

Communication from Public

Name: Max Sosna-Spear

Date Submitted: 06/29/2022 08:10 AM

Council File No: 22-0465

Comments for Public Posting: Los Angeles City Council, I am Max Sosna-Spear, a home owner in CD 1 and a firm supporter of affordable housing being the majority of, if not the only kind, of large scale development permitted until our people are housed. I am writing today to express my opposition to the 1111 Sunset project. Please vote against CF 22-0465. Whether this project includes 735 residential units and a 180-room hotel, or 825 residential units, this type of high density, market-rate development and commercial retail is not what the neighboring areas of Chinatown, Echo Park, Angelino Heights, Victor Heights, and Downtown LA need. This project proposes a meager 75 affordable units, only at most 10% of the planned housing, making it deeply incompatible with the low income communities that it will wedge its way into. As concerned community members and residents of the area, we cannot accept this project in good faith. If the project is to continue, we at least have to make fundamental planning changes. The 1111 Sunset Mission statement makes claims of “social responsibility and a commitment to enrich the lives of the people and communities surrounding it.” As the plan stands, this is an empty statement. Rather than “revitalizing the area,” this project will be a privately profitable commercial venture that is burdensome to the community as yet another out-of-place housing scheme inaccessible to most of us. As people who live nearby, we can tell you that the area is already quite alive and is not in need of revival. But the communities near it are in need of care, and that is not what this project provides. Our neighbors are struggling with paying rent, and thus far we’ve seen little to no relief. To be clear—this project will not provide housing or retail meant for the neighborhoods around it; it’s a project to expand Downtown LA and create more services and space for high income renters, to help meet the city’s goals of providing more housing near job centers. The addition of affordable units is an afterthought, a concession to the people who will have to live with the consequences of this build. Depending on the way the affordable units will be distributed, it’s possible many will not go to local tenants. With one of the largest homelessness crises in the world just miles away from this megadevelopment, and with constant displacement of working class residents of Chinatown, Echo Park, Angelino Heights, Victor Heights, and DTLA by market forces,

approving this project would be grossly irresponsible. Rents have skyrocketed recently, especially in this area, and this project aims to profit off of this trend with none of the aforementioned “social responsibility” resulting in anything material outside pretty words in a proposal. These such developments—market rate housing in neighborhoods where market rate is unaffordable—are happening all over the city and country. We urge SOM to break this cycle and create instead a truly mixed-income community, with a much more appropriate amount of affordable units. Ideally, projects like this one, especially with claims about community care, would address gentrification and displacement with 100% affordable units. We do not pretend SOM would consider this, but we demand a restructuring of the plan to raise the amount of affordable units as high as possible. Community members have also previously voiced aesthetic and vista oppositions to this development, noting that project shadows would reach northeast, east, and south residential uses, shading otherwise usable outdoor spaces such as yards, courtyards, and outdoor patios, for more than four hours of the day. This will significantly impact neighboring residents. This is not noted in the EIR, which also incorrectly claims that there would be no impact on scenic vistas or degrading existing visual character or quality of the site and its surroundings. The project, especially with its high rises, does not conform or take into account the surrounding architectural styles of Angelino Heights, Chinatown, Victor Heights, or Echo Park, all of which have unique character. We urge the developers to reconsider building height and style to address these issues. Creating open space amenities is one of the few benefits this project promises directly to the community. This area is not particularly green-space scarce compared to the rest of Los Angeles, but public spaces are still in rather short supply, and the land is currently inaccessible to residents. However, public space does not need to be part of a larger private development; as it stands, this space is primarily accessible and designed for new residents of the complex. Public space can and should be allocated by the City Council without allowing megadevelopments that deepen our housing crisis. As our City Council, you have a responsibility to your constituents to provide truly affordable housing, and this development is an affront to that responsibility.

Communication from Public

Name: James Huynh

Date Submitted: 06/29/2022 08:28 AM

Council File No: 22-0465

Comments for Public Posting: Los Angeles City Council, I am James Huynh, an affiliate of Chinatown Community for Equitable Development. I am writing today to express my opposition to the 1111 Sunset project. Please vote against CF 22-0465. Whether this project includes 735 residential units and a 180-room hotel, or 825 residential units, this type of high density, market-rate development and commercial retail is not what the neighboring areas of Chinatown, Echo Park, Angelino Heights, Victor Heights, and Downtown LA need. This project proposes a meager 75 affordable units, only at most 10% of the planned housing, making it deeply incompatible with the low income communities that it will wedge its way into. As a public health practitioner and researcher, there are studies showing that high density, market rate housing actively displace working class communities of color, which in turn, harm their health in myriad ways. I urge you to choose the side of community well-being and vote no on CF 22-0465.

Communication from Public

Name:

Date Submitted: 06/29/2022 10:11 AM

Council File No: 22-0465

Comments for Public Posting: I am writing to oppose 41.18. Please oppose any efforts to expand 41.18 zones and / or enforcement and please work to completely repeal 41.18 and any other similar LAMCs. Please work to provide housing and services to our unhoused neighbors. Thank you