



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 23-0796 - Agenda Item Number: 13

LA City SNow <cityoflaprod@service-now.com>

Fri, Aug 2, 2024 at 6:29 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@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 enabled by the 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 resolution 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 Council's 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: Historic Highland Park

Name: Clara Solis

Email: clara.solis@highlandparknc.com

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 01/15/2024

Type of NC Board Action: For

Impact Information

Date: 08/03/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-0796

City Planning Number:

Agenda Date: 08/06/2024

Item Number: 13

Summary: The Historic Highland Park Neighborhood Council is opposed to this project. Therefore, we support the appeals. This project will negatively impact Northeast Los Angeles. We are concerned that soil on a neighboring property was found to be toxic. Testing needs to be done. The removal of 42 trees, of which 5 are protected sycamores will harm area residents. The CPC decision to grant all exemption requests, including CEQA and to expand the project from 65 units to a staggering 184, is unjust. The project is massively out of scale and out of character for one of the oldest

neighborhoods in LA. This project is not intended for the local and longtime residents. It will impact the natural ecosystem, the historical nature, and based on patterns and research, may lead to further displacement of working-class individuals and people of color. A 7-story building with 180 units is unsustainable for the ecosystem and land. A staggering 80% of luxury units in the proposed development will not help the housing crisis in a district currently grappling with the highest amount of eviction notices in all of LA. Longtime residents of Lincoln Heights, many of whom belong to the working-class and come from extremely low-income backgrounds, feel increasingly marginalized. With 36,000 plus unhoused residents, LA has over 93,000 units sitting vacant. Thousands of luxury units are empty. We do not have a housing crisis we have an affordable housing crisis More luxury development is not the answer. Higher rents for luxury units put upward pressure on rents throughout the community which will result in evictions that threaten the well-being of City residents. Luxury development poses considerable environmental, social, and economic risks to the communities within Northeast Los Angeles, especially Lincoln Heights. We strongly urge you to approve the appeal of this development.

Ref:MSG10862597



HPNC COMMUNITY IMPACT STATEMENT Council File_ 23-0796.docx (1).pdf
322K

HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL
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Certified as NC #33 May 28, 2002

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HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

COMMUNITY IMPACT STATEMENT

January 15, 2024

Los Angeles City Council
City Hall
200 N. Spring Street
Los Angeles, CA 90012

To: Councilmember Kevin De Leon; Councilmember Eunisses Hernandez; Councilmember
Marqueece Harris-Dawson; Mayor Karen Bass

In Opposition to Council File 23-0796: the development on 3601 Mission Road in Lincoln Heights by developer Shay Yadin, Lincoln Park Holdings LLC

The Historic Highland Park Neighborhood Council (HHPNC) represents over 60,000 Los Angeles stakeholders who reside, own property or conduct business in the neighborhoods of Highland Park and Garvanza. The HHPNC Board voted at its Board and Stakeholder meeting held January 11, 2024 to approve this Community Impact Statement regarding [Council File 23-0796](#) in opposition to the project at 3601 Mission Road in Lincoln Heights and in support of the appeal.

The Highland Park Neighborhood Council hereby declares that the aforementioned project will negatively impact Northeast Los Angeles in the following ways and for the following reasons:

1. **Environmental Concerns:** It is deeply troubling that environmental testing was denied for the project, especially when considering that soil contamination issues recently arose with the Avenue 34 Project unveiling a well-documented history of toxic land and insufficient clean up in the area. The development violates California Environmental

Quality Act (CEQA) and the North East Los Angeles (NELA) Plan guidelines by refusing testing as well as allowing density bonuses. We must ensure that any development does not pose an environmental hazard that will threaten the wellbeing of our community.

Considering meetings were continued on October 3rd and October 17th, when the last day for Council action was October 25th, we now urge the City Attorney's office to intervene and we urge Council District 14 representative, Kevin de Leon, to fund the independent testing of the soil considering the CEQA exemption was approved.

2. **Tree Removal:** The decision to remove 42 trees, among which are 5 protected sycamores, is not just an environmental concern but a crime against the community that cherishes them. The CEQA exemption should not have been approved due to the locally protected Sycamore trees on site in addition to the soil on nearby properties found to be toxic.
3. **Exemptions and Structure:** The City Planning Commission's (CPC) decision to grant all exemption requests, including CEQA and to expand the project from an initial 65 units to a staggering 184, is unjust. The proposed project is massively out of scale and totally out of character for the area being one of the oldest neighborhoods in Los Angeles. We find that this project is not intended for the local and longtime residents. It will impact the natural ecosystem, the historical nature, and based on patterns and research, may lead to further displacement of working-class individuals or people of color within our communities.
4. **Sustainability and Density:** A 7-story building with 180 units is unsustainable for the ecosystem and land. Such dense construction will have significant ramifications for the local ecosystem and the wellbeing of community members. Providing a density bonus incentive under these circumstances is an injustice to the neighborhood as is the fact that this development is proposed within Opportunity Zone [06037199120](#) where Opportunity Zones are economically-distressed areas that may qualify for preferential tax treatment for developers.
5. **Addressing the Housing Crisis:** A staggering 80% of luxury units in the proposed development will not effectively address the housing crisis in a district currently grappling with the highest amount of eviction notices in all of Los Angeles. The luxury development predominantly caters to the interests of USC and its students. Longtime residents of Lincoln Heights, many of whom belong to the working-class and come from extremely low-income backgrounds, feel increasingly marginalized. Their efforts to invest in their community are being overshadowed by the interests of external developers. With 36,000 plus unhoused residents, LA has over 93,000 units sitting vacant. Thousands of luxury units are empty. ([See attached](#)). We do not have a housing crisis like letters of support wrongfully perpetuate the idea of, rather, we have an affordable housing crisis where more luxury development is not the answer.

6. **Local Rejection and Displacement Concerns:** The Lincoln Heights Neighborhood Council, which represents the voice of the community, has rejected this project. Its implementation has led to the displacement of a rehab center vital to our communities. The consequent rent increases and potential evictions pose a threat to the well-being of our neighbors that has a rippling effect and will impact stakeholders the HHPNC represent as well.

Therefore, the luxury development poses considerable environmental, social, and economic risks to the communities within Northeast Los Angeles, especially Lincoln Heights. As we strive to improve our neighborhoods for the benefit of longtime residents, we recognize external interests seeking to replace them. We strongly urge you to oppose this development and others like it by prioritizing the interests and well-being of the communities we are all tasked to represent.

For the foregoing reasons, the HHPNC urges the denial of the 3601 Mission Road project.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read 'Angela Gonzales-Torres', written in a cursive style.

Angela Gonzales-Torres
President, Historic Highland Park Neighborhood Council