



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, CPC@lacity.org

Tue, Apr 30, 2024 at 10:01 AM

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: Lincoln Heights

Name: Selena Ortega

Email: selena.ortega@gmail.com

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/04/2024

Type of NC Board Action: Against

Impact Information

Date: 04/30/2024

Update to a Previous Input: No

Directed To: City Council and Committees, City Planning Commission

Council File Number:

City Planning Number:

Agenda Date:

Item Number:

Summary:

Ref:MSG10262808

2 attachments



City of Los Angeles
California
Districts 1& 14

Fernanda Sanchez
President
Selena Ortega
Vice President
Vincent Montalvo
Treasurer
Daisy Quinones
Secretary

Lincoln Heights Neighborhood Council Request for Action

April 4, 2024

To: Los Angeles City Council, Mayor Karen Bass, Council Member Kevin de Leon, Councilwoman Eunisses Hernandez

Re: Request immediate and urgent amendments to Executive Directive Order 1

We, the **Lincoln Heights Neighborhood Council** declare that on **April 4, 2024**, a Brown Act noticed public meeting was held by the **Lincoln Heights Neighborhood Council** with a current quorum of **9** board members present and that by a vote of :

_____(number) yes, _____ (number) no, and _____(number) abstentions the

Lincoln Heights Neighborhood Council hereby requests the Mayor of Los Angeles, Karen Bass and the Los Angeles City Council to urgently revise Executive Directive 1 (ED 1) in order to protect our most vulnerable residents, and our historical communities in the North East, and East Los Angeles corridors. While the Lincoln Heights Neighborhood Council recognizes the need to address the housing crises in Los Angeles, it cannot come at the expense of our low-income, marginalized and long-term residents, nor with disregard to the safety of our community.

Historical Findings and Justifications:

1. Mayor Karen Bass issued (ED 1) on December 16, 2022 to facilitate the expeditious processing of Shelter projects and 100 Percent Affordable Housing Projects to address the housing and homelessness crisis in Los Angeles. This means, these projects bypass any and all

public hearings, are automatically exempt from CEQA, and are granted all off menu exemption waivers.

2. ED1 was previously revised in March of 2023, to protect suburban residential areas from high density development. This amendment is not being upheld as high density developments continue to be proposed and expedited in R1 suburban areas.
3. ED 1 projects are reviewed through a ministerial approval process, which provides various streamlining provisions at all stages of project review for projects that comply with objective zoning, including an exemption from various local planning procedures (including hearings and appeals), the California Environmental Quality Act (CEQA), and any non-objective development standards in the Zoning Code or other overlays or plans.
4. Protect the Rent Stabilized Units in Los Angeles, by preventing RSO units from being demolished and turned into temporary covenanted units. This shall be done by creating a city wide moratorium on demolition of RSO units. The city's RSO unit inventory is finite; cities across the nation recognize the importance of protecting these sorts of units. Los Angeles has fallen behind.
5. Additionally, any development seeking to demolish existing RSO units should not qualify for ED1.
6. Provisions to protect tenants from being Ellis Evicted should be implemented under ED1; developments seeking to evict existing tenants should not be streamlined. Withholding the inherit and legal right to a public hearing and appeal process to someone facing eviction, is violent, disenfranchising, and harming our most vulnerable Angelenos.
7. Any development that lies within the liquefaction, fire danger zones, any environmentally sensitive areas, or any other health and safety considerations should not qualify for ED1 as these developments should go through a thorough Environmental Impact Report process in order to ensure the health and safety of our communities.
8. Prevent post-development conversion of nonresidential spaces to market rate units. This includes revising the covenant clause for affordable units, for them to be affordable in perpetuity. Covenant based units is not a sustainable solution to the housing crises Los Angeles is facing.
9. Executive Directive 1 has lead to the displacement of countless Angelenos, as most of the developments expedited include projects that require the demolition of existing affordable housing, many of them RSO units. This is not solving the housing crisis; this is creating further displacement, further marginalizing our most vulnerable Angelenos who cannot afford to live anywhere else in Los Angeles and are facing the reality of being homeless.
10. In the first 10 months of ED1 being implemented, more than one third of the applications were for South Los Angeles, and we are now seeing a concentration in applications for East and North East Los Angeles; areas with some of the highest concentrations of Angelenos facing evictions, and living in poverty. This over concentration of development in our most vulnerable communities, has lead to accelerated gentrification and displacement of our

communities. <https://www.latimes.com/opinion/story/2023-11-27/los-angeles-housing-affordable-mayor-bass>

