

Justification and Reasons for Appeal

The Lincoln Heights Preservation Coalition, the residents of Amistad Apartment, and the Community of Lincoln Heights hereby appeals the aforementioned project located at 3601 Mission Road, in its entirety due to the following reasons:

1. The project was wrongfully approved by the CPC due to the chair of PLUM not recusing themselves based on conflict of interest as they were found guilty of embezzlement and perjury. The conflict of interest lies in the developer working to cater USC as seen <https://therealdeal.com/la/2022/08/30/seven-story-apartment-planned-for-lincoln-heights/>.
2. Additionally, this project requires CEQA and an EIR due to evidence suggesting the adjacent property was remedied due to toxic soil. There is evidence of our community being environmentally disenfranchised (Ave 34 case #) - no project should have CEQA exemption.
 - o Soil contamination occurred at 2037 Lincoln Park Boulevard from a transformer factory dating back to the 1920s. This property is directly across the street from 3601 Mission Road. While remediation occurred for THPs in 2001 for the Lincoln Park Boulevard site, none has occurred at the Mission Road site. According to an preliminary analysis there is a high probability for lead and PCB contamination beyond the remediation site. This project requires an EIR and possible soil remediation.
(exhibit A: remediation letter)
3. The project's traffic safety impacts, prevent reliance on a Class 32 exemption.
4. The project's failure to include sufficient parking exacerbates traffic safety impacts
5. The project lacks compliance with the Northeast LA Plan: <https://planning.lacity.org/plans-policies/community-plan-area/north-los-angeles>: "Policy 1-3.2: Consider factors, such as neighborhood character and aesthetics, identity; compatibility of land uses; impacts on livability, services, public facilities, and traffic levels, when changes in residential densities are proposed."
6. Reliance on categorical exemption is improper due to the project's adverse impacts on historical resources such as: Lincoln Park, Plaza de la Raza, Wall las Memorias, (Exhibit D)

7. The community and the Certified Neighborhood Council opposed this project, letter dated September 1 20222, and this letter was not included in the Letter of Recommendation or Letter of Determination Exhibit E)
8. This project is massively out of scale compared to anything built in the suburbs of the first pueblo of Los Angeles - and will disrupt the integrity of a historical community.
9. The high density of this project fails to provide evidence of sufficient water source for 184 units, over 50% density bonus (Exhibit F)
10. The project will remove 5 protected sycamore trees, that are alive and healthy. Please refer to document (Exhibit C)

The project will remove 5 healthy and protected western sycamore trees or *Platanus racemosa* (LATPO), developer claims trees were planted recently. In a brief survey within 1320 foot buffer used to denote the access and walk ability of a project, there are 36 western sycamores including the onsite count. Evidence of a mature grove is in the grouping of trees across the street at Lincoln Park. The onsite sycamores appear to be similar in age. In an EIR of Hazard Park development from (2005) reveals the area was marshland extending past Ramona Gardens and possibly as far as the site. The edges of a marshland are the optimal habitat for Western Sycamores. This habitat represents the last of an ancient marshland beneath our feet and pavement. This property is the actual site of the famous Lincoln Heights Alligator Farm, which emphasizes the watershed condition and habitat for the sycamore.

The developer proposes the destruction of 50,000 sqf of existing green space, which is part of a larger habitat for migrating birds. Developer wants to reduce green space to 3700 sqf. severely curtail the migratory bird habitat and population. This development should be stopped to preserve the habitat concerns.

