

## Communication from Public

**Name:** E Vasquez

**Date Submitted:** 06/08/2021 12:00 AM

**Council File No:** 21-0174

**Comments for Public Posting:** Dear Los Angeles City Council: Please accept this comment as a formal objection to the Zone Change for the properties located at 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue, and 2647-2651 North Lombardy Boulevard). I am a current and lifelong resident of El Sereno. Such a zone change would be detrimental to the quality of life those near the location and the community of El Sereno as a whole. As a neighbor in the area, I can attest to the harm and disruption this type of project will cause to my family and my own day-to-day living and future outlook as a resident of El Sereno. My objection to the zone change is based on the following reasons:

- **Detrimental Impact on the Character of the Area and Overcrowding:** The proposed development of 42 homes is at the center of a small hillside residential area. The property is surrounded by single family homes in accordance to the character of the hillside area. The proposed development essentially decimates the existing hill, reshapes, recharacterizes and oversaturates the only green area within this central area. The population density will increase substantially creating overcrowding.
- **Traffic Congestion / Air pollution / Street Safety (pedestrian and driver):** Eastern Avenue and neighboring streets will experience excessive vehicle traffic each day. Traffic gridlock and congestion will become a daily problem. The entrance and exit from Lombardy Boulevard and Eastern Ave will increase vehicular traffic substantially.
- **Noise Pollution / Disturbance of the Peace:** The proposed location is a small raised hill at the center surrounded by hills that amplify the slightest sounds to all residents in the dale and across the hillsides.
- **Light Pollution:** Lights at night from the proposed structures will emit excessive light pollution disturbing ALL residents.
- **Inadequate Parking:** Surrounding streets will be used for parking by residents visiting or living in the development.
- **Ground Stability and Drainage:** The property is located in a liquefaction and landslide area. With the stress of the proposed buildings, the size proposed may cause instability for the proposed structures and damage to the current homes on the hillside.
- **Scenic Vistas Obscured:** 45 Buildings atop the hill of the noted properties will obscure scenic vistas and severely diminish the quality of life, as well as the character and values of homes in our hillside community. I would like to further state that I did not receive

notice of the hearing in February 2021 nor the hearings held in 2020. I again express my OBJECTION to the proposed zone change. The CEQA exemption should not be granted for this project. Please retain all the current zoning. Thank you for your attention.

## Communication from Public

**Name:** Coyotl Macehualli

**Date Submitted:** 06/08/2021 12:39 AM

**Council File No:** 21-0174

**Comments for Public Posting:** Dear City Council, For the health and safety of our community and the Land, we urge you to deny the rezoning and development project on 2520 N Eastern Avenue that is up for discussion during the May 11 City Council meeting, item #7. The open space that exists on the site is currently home to 102 protected Southern California Black Walnut trees. This is a significant number of important trees to our local ecology, and the surrounding landscape must be restored to a fully thriving Black Walnut woodland instead of being destroyed for luxury housing that does not serve the community of El Sereno. The MND provided claims to mitigate the direct removal of 39 of these trees, but the impact that the construction and grading will have will almost certainly damage or destroy the remaining 63 trees. As stated in the conditions of approval, "Even as little as two inches of fill can cause the death of a tree. Lowering the grade can destroy major portions of a root system." The MND does not take this into account. Additionally, tree replacement measures do not provide the benefit that the established trees provide, and many young transplanted trees do not survive to grow to maturity. This is especially true during a drought, which is what we are currently experiencing. The traffic, construction, air quality, and noise impacts are all being minimized in order for this project to be pushed through. Hauling out 78,000 cubic yards of earth would require approximately 11,000 dump truck trips. The mitigation requirements do not fully account for the massive scope of this hauling. Hosing down the hillside, covering the dump trucks, and requiring 2010 or newer vehicles will not be enough to protect the surrounding residents and schools from the harms and high-safety risk of the construction. We are in the midst of a housing crisis where many displaced residents in NELA have ended up houseless BECAUSE OF DEVELOPMENTS LIKE THIS. Building luxury homes will only further this problem and there must be a moratorium on luxury home construction until our housing crisis is solved. This development proposal and the MND were prepared under the tenure of disgraced Councilmember Jose Huizar. This fact at the very least merits a much deeper, further investigation into the project. Regards, Coyotl + Macehualli

## Communication from Public

**Name:** Liz M.

**Date Submitted:** 06/08/2021 06:47 AM

**Council File No:** 21-0174

**Comments for Public Posting:** Hello, I am opposed to the 42-unit small lot project at 2720 N. Eastern Avenue. The project will not provide housing that is affordable to El Sereno residents, instead it will cause housing prices to rise further, leading to further gentrification in my neighborhood. We do not need more for-sale 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 trees. Trees in CD14 are being removed at an alarming rate. Replacing mature trees with young trees will not provide the benefit that these older trees provide. The type of project will increase the heat island effect in our community. These small lot projects discriminate against the elderly and people with disabilities in that most of the kitchens are on the second floor. In addition, I did not receive notice of the May 2020 hearing or the February 2021 hearing. Thank you for taking the time to read this.