11. ED1 further disenfranchises the First Nations as the expedited process bypasses AB54.
12. We urge that another Rent Relief program for tenants be created, as we are in the council districts facing the most evictions in all of the city. Over 40 thousand eviction cases are in the Courts currently, most of which are due to un-payment of rent. Angelenos everywhere cannot afford their rent in this city. Angelenos everywhere are experiencing expiring covenants, resulting in rent hikes. This must end.
13. We also request a Beneficent Owner Registry be created in the city, per the Corporate Transparency Act, so that landlords everywhere are held accountable for uninhabitable conditions of their units, and for illegal rent hikes and evictions.
14. Finally, most of the ED1 proposed projects are majority single studios, or one bedroom apartments. This further displaces Angeleno families from the city they grew up in, as 2, 3, and 4 bedroom apartments are becoming more scarce, and even more unaffordable. We are seeing these sorts of units being demolished, in an era where homelessness is sky rocketing.

Statements through the City Clerk's online web system at <http://cityclerk.lacity.org/cis>.

We therefore demand that our City officials, City Council and City Planning, Mayor Karen Bass, urgently address the aforementioned considerations while incorporating the streamlining provisions of ED1 into the LAMC in an immediate manner due to the streamlined nature of these developments underway, that are affecting our residents.

Be it further resolved, in cases where an issue is moving quickly through the legislative process and a promptly issued statement is beneficial, the aforementioned board members are authorized to also WRITE and SUBMIT Community Impact Statements which express positions previously voted upon by the full board. Lincoln Heights Neighborhood Council authorizes the following board members, Fernanda Sanchez, Vincent "Chente" Montalvo, to SUBMIT Community Impact Statements which have been passed by a vote of the full board.

IN WITNESS of the above action, the undersigned has executed and delivered this certificate in the name and on behalf of the Lincoln Heights Neighborhood Council and as of the date set forth below.

Signature of President



Fernanda Sanchez, President
Lincoln Heights Neighborhood Council



City of Los Angeles
California
Council District 1 & 14

Fernanda Sanchez
President
Selena Ortega
Vice President
Vincent Montalvo
Treasurer
Daisy Quinones
Secretary

Lincoln Heights Neighborhood Council

Community Impact Statement

April 4, 2024

To: Mayor Karen Bass, Council Member Eunisses Hernandez, Los Angeles City Planning,
CC: Helene Campbell, Andrea Magana Withers

Re: **IN OPPOSITION** to the Demolition of 4319 Toland Way, Toland Apartments

Applicant: Lou Jacobs, JFP Toland LLC

Representative: JZA

Case No.: ADM-2023-8370-DB-VHCA-ED1

Project Location: 4319 Toland Way

City Planning Link: <https://planning.lacity.gov/pdiscaseinfo/caseid/MjcyNTQy0>

We, the **Lincoln Heights Neighborhood Council** represent over 30,000 Angelenos who reside in, own businesses, or work in Lincoln Heights including Council Districts 1 and 14. We declare that on **April 4, 2024**, a Brown Act noticed public meeting was held by the **Lincoln Heights Neighborhood Council** with a current quorum of **9** board members present and that by a vote of :

() yes, (0) no, and (0) abstentions

To pass the following resolution regarding the aforementioned project.

Lincoln Heights Neighborhood Council hereby declares that the Toland Apartments project will negatively impact the existing communities of Toland Way, and will contribute to the displacement and homelessness that our city is facing. This project will result in the displacement of 17 Rent Stabilized Units (RSO), households and families, by demolishing 2 existing apartment buildings, that are currently being habituated by long time Eagle Rock Residents. This project aims to demolish existing and functioning apartments, in order to

construct an 8 story, 153 unit complex, with off menu bonus incentives, and CEQA exemption through Executive Directive 1.

We request Mayor Karen Bass and Council Woman Eunisses Hernandez to come out in opposition of the 8 story development looking to demolish and displace RSO units for covenanted units. We ask the Mayor to deny this project under ED1, allow for public hearings of this project, and carefully consider the existing residents of our communities. We urge our Council Members to support the community against this development.