11. This Project will disrupt the eco system that habits this plot of land, with 42 trees including protected sycamores, (Exhibit B and C)
12. The CPC hearing allotted 60 seconds per public comment, violating Brown Act Law
13. The surrounding residents, including tenants of Amistad Apartments, will be affected by the toxic plume that will come from excavating toxic soil that has not been mediated. (Exhibit A)
14. The surrounding residents, including the tenant's of Amistad apartments will be affected by the parking impact due to the developer failing to provide parking for 184 units

15. The Amistad Apartments are 100% affordable housing, a remarkable example of development that caters to, and is developed for the community, wherein 67% are renters live below Federal poverty line
16. Historically, the median income for Lincoln Heights has been under 30k annually as seen in 2008 <https://maps.latimes.com/neighborhoods/neighborhood/lincoln-heights/index.html>. The median income now is 75k <https://www.point2homes.com/US/Neighborhood/CA/Los-Angeles/Lincoln-Heights-Demographics.html>: clear evidence that the working class community is being displaced from our homes. This project will contribute to further displacement as it will continue to change the character, demographics, real estate values and therefore erasure of our marginalized, working class, immigrant communities and will contribute to the homelessness crisis.
17. The City of Los Angeles is currently facing over 30 thousand cases of eviction; the City of Los Angeles is currently under a State of Emergency as set by Mayor Karen Bass, due to the unprecedented homeless crises. We are seeing a mass eviction crisis where nearly all tenants facing eviction are low income working class individuals. Luxury units and development do not cater to those tenants facing eviction, and will not help mitigate the houseless crisis and therefore this 65% luxury development does not meet the criteria set forth by Mayor Karen Bass to help solve the homeless crisis. Approximately 11% of the homeless population (LAHSA) was created by the housing inequities of displacement. A 5% rent increase translates to 2000 more people falling into homelessness (Zillow).

EXHIBIT A

On June 20, 2023 the Los Angeles Planning Commission released the letter of determination (**Attachment A**) for case number **CPC-2022-6189- CU-DB-ZAA-SPR-HCA , CEQA: ENV-2022-6190-CE**. The project site 3601- 3615 Mission Road , 2010-2036 Lincoln Park Avenue Los Angeles, Ca 90031
(**Attachment A**)



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **JUN 20 2023**

Case No. **CPC-2022-6189-CU-DB-ZAA-SPR-HCA**
CEQA: **ENV-2022-6190-CE**
Plan Area: Northeast

Council District: 14 – de León

Project Site: 3601 – 3615 Mission Road; 2010 – 2036 Lincoln Park Avenue

Applicant: Shay Yadin, Lincoln Park Holdings, LLC
Representative: Brian Silveira, Brian Silveira & Associates

At its meeting of **May 25, 2023**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Construction, use and maintenance of a new seven-story residential development with 184 residential units, including 47 Very Low Income units, above two levels of automobile parking under the Density Bonus program.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for housing development project in which the density increase is greater than the 35 percent permitted in LAMC Section 12.22 A.25;
3. **Approved**, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 184 dwelling units in lieu of the 64 dwelling units otherwise permitted with 47 dwelling units reserved for Very Low Income Households, with the following On-Off Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit a 22 percent increase in the allowable Floor Area Ratio (FAR) to allow a FAR of 3.67:1 in lieu of the 3.0:1 FAR permitted in the R3-1 Zone pursuant to LAMC Section 12.21.1 A.1;
 - b. An On-Menu Incentive to permit the area of land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the R3 Zone;
 - c. An Off-Menu Incentive to permit decrease in residential automobile parking to allow the provision of 103 parking spaces, with 18 in tandem, in lieu of the 216 parking spaces required pursuant to LAMC Section 12.21 A.4;
 - d. A Waiver of Development Standard to permit a 50 percent decrease in required east side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;
 - e. A Waiver of Development Standard to permit a 50 percent decrease in required west side yard setbacks to allow a five-foot side yard setback in lieu of the 10 feet required by the R3-1 Zone pursuant to LAMC Section 12.10 C.2;

The project was granted exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32. It was also determined that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

(Attachment B)

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

Section 15300.2 of the CEQA guidelines states the following in section

- (A) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (B) **(E)**Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on **any list compiled** pursuant to Section 65962.5of the Government Code.
 1. Under the DTSC list, the property behind the proposed site on 3801 Mission road - has contaminated water sources

