone. Consider the future that we know. Climate change is real and will bring more wildfires to California. These buildings and the density they will bring will put the community at risk when trying to flee a wildfire. The 30-36 foot buildings set close together will be virtual chimneys in a fast moving wildfire. An extremely large number of residents fleeing a fire's only exit is through Eastern. Please do not be responsible for putting this community at risk.

Additionally, this project does not provide housing that is affordable to members of CD 14. It is building luxury housing which will put additional upward pressure on housing prices in El Sereno and CD 14. We have plenty of luxury housing that people can't afford. What our community needs is housing that current residents can afford. Providing luxury housing is increasing gentrification.

The small lot ordinance is removing housing that is accessible to the elderly and disabled and replacing it with housing that is inaccessible. The type of housing being built has kitchen units on the second floor which are not accessible to the elderly and those in wheel chairs.

This project is causing cumulative impacts:

- 1) To sensitive biological species namely the California Black Walnut which is endangered. A similar project on 2730 Onyx is calling for the removal of 32 California Black Walnuts. These trees are being killed in alarming numbers all over Los Angeles.
- 2) This type of project built through the small lot ordinance is using the last vacant land in our City and often removing housing that is accessible to the elderly and disabled and replacing it with housing that is inaccessible.
- 3) The proliferation of these projects with the increase of hardscape and wholesale removal of trees and green space is making an already dense CD 14 in to an urban heat island. Applicants all over CD 14 are requesting the removal of all the mature trees on the property. These actions are having a cumulative impact on CD 14 residents.

This project does not comply with the Northeast Community Plan. The Northeast Community Plan calls for the preservation of housing for seniors and the building of housing for seniors. This project does not provide any housing for seniors.

Please do not approve this project. Do not allow the destruction of a Black Walnut Woodland. Don't let them build luxury housing that is contributing to gentrification in our communities. Require a new MND. This MND was not properly circulated. Most people in CD 14 were denied the opportunity to participate because they did not know this was

being heard. Agencies which had commented on the MND were not notified when a decision was made.

Sincerely,

Clara Solis

## Communication from Public

**Name:** Amber Vasquez

**Date Submitted:** 06/07/2021 07:34 PM

**Council File No:** 21-0174

**Comments for Public Posting:** I am opposed to the 42 unit small lot project at 2720 N. Eastern Ave. This project will contribute to gentrification in El Sereno and make secure housing even more inaccessible to people who have longstanding ties in the community. I strongly urge the City Council to oppose this rezoning and development. California Black Walnuts are an important endemic species that provide habitat for important and endangered species. There is so little native habitat left to support populations of California's native species that land like this is crucially important. The California Black Walnut is also an important cultural, spiritual, and nutrition resource for Native tribes like the Chumash. Also, removing these trees will further damage the community by intensifying the effects of climate change, such as heat island effect. Even if other trees are replanted after it is not an equivalent resource. Mature trees of a native species are disappearing around the LA area at an alarming rate. Planting young, non-native trees does not recoup the years of mature growth and root structure that mature trees provide. They are not an adequate substitute for the California Black Walnuts extant at the site. The trees in question are only one concern. Also is the disturbance and pollution that will come with the development. The air pollution, noise pollution, disruption from diesel trucks, and an increase in population density are not in this neighborhood's best interest. The proposed benefits do not outweigh the costs. Chopping off part of a hill for more houses is not a healthy or culturally responsible action and is not in the best interests of the community.