## Communication from Public

**Name:** Courtney Rice

**Date Submitted:** 06/08/2021 07:30 AM

**Council File No:** 21-0174

**Comments for Public Posting:** My name is Courtney Rice. I am 8+ year resident, homeowner, and small business owner in El Sereno. I am writing to voice my opposition to the 42 unit small lot project at 2720 N. Eastern Avenue, agenda item #7, file #21-0174. My business is actually located on N. Eastern Avenue, near the proposed project. I did not receive notice of the May 2020 hearing or the February 2021 hearing. I am in opposition for the following reasons: 1. Discrimination: Luxury housing does not serve the needs or the wants of our community which has been home to working class immigrant families for decades. Luxury housing like this only serves to exclude and displace our longstanding community members by driving up prices and making the cost of living unaffordable. These small lot projects also discriminate against the elderly and disabled in that most the kitchens are on the second floor. 2. Protection of Hillsides, Native Trees and Wildlife, and Opposition to Increased Traffic and Pollution El Sereno has long been know for its hillsides, and we love and value our native trees and wildlife. They are all part of the character that makes our neighborhood special and unique. However, the proposed project will take more than 11,000 dump trucks to remove 78,000 cubic yards of earth, essentially removing the hilltop. Additionally, it will require the removal of over 39 threatened native Black Walnut 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, increasing the heat island effect in our community. The increased traffic resulting from this housing adds to pollution. To speak plainly, developments like this have too long preyed upon lower income and Brown communities like El Sereno for speculative profit, causing environmental harm and displacement, and too often for generic architectural style that is out of character with the neighborhood. But we have a chance to do better here. If anything can be learned from the pandemic, it is that we are all truly in this together, and we must support each other to thrive. I named these issues because I think we need to start acknowledging them, and thinking about how we want to grow as a city, and take a stand for changing things for the benefit of all people, not just wealthy people, not to mention the fragile ecology of the natural world

around us. Development, wealth and resources aren't inherently bad, but with those things comes power that must be used mindfully, and that can and do cause harm if not used for good. I hope you will choose to put the long-term health of the existing people and natural character of El Sereno before short term profit for outside developers. I share this comment with love and earnest hope that you will consider my opinion, and others like myself whose opinions were not heard in your last meetings, with mindfulness and love as well. Please OPPOSE this development. Thank you for accepting my comment.

## Communication from Public

**Name:** Mia Hernandez

**Date Submitted:** 06/08/2021 08:50 AM

**Council File No:** 21-0174

**Comments for Public Posting:** Hello, my name is Mia H. and El Sereno is my home. That being said, I am reaching out because I am opposed to the 42 unit small lot project at 2720 N Eastern Avenue. This project will not provide affordable housing but instead further exasperate the issue of gentrification within this community. This project will also increase traffic and pollution within my neighborhood with the 11,000 dump truck trips that will be required to remove the hilltop for this project. Trees in CD 14 are being removed at an alarming rate. Replacing mature trees with young trees will not provide the benefit that many mature trees provide. Please reconsider this, El Sereno is my home and I would hate to see my community further exploited by individuals who truly do not have the wellbeing of this community and its members in mind.

## Communication from Public

**Name:** Clara Solis

**Date Submitted:** 06/08/2021 09:19 AM

**Council File No:** 21-0174

**Comments for Public Posting:** Dear Council Member, I urge you to oppose Item #7. I want to remind you what was happening in February 2021 and May 2020 when decisions were being made on this case. El Sereno had no representation on the City Council and we were in the midst of a pandemic that was slamming the Latinx community and the East Side of Los Angeles disproportionately. People were in survival mode in February when this decision was released. I urge you to send this back for a new MND. Please look at the notice for this case, only a hand full of people received notice. The Council Member Kevin De Leon was not notified, instead the notice was sent to corrupt politician Jose Huizar. Here is a time line of events showing CD 14 had no representation when decisions were being made on this project. We now need you to say no to this horrible project that is bad for this community. November 15, 2018 – “Wesson removed Huizar from his seats” May 15, 2020 – “14th District Councilman Jose Huizar today said he will limit his participation in city council matters after the council president moved to suspend his role as a lawmaker amid a City Hall corruption probe, it was reported today by the L.A. Times.” May 28, 2020 – “Garcetti, LA City Council president urge Huizar to resign” June 23, 2020 – “L.A. City Councilman Jose Huizar charged in federal corruption probe” On August 19, 2020, CD 14 residents concerned that they had no representation, sent the following request to Mayor Garcetti and the president of the City Council, “We are asking for a moratorium on the approval of all new projects in Council District 14. We further ask for a moratorium on the removal of current homes. We ask that each project be reviewed by an outside, independent party or agency for all projects initiated during Council Member Huizar's tenure as well as during the interim period and until the replacement Council Member is seated and established.” No response was ever received from the Mayor. Kevin de Leon was not appointed until mid October 2020. The February notice for this project was sent to former Council Member Huizar. Covid 19, El Sereno had 13 deaths and a case rate and death rate higher than many other LA Cities in May 2020 before the summer surge other similarly sized cities had two. By February 16, 2021, the east side was being hammered with Covid 19 cases, El Sereno had a 14 day cumulative total of 46.8 cases per 100K, while communities like