A C S MISSION PROPERTY (T0603761102) - (MAP)		SIGN UP FOR EMAIL ALERTS
3801 MISSION RD. LOS ANGELES, CA 90031 LOS ANGELES COUNTY LUST CLEANUP SITE (INFO) COMPLETED - CASE CLOSED AS OF 3/30/2009 - DEFINITION PRINTABLE CASE SUMMARY / CSM REPORT		CLEANUP OVERSIGHT AGENCIES LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: 900310361 CASEWORKER: JIMMIE WOO LOS ANGELES, CITY OF CASEWORKER: TBD
Summary Cleanup Action Report Regulatory Activities Environmental Data (ESI) Site Maps / Documents Community Involvement Related Cases		
Regulatory Profile		PRINTABLE CASE SUMMARY
CLEANUP STATUS - DEFINITIONS COMPLETED - CASE CLOSED AS OF 3/30/2009 - CLEANUP STATUS HISTORY		
POTENTIAL CONTAMINANTS OF CONCERN OTHER SOLVENT OR NON-PETROLEUM HYDROCARBON		POTENTIAL MEDIA OF CONCERN AQUIFER USED FOR DRINKING WATER SUPPLY
FILE LOCATION REGIONAL BOARD		DESIGNATED GROUNDWATER BENEFICIAL USE(S) - DEFINITIONS MUN, AGR, IND, PROC
DWR GROUNDWATER SUB-BASIN NAME Coastal Plain Of Los Angeles - Central (4-011.04)		CALWATER WATERSHED NAME Los Angeles River - Los Angeles (412.10)
Site History No site history available		

Conditions of Approval section 18 of the project letter of determination states the following

(Attachment C) - Determination Letter

18. Soil Contamination. The affected soil, as identified in the environmental site assessment for the project, shall be removed by a waste management licensed contractor and disposed of offsite at an approved disposal facility, employing a Soils Management Plan (SMP) by a licensed environmental profession under the direction of a California Professional Geologist. Prior to the issuance of any clearances by the Department of City Planning (DCP), property owners shall provide to DCP a letter from the State Department of Toxic Substances Control (DTSC) that establishes DTSC's satisfaction that the subject site currently meets DTSC requirements for the proposed use or, alternatively, that establishes DTSC's satisfaction with the property owner's contamination testing plan for the proposed use.

We are appealing the project based on the following listed below:

- a) Section 18 mentions "The affected soil" but fails to notify the public with what the soil is affected with. There are no attachments of the assessment on any of the public files or the June 20,2023 letter of determination.
- b) Los Angeles City Planning Commission held a meeting on May 25,2023 where they also failed to provide the public with any document of the soil assessment and we believe that the commissioners were also not given the soil assessment. The project was granted a CEQA Class 32 exemption when the letter of determination from the Los Angeles Planning Commission is acknowledging that there is affected soil on the project site.
- c) The Los Angeles Planning Commission is approving a CEQA Class 32 exemption for the project before the applicant (Developer) meets with the state DTSC contamination testing plan for proposed use. The applicant should have contacted DTSC before applying for CEQA class 32 exemption. The public and commissioners will never know what type of contaminants exist on the project site before commenting or voting on issuing a CEQA class 32 exemption.
- d) On the original application for the project the applicant marked no environmental report and this was incorrect. Please see attachments below.

— I am approving subsequent to main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

A. The Project is Not Exempt from CEQA.

The CEQA Guidelines provide for 33 classes of projects that generally do not have a significant effect on the environment and therefore may be exempted from CEQA review. (Committee to Save Hollywoodland Specific Plan v. City of Los Angeles (2008) 161 Cal.App.4th 1168, 1186.) Here, the City relies upon a Class 32 categorical exemption to exempt the Project from environmental review under CEQA. (AR 18; see CEQA Guidelines § 15332.) It is the City's burden to prove that the proposed Project fits within this class of categorical exemption. (California Farm Bureau Fed'n v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173, 185-86; Save Our Big Trees v. City of Santa Cruz (2015) 241 Cal.App.4th 694, 697.)