## Communication from Public

**Name:** K Williams

**Date Submitted:** 06/07/2021 07:35 PM

**Council File No:** 21-0174

**Comments for Public Posting:** Hello, Regarding Council File number 21-0174 CD14 which is coming before the City Council on Tuesday, June 8. As a resident of and registered voter in the El Sereno neighborhood of CD-14, I am writing to OPPOSE the new construction of 42 small lot homes located at: Project Site: 2520 North Eastern Avenue (and 2532, 2608, and 2668 N. Eastern Avenue and 2647-2651 N. Lombardy Boulevard ) Case Nos.: VTT-73531-SL; APCE-2015-2048-ZC-ZAD-ZAA CWQA No.: ENV-2015-1918-MND I OPPOSE pursuant to Los Angeles Municipal Code Section 17.03 and 17.15, Vesting Tentative Tract Map No. 73531-SL for the merger and resubdivision into 42 small lots pursuant to LAMC Section 12.22 C27 (Ordinance No. 176.354) for the construction of 42 small lot homes and pursuant to LAMC section 17.13, the approval of a haul route. The proposed project requires the removal of 78,000 cubic yard of earth as well as 39 Protected Trees in order to secure the site for physical development. This is outside of the norm. The local hillside areas contain more restrictive land use designations and development standards because of the varied topography, potential geologic instability and restricted access. I OPPOSE the Zone Change from [Q]R1-1D and [Q]RD6-1D to [Q]RD5-1D The area is designated for Low density residential development. This zone change is not consistent with public necessity, convenience, general welfare and good zoning practice of existing neighborhood.. I OPPOSE modifications to the existing permanent qualified "Q" conditions contained within ordinance no. 180,403 The project site is zoned [Q]R1-1D and [Q]RD6-1D (Low Density and Restricted Density Residential Zones). The project must adhere to the associated Qualified "[Q]" Conditions and Development "D" limitations which restrict development on the site to the requirements of City Ordinance No. 180,403 - Northeast Hillside Ordinance. I OPPOSE pursuant to LAMC Section 12.24 X.26, a Zoning Administrators determination to permit a maximum of 178 retaining walls varying in height from less than 3 feet to 6 feet with approximately 103 of these walls including an additional six (6) foot high privacy/security fence on top of the retaining walls. The additional 6 feet are in excess of what is currently permissible and not in character with the neighborhood. I OPPOSE pursuant to LAMC Section 12.28 a

Zoning Administrator's adjustment to permit retaining walls varying in height from less than 3 feet to 6 feet with an additional maximum of six (6) foot privacy/security fence on top of the retaining walls within the required front, side, and rear yards in lieu of the maximum 42 inches in the front yard and 6 feet in the side and rear yards pursuant to the LAMC Section 12.21 C.1(g) The additional 6 feet are in excess of what is currently permissible in the Northeast Hillside ordinance and not in keeping with the character of the neighborhood. I OPPOSE the removal of 39 Protected Trees (Black Walnut trees) as well as the existing green space, trees, grass and shrubbery that play an important role in maintaining the air quality in the El Sereno neighborhood of Los Angeles. The project must also receive approval from the Bureau of Street Services Urban Forestry Division pursuant to LAMC City Ordinance No. 177,404 (Protected Trees). Excessive traffic will be caused by potential homeowners entering and exiting the project site on busy Eastern Avenue. Eastern Avenue is a designated, improved Secondary Highway with two lanes of traffic in both the southbound and northbound directions. Both Farmdale Elementary and El Sereno Middle school are located on Eastern Avenue directly across the street from the proposed project site at the corner of Lombardy Avenue. The addition of cars and congestion caused by the proposed project will pose grave danger to the children who walk to and from school every day. Additionally, the location of the entry to the proposed housing development, which will sit very near to the traffic light intersection of Eastern & Lombardy and will cause traffic issues, including blocking the sidewalk making it inaccessible for people to use. Furthermore, there is a bus stop located on the corner of Eastern Avenue and Lombardy Avenue - directly in front of the proposed project site. The car traffic from the proposed project site will have a negative impact on bus accessibility. The applicant The True Life Companies/Rob Flitton has built their business completing entitlements in a community and then quickly flipping the land to other real estate developers. The True Life Companies (aka TTLC), headquartered in Colorado, has taken advantage of the California real estate market and the need for affordable housing in order to reap extreme profits for their company while overusing land in California. As noted on The True Life Companies website, their mission statement is to "provide economic well being for all stakeholders" not to provide affordable