Hancock Park, South Pasadena, La Canada Flintridge had less than 20 per 100 K. La Canada Flintridge's number was 5.5 per 100K. People were in survival mode. Is it any wonder since no one was notified that no one knew about the February 23rd, decision? Thank you

## Communication from Public

**Name:** Juliet Ryan-Davis

**Date Submitted:** 06/08/2021 09:53 AM

**Council File No:** 21-0174

**Comments for Public Posting:** I am opposed to the 42 unit small lot project at 2720 N Eastern Avenue. The address of the proposed development is 2520 North Eastern Avenue (2532, 2608, and 2668 North Eastern Avenue and 2647-2651 North Lombardy Boulevard). This project is not thinking about the history and future of CD 14, and it's residents—rather it is focused on the present moment. However, it does not support the actual residents, who need affordable housing and a healthy neighborhood, this project does not help with affordability or with the neighborhood's health and sustainability. We are faced by many impending crises, like Covid and climate change, and this project is not designed with our community's resilience in mind. Planting young trees to replace mature trees, particularly black oaks which are important native species, is unsustainable. Please do more public outreach and research about the public's opinion on this before proceeding, as you are our only way to have a voice in the matter! Thank you for reading these comments.

## Communication from Public

**Name:** Devin

**Date Submitted:** 06/08/2021 10:04 AM

**Council File No:** 21-0174

**Comments for Public Posting:** I am submitting a comment in opposition to this project. It would be a move to further displace more El Sereno residents by investing in more traffic and pollution. It will take upwards of TEN THOUSAND diesel truck trips to be completed. This will rapidly contribute to further polluting the area with absolutely zero regard for human life or the longevity of Earth's quickly-depleting natural resources. The choice to replace mature trees with young trees as one of the most unpredictable summers approaches with the feelings of climate change already being felt, is an act of violence. Especially against elderly and disabled residents who will be forced to find accommodations to the spike in pollution and heat island effects from this decision. There was no notice of this given in the May 2020 or February 2021 hearing.

## Communication from Public

**Name:** Dahma

**Date Submitted:** 06/08/2021 10:06 AM

**Council File No:** 21-0174

**Comments for Public Posting:** I oppose the 42 unit small lot project at 2720 N Eastern Avenue as proposed under item 7 of today's meeting agenda. This project will not provide housing that is affordable to El Sereno residents. Instead, moving forward with this project will cause housing prices to rise and cause further gentrification to the neighborhood, leaving working class low income residents to be displaced. The community does not need more luxury housing for sale. Furthermore, the project will increase traffic and bring pollution to the neighborhood. It will take more than 11,000 dump truck trips through the neighborhood to remove the hilltop for this project. With climate change, we cannot afford to lose more mature trees like the 39 CA native black walnut trees that are threatened to be removed in El Sereno by this project. Trees in CD 14 are being removed at an alarming rate. Replacing mature trees with young trees will not provide the benefits 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. I did not receive notice of the May 2020 hearing nor the February 2021 hearing. I ask that the council be more transparent in the projects being considered that ultimately affect the residents of CD14 and the city at large.

## Communication from Public

**Name:** Michelle Garcia  
**Date Submitted:** 06/08/2021 10:08 AM  
**Council File No:** 21-0174

**Comments for Public Posting:** I am strongly 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, its development will cause housing prices to rise, thereby contributing to displacement and gentrification in my neighborhood. We don't need more for sale luxury housing. This project will increase traffic and bring pollution to my neighborhood, including to my old elementary school. Our community also loves and values the mature, protected walnut trees on this lot — with climate change, we can't afford to lose more mature trees. This type of project will increase the heat island effect in our community. Furthermore, these small lot projects are not ADA compliant, discriminating against the elderly and disabled in that most of the kitchens in these projects are on the second floor. This project is not accessible to our community and will actively do it harm. I'm strongly opposed and request either the complete overhaul of this project to address these concerns, its outright dismissal, and/or a thorough EIR process.

## Communication from Public

**Name:** Abril E.

**Date Submitted:** 06/08/2021 10:52 AM

**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 my 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. I did not receive notice of the May 2020 hearing or the February 2021 hearing.