A Class 32 exemption applies to in-fill development and only applies if a project meets specific conditions, for which it is the City's burden to prove that: the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;" the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality;" and that the project can be served by all necessary utilities and public services. (CEQA Guidelines § 15332.) The City failed to meet its burden for the proposed Project.

We are appealing the applicant and Los Angeles Planning commission letter of determination on the following items listed above. We feel that the project will have a significant impact on our community. We also ask the CEQA class 32 exemption be revoked and the applicant should be made to do a full EIR on the project site.

soil contamination

The city is in error in granting these approvals for 3601 Mission Road.

Soil contamination occurred at 2037 Lincoln Park Boulevard from a transformer factory dating back to the 1920s. This property is directly across the street from 3601 Mission Road. While remediation occurred for THPs in 2001 for the Lincoln Park Boulevard site for case **no ZA-2001-2772-ZV-ZAD**, none has occurred at the Mission Road site. According to a preliminary analysis there is a high probability for lead and PCB contamination beyond the remediation site. This project requires an EIR and soil remediation. Further investigation of this site is required. A full EIR with soil testing must be required.

The June 20, 2023 LOD acknowledges this contamination exists (item 18 LA CPC LOD). The developer failed to notify the public and the city when they stated in error in Application G. Import/Export that 5,550 cubic yards will be removed and disposed of at Scholl Canyon Landfill an unapproved for toxic soil facility.

CEQA

California Environmental Quality Act guideline article 19 section 15332 class 32: 32Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The developer failed to disclose to the public and the city when they stated in error in Application H. Hazardous Materials and Substances that there were PCB contamination (Section 65962.5 of the Government Code.

exhibit 00: remediation letter

https://drive.google.com/file/d/1ij_u9tMowX5H6wqLT4b_9SbERpaSZLUp/view?usp=drive_link

