



September 17, 2024

VIA EMAIL

Planning and Land Use Management Committee
City Council
City of Los Angeles
200 N. Spring Street, Room 340
Los Angeles, CA 90012

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RE: 3601-3615 Mission Road & 2010-2036 Lincoln Park Avenue
CPC-2022-6189-CU-DB-ZAA-SPR-HCA-1A; ENV-2022-6190-CE-1A

To the Planning and Land Use Management Committee:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at 3601-3615 Mission Road and 2010-2036 Lincoln Park Avenue.

The City's approval of this project is governed by the Housing Accountability Act (HAA), Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project. The HAA requires the City to approve the project and deny these appeals. The appeals present transparently meritless arguments that appear designed to interfere with housing production rather than serve any legitimate environmental purpose. Any further attempt to continue this matter or require further environmental review, on this record, would effect a denial of the project for purposes of the HAA.

The City has already attempted to subvert the HAA using pretextual process delays once, and it thoroughly lost in court. *Jha v. City of Los Angeles*, L.A.S.C. Case No. 23STCP03499. We urge you not to make the same mistake again.

Sincerely,

Matthew Gelfand

