



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 23-0796-S1 - City Planning Number: ENV-2022-6190-CE-1A - Agenda Item Number: 13

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

Mon, Aug 5, 2024 at 2:40 PM

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

To: Clerk.CIS@lacity.org, CPC@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: Lincoln Heights

Name: Selena Ortega

Email: selena.ortega@gmail.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: 08/01/2024

Type of NC Board Action: For

Impact Information

Date: 08/05/2024

Update to a Previous Input: Yes

Directed To: City Planning Commission, City Council and Committees

Council File Number: 23-0796-S1

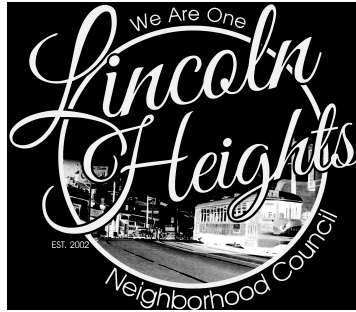
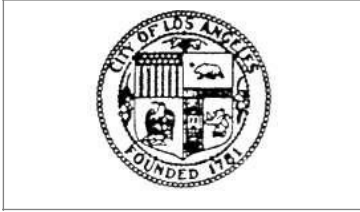
City Planning Number: ENV-2022-6190-CE-1A

Agenda Date: 08/06/2024

Item Number: 13

Summary: Lincoln Heights Neighborhood Council Community Impact Statement, in support of the APPEALS

Ref:MSG10869550



Executive Board Members
President
Fernanda Sanchez
Vice President
Selena Ortega
Treasurer
Vincent "Chente" Montalvo
Secretary
Daisy Quinones

Lincoln Heights Neighborhood Council Community Impact Statement Board Resolution

August 1, 2024

To: Council Member Kevin De Leon; Council Member Marquis Harris Dawson, Supervisor Hilda Solis; Mayor Kevin Bass, PLUM Committee et al

Re: CASE NUMBER: CPC-2022-6189-CU-DB-ZAA-SPR-HC, Council File No. 23-0796

Environmental No. ENV-2022-6190-CE-1A

601 Mission Road, Lincoln Heights

Developer, Shay Yadin, Lincoln Park Holdings LLC

We, the **Lincoln Heights Neighborhood Council** declare that on **August 1, 2024**, a Brown Act noticed public meeting was held by the **Lincoln Heights Neighborhood Council** with a quorum of **14** board members present and that by a vote of :

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

Lincoln Heights Neighborhood Council hereby declares that the aforementioned project will negatively impact Lincoln Heights in the following ways, in addition to the exemptions being wrongfully approved. We understand the need for housing, however we advocate for our community, the most vulnerable members of our community, and for our district facing the highest evictions. We recognize that this project does not address those needs and will further create the displacement of our long time residents. We urge the PLUM committee to support our community and the appeals submitted by the community, against this development.

Findings and Justifications:

Whereas, development violates CEQA and violates the North East Plan due to density bonus , violates too many ordinances, and therefore the Planning Commission overreached and approved too many exemptions.

Whereas, CEQA exemption should not have been approved due to the locally protected Sycamore trees on site, and the toxic soil on the adjacent property.

Whereas, the proposed project is massively out of scale and will negatively impact the adjacent ecosystem of Lincoln Park, which is designated historical protection.

Whereas, the developer is not acting in good faith and misrepresenting the city based off the contradictions on their application regarding the toxic soil, misrepresenting the health of the protected Sycamore Trees.

Whereas, the Lincoln Heights Neighborhood Council submitted a letter of Opposition, and the hearing officer failed to include that in the Letter of Recommendation and the Lincoln Heights Neighborhood Council were not allotted their 5 minutes of public comment, despite being recognized by the City Planning Commission, and therefore a violation of the Brown Act.

Whereas, Lincoln Heights Neighborhood Council and public comment during CPC Hearing were against this project.

Whereas, Determination letter was not sent to LHNC nor posted on their website in a timely manner, and therefore a violation of the Brown Act.

Whereas, On Thursday, May 25, 2023 at 8:30pm at Van Nuys City Hall. Members of the public and the Lincoln Heights Neighborhood Council were disenfranchised due to the 19.2 miles distance from the hearing address to the location of project. The public affected by this project do not have access to computers or internet. Their only way to participate in public comment is to attend a CPC hearing close to the project location.

Whereas, members of the community were not allowed to speak at the May 25 CPC meeting, and therefore a violation of the Brown Act

Whereas, the Developer presentation was not visible via zoom during the May 25 CPC hearing and therefore an ADA violation.

Whereas, the community of Lincoln Heights does not have the infrastructure to accommodate a dense population, specifically the emergency trauma center of the General Hospital, our fire departments, and our water sources.

Whereas, the City has not demonstrated that the project site has not adverse environment affects, including but not limited to: soil safety, threats to rare or endangered species. The site is directly across the street of Lincoln Park, the oldest ecological habitat in Los Angeles.

Whereas, The community appeals submitted by the Lincoln Heights Preservation Coalition, and SAFER, both provide information and proof that there is evidence of of a rare and protected species of bats in the area.

Whereas, the site is surrounded by former industrial sites that have been found to contain toxic soils and groundwater, so much so that it required remediating. It is unlikely that the toxic substances were confined to property lines; the developer refers to the soil as “affected” soil in their application.

Whereas, the city and the developer, have failed to demonstrate that this project does not negatively impact the surrounding environment, safety of the community, and the delicate nature of the historical ecosystem of Lincoln Park.

Due to these reasons, this project does not qualify for Class 32 exemption, as granted by the City Planning Commission board. We therefore demand that our City officials intervene the process, and grant the Community of Lincoln Heights due process by approving their appeal, and rejecting this development. Luxury market rate developments are not a solution to the housing crisis in Los Angeles; the mass eviction crisis we are in the midst of has been caused by unaffordable housing. The solution to the

housing crisis is 100% affordable public housing. Our historical community of Lincoln Heights is in desperate need of preservation and protection of the disenfranchised locals, who are being displaced out of our communities at an alarming rate. Developing luxury market rate housing will only further perpetuate the symptoms and the outcome of gentrification and will absolutely harm the constituents you represent.

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.

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

Lincoln Heights Neighborhood Council authorizes the following board members, Fernanda Sanchez, Selena Ortega to SUBMIT Community Impact Statements, for the August 6 PLUM Hearing:

On the issue of CPC-2022-6189-CU-DB-ZAA-SPR-HCA, CEQA: ENV-2022-6189-CE,

Lincoln Heights Neighborhood Council is : **Against the aforementioned Development**

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, LHNC President