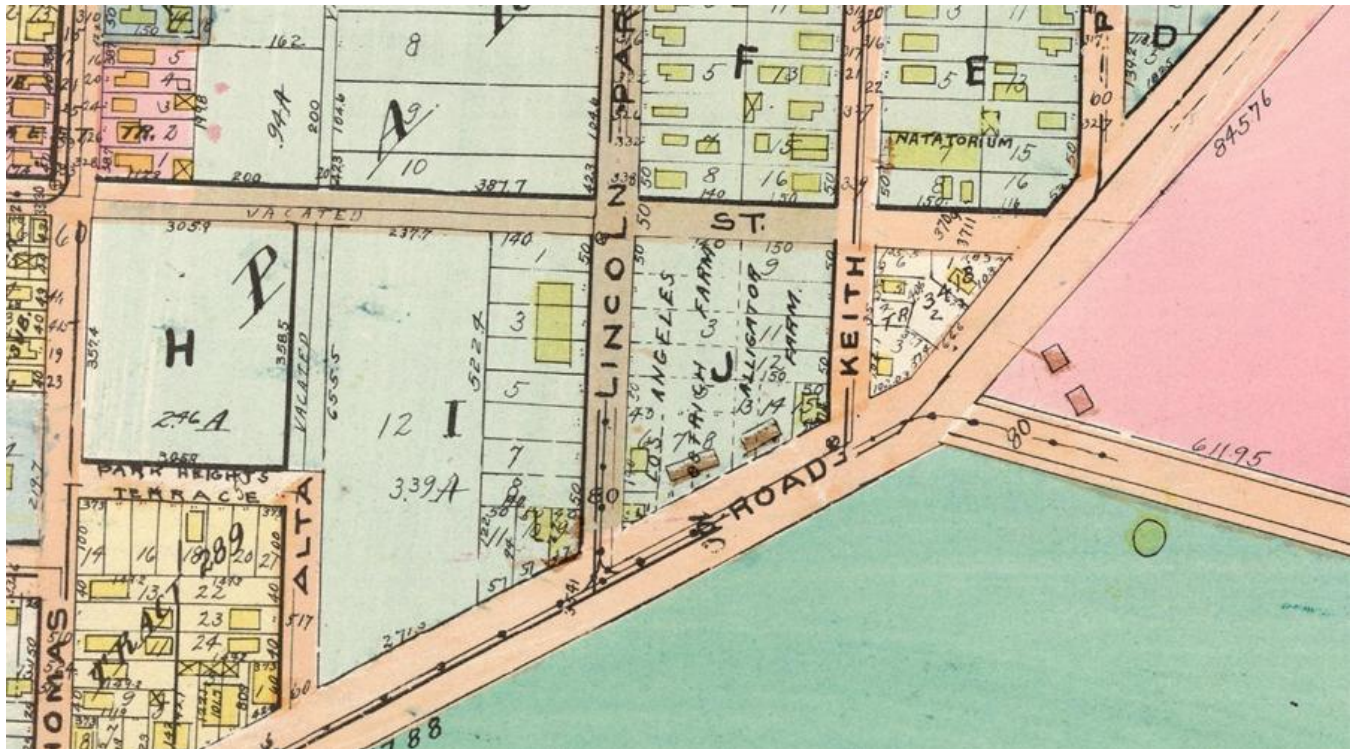


Exhibit 00. G.W. Baist map 1921, note the yellow rectangle on what is and Lincoln Lane in 1921 and known as Lincoln Park Boulevard today. Note the proximity to the alligator farm, which is now the green space and parking for Mission Road development.

EXHIBIT B

Impacts to Birds on site and at adjacent Lincoln Park – Class 32 exemption should not have been granted

A class 32 exemption is not appropriate for this project because there are exceptions. A class 32 exemption should not have been granted. This project will have a Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The unusual circumstances are the height of the building and the buildings proximity to Lincoln Park. The unusual circumstances include the impact of the building on wildlife including migrating wildlife and on threatened, rare and endangered species on site and at the adjacent park. Lincoln Park and the nearby Hazard Park and Ascot Hills provide a haven for migrating birds and Least Bell's vireo a threatened species is likely to live in the area.

A class 32 exemption is not appropriate because The project site could have value as habitat for endangered, rare or threatened species namely Least Bell's Vireo. The site could provide habitat to Least Bell's Vireo. The least Bell's vireo was added to the State of California's list of endangered species in 1980. It was listed as endangered by the Service on May 2, 1986 due to a significant range-wide decline in population related to extensive habitat loss and degradation associated with urban development.

At 85 feet this will be the tallest structure in the area. It's location near Lincoln Park, Hazard Park and Ascot Hills is an unusual circumstance that can impact the wildlife and birds who migrate and live here. Light Pollution has been found to impact migrating birds. Travis Longcore states: Large numbers of nocturnally migrating birds are therefore affected when meteorological conditions bring them close to lights, for instance, during inclement weather or late at night when they tend to fly lower. Within the sphere of lights, birds may collide with each other or a structure, become exhausted, or be taken by predators. Birds that are waylaid by buildings in urban areas at night often die in collisions with windows as they try to escape during the day. See <https://esajournals.onlinelibrary.wiley.com/doi/full/10.1890/1540-9295%282004%29002%5B0191%3AELP%5D2.0.CO%3B2>

Further, building collisions by birds are likely to occur given the height of the building and the numerous glass windows and doors.

A full CEQA Environmental Impact Report is needed and required.

Lincoln Park is home to many birds and a resting place for migrating birds. Over 48 different bird types have been identified on the I-Naturalist App. See Exhibit Birds

Building collisions, and particularly collisions with windows, are a major anthropogenic threat to birds, with rough estimates of between 100 million and 1 billion birds killed annually in the United States.



