

Communication from Public

Name: Guadalupe Davalos

Date Submitted: 08/05/2024 05:57 PM

Council File No: 23-0796-S1

Comments for Public Posting: My name is Guadalupe, and I am opposed to the 7-story luxury development across the street from Lincoln Park. I ask that you approve the appeal to this project for the following reasons: - Environmental testing was denied, despite contaminated soil remedied across the street. - The removal of 42 trees including 5 protected sycamores is a crime against the community. - The CPC unjustly granted all the exemption requests including CEQA and doubled the project proposal from 65 units to 184. - This project is proposed on top of an open green space that has 42 trees, as well as a site that was historically an alligator farm. This area used to be wetlands, and a 7 story building is not sustainable for this kind of land. Our community lacks green spaces already- this is detrimental to current residents! - 7-story buildings with 180 units are not sustainable to our land or ecosystem. It is too dense and providing a density bonus incentive is an injustice to the neighborhood. - 80% of luxury units will not solve the housing crisis in a district experiencing the highest amounts of evictions right now. - These developments fuel gentrification and contribute to the erasure of the native locals to the area, cultural aspect. Lincoln Heights is the first and oldest suburb of Los Angeles with a rich history and a vulnerable population that must be protected. - This project solely caters to USC and USC students and while many longtime residents in Lincoln Heights are trying to invest in the community for them, these investors are attempting to replace them considering the neighborhood's income bracket is extremely low income and of the working-class. - THIS WILL ADVERSELY AFFECT THE OLDEST ECOSYSTEM HABITAT IN ALL OF LOS ANGELES, WHICH IS A HISTORICALLY PRESERVED LOCATION AND IS A MIGRATORY HUB FOR AVIAN SPECIES. - THERE IS DOCUMENTATION OF ENDANGERED WILDLIFE IN LINCOLN PARK AND IN AND AROUND THE PREMISES OF THE PROJECT. WE NEED THE STATE DEPARTMENT OF FISH AND WILDLIFE TO INTERVENE. This project, which will lead to rent increase costs and will cause further eviction and displacement, which is one of the reasons why it was rejected by the Lincoln Heights Neighborhood Council and two other NCs in the area also resisting advanced gentrification. This luxury development has proven a risk to the environment, to the

overall well-being of longtime residents, and will do nothing to preserve the historical nature of Lincoln Heights. While some of us are trying to invest in our community for us, developers are trying to invest in our neighborhood to replace us. Again, I am very strongly OPPOSED to this project and ask that the appeal be approved.