Historical Findings and Justifications:

1. This project is proposed through Executive Directive 1, therefore expediting the Land Use process and bypassing any and all public hearings, bypassing CEQA regulations, and being granted whatever off menu exemptions requested. This **SHOULD NOT** be the case for a development seeking to demolish existing and occupied RSO units.
2. There are 17 existing RSO units with 45 tenants, including 4 generations of one family. These are units that are rent stabilized in perpetuity. This project eliminates already scarce RSO units and reduces the RSO inventory of Los Angeles. Eliminating rent protected units is the opposite of addressing the housing crises, and is counteractive to stabilizing and creating equitability, accessibility, to the over 60% renters in Los Angeles.
3. The 153 units proposed are covenanted units, meaning they will be “affordable” for a limited amount of time. The covenant contract has not been detailed in the application, nor in the project plans.
4. The 153 units proposed are advertised as “affordable units”. However the application and the project plan fails to detail what income bracket is being considered for these affordable units. The existing tenants fall under very low income bracket, and even extremely low income bracket; they may not qualify for the new proposed project.
5. The 153 units proposed only includes 15 two bedroom units; the rest are 1 bedroom studios, per the Project Plan document. According to the recent LAIST article, 2 and 3 bedroom apartments are no longer available nor accessible to families in Los Angeles. Most incoming developments are only studios and one bedroom, leaving no accessibility to families in Los Angeles, including the tens of thousands of families facing eviction. <https://laist.com/news/housing-homelessness/los-angeles-family-sized-housing-policy-three-two-bedroom-apartments-incentives-boyle-heights-rent-overcrowding>
6. There are two existing apartment buildings on 4319 Toland Way, with 17 units total. The makeup of these apartments include families, native locals, long time residents, working class

individuals who cannot afford to rent in the communities they grew up in nor surrounding areas. They are facing eviction from their homes, displacement of their communities, and demolition of their living space. This is not how Los Angeles should be addressing the housing crisis. We are not a utilitarian city, wherein we can justify the eviction, punishment, and suffering of a few, in the name of profit and haphazardly addressing the housing crisis we are facing.

7. According to the CDC, gentrification has a serious negative impact on community members, as their physical health, mental health, and more declines when living in a community undergoing such drastic changes. Evictions have been proven to cause death to many Angelenos as it feeds the pipeline to homelessness and more. Evictions are a serious trauma, and this project is perpetuating such harm. <https://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm>
8. A development, such as the Toland Way Apartments, seeking to demolish existing occupied buildings should not be granted an expedited process that eliminates the communities opportunity to a hearing.
9. Due to the current residents that reside in the Toland Way Apartments, it is unclear how the evictions will take place. If the Ellis Act is exercised to evict all of the residing tenants in order to demolish and construct, then this Developer would be in breach of the Ellis Act requirements, given that the new project will still be a part of the rental market. Otherwise, there is no legal way to evict residents from protected RSO units.
10. Per AB 52 of the California Environmental Equity Act, meaningful consultation with tribal governments shall take place before any development.

Statements through the City Clerk's online web system at <http://cityclerk.lacity.org/cis>.

We therefore demand that our City elected officials deny the Toland Way Project as it does not enhance the life of Angelenos, and negatively impacts the residents and ecosystem of our beloved communities. At the very least, we request the Mayor of Los Angeles, Karen Bass, to remove this project from Executive Directive 1 and allow the community to have a voice in the communities they live in.

Be it further resolved, in cases where an issue is moving quickly through the legislative process and a promptly issued statement is beneficial, the aforementioned board members are authorized to also WRITE and SUBMIT Community Impact Statements which express positions previously voted upon by the full board. Lincoln Heights Neighborhood Council authorizes the following board members, Fernanda Sanchez, Vincent "Chente" Montalvo, to SUBMIT Community Impact Statements which have been passed by a vote of the full board.

IN WITNESS of the above action, the undersigned has executed and delivered this certificate in the name and on behalf of the Lincoln Heights Neighborhood Council and as of the date set forth below.

Signature of President

A handwritten signature in black ink, appearing to be 'Fernanda Sanchez', written over a horizontal line.

Fernanda Sanchez, President of Lincoln Heights Neighborhood Council