At left is the proposed 7 story 85 foot 3 inch building. Glass windows and doors pose a particular collision hazard.

See <https://bioone.org/journals/the-condor/volume-116/issue-1/CONDOR-13-090.1/Birdbuilding-collisions-in-the-United-States--Estimates-of-annual/10.1650/CONDOR-13-090.1.full>)

The Lincoln Park lake provides migrating birds an area to rest near water. The area provides connectivity to wildlife. Close by is

Ascot Hills Park and Hazard Park. The project site is in a liquefaction zone. Hazard Park and the Lincoln Park area have in the past had wetlands. <https://scwrp.org/projects/hazard-park-wetlands-restoration-concept-plan/>

From Audubon.org: Each year at least a billion birds migrate along the Pacific Flyway, but these birds are only a fraction of those that used the flyway a century ago. **Habitat loss, water shortages, diminishing food sources, and climate change all threaten the birds of the Pacific Flyway.**

Every year, millions of birds—more than 350 species—traverse the Pacific Flyway, one of four major migratory bird routes in the Americas. (From Nature.org)

The Pacific Flyway extends from Patagonia to Alaska, and birds such as herons, egrets, bald eagles, warblers, swallows, tanagers and flycatchers—just to name a few—can be found at various California parks, including the [Carrizo Plain](#), along their way.

Flyways, [the flight paths or routes birds use in their migration](#), vary depending on the type of bird and where they can be found in the U.S. The map to the left from shows the main flyways of North America. The Pacific flyway (red), the Central flyway (green), the Mississippi flyway (blue) and the Atlantic flyway (black) are perfect examples of directional clues. (From North Dakota Game and Fish Department,/U.S. Fish and Wildlife Service)

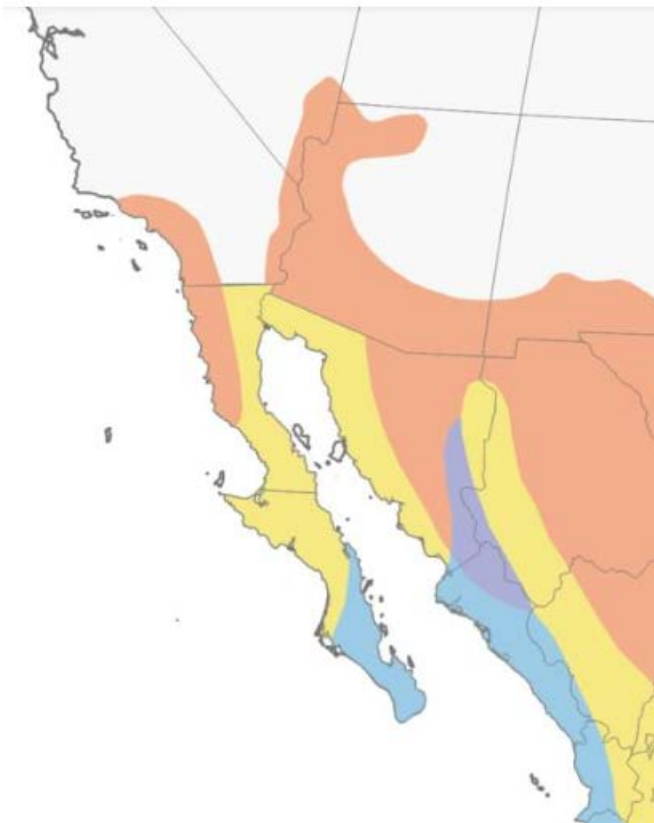


Least Bell's Vireo

From US Fish and Wildlife Service:

allaboutbirds.org/guide/Bells_Vireo/maps-range

All About Birds



Listing Status: The least Bell's vireo was added to the State of California's list of endangered species in 1980. It was listed as endangered by the Service on May 2, 1986 due to a significant range-wide decline in population related to extensive habitat loss and degradation associated with urban development, exotic plant invasion, and expansion of agricultural practices into riparian zones. Brood parasitism by the brown-headed cowbird was also identified as an issue.

Range and Habitat

Least Bell's vireos winter in southern Baja California, Mexico, where they occupy a variety of habitats, including mesquite scrub within arroyos, palm groves, and hedgerows bordering agricultural and residential areas.

Migration

Least Bell's vireos winter in Southern Mexico. They head south by September and come back by mid-March to early April.

Breeding Season

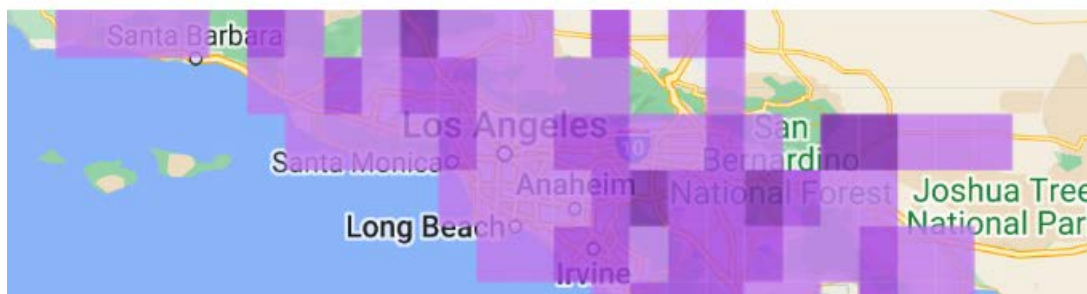
These birds generally arrive in southern



California breeding areas by mid-March to early April, with males arriving before females and older birds arriving before first-year breeders. Least Bell's vireos generally remain on the breeding grounds until late September, although some post-breeding migration may begin as early as late July.

Bell's Vireos tend to stay hidden in dense vegetation as they forage, but they often emerge at the edges of bushes. But they have been viewed at Rio de Los Angeles SP, Los Angeles, California, United States, Hahamongna Watershed Park (formerly Oak Grove Park), Los Angeles, California, United States and Silver Lake Reservoir (LA Co.), Los Angeles, California, United States

Map Generated from eBird Observations (Year-Round, 2018-2023)

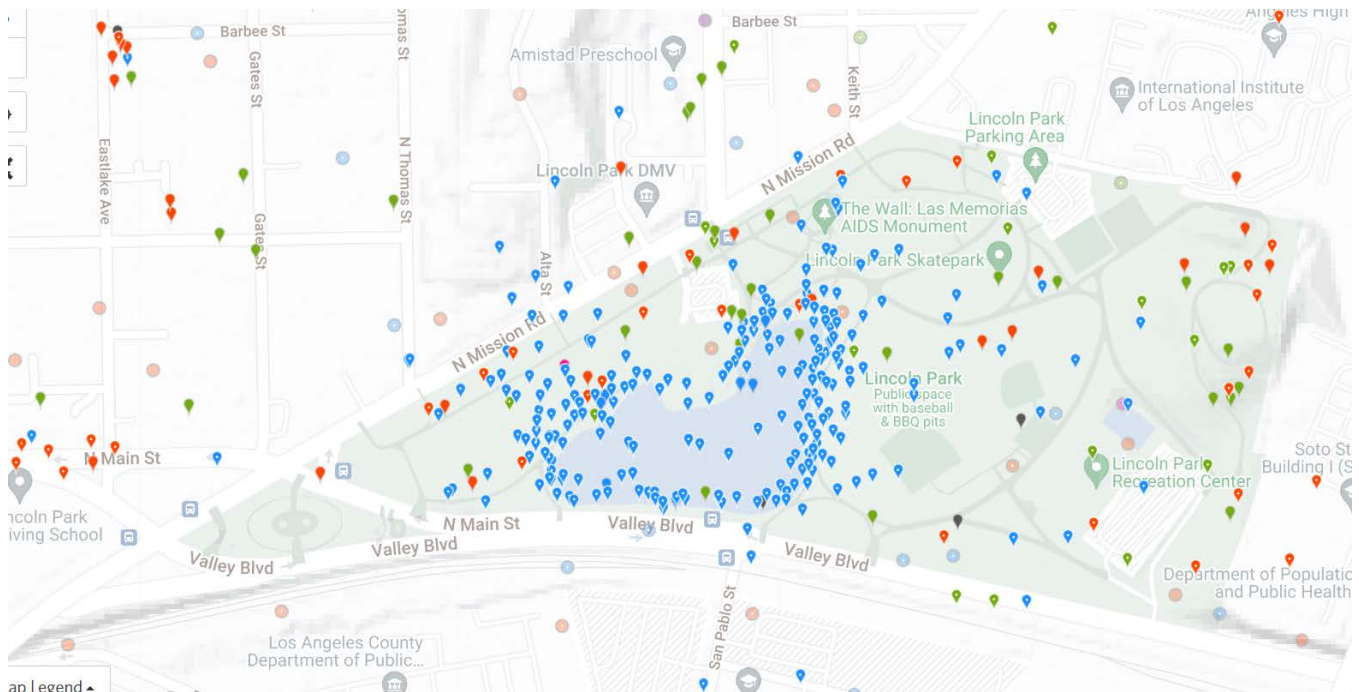


**Lincoln Park
Birds from
INaturalist.com
Includes area to
Barbee and
around park.**

Inaturalist is an
app created by
National

Geographic to map wildlife. Users take pictures and are assisted by software and experts in identifying wildlife. Note that the more common and non-colorful birds like pigeons and sparrows are less likely to be included in the listings. Although sparrows and pigeons are very common few are found for Lincoln Park on the App.

Blue dots are wildlife, Green trees, Red insects



Attachment A: EXHIBIT BIRDS

Birds Found in Area Lincoln Park including Barbee:

Year is when bird first found on I-Naturalist.

Geese:

Domestic Greylag Goose (*Anser anser domesticus*) – C2021 - 1

Canada Goose (*Branta canadensis*) – 2013 – 26

Greylag x Swangoose (*Anser anser* x *cygnoides*) - 2015 – 5

Domestic graylag X Domestic Swangoose (*anser anser domesticus* X *cygnoides*) 2020 - 3

Egyptian Goose (*Alopochen aegyptiaca*) 2015 – 33

Domestic Swan Goose (*Anser cygnoides domesticus*) 2013 – 13

Swan Goose (*Anser cygnoides*) 1

Grey Geese (Genus *Anser*) 2018 – 3

Duck:

Domestic Muscovy Duck (*Cairina moschata domestica*) 2018 – 7

Mallard X Muscovy Duck (*Anas platyrhynchos* *Cairina moschata*) 2019 – 2

Mallard (*Anas platyrhynchos*) 2013 – 22

Domestic Mallard (*Anas platyrhynchos domesticus*) since 2015 - 5

Ring-Necked Duck (*Aythya collaris*) since 2018 - 4

Heron:

Black-Crowned Night-Heron (*Nycticorax nycticorax*)– Citings since 2015 – 25

Green Heron (*Butorides Virescens*) since 2022 – 2

Great Blue Heron (*Ardea herodias*) since 2021 - 2

Hawk:

Red-tailed Hawk (*Buteo jamaicensis*) 2019 – 2

Red-Shouldered Hawk (*Buteo lineatus*) since 2019 – 1

Cooper’s Hawk (*Accipiter cooperii*) 2022 - 1

Pigeon:

Rock Pigeon (*Columba livia*) since 2015 – 4

Feral Pigeon (*Columba livia domestica*) Sightings since 2019 – 6

Eurasian Collared-Dove (*Streptopelia decaocto*) since 2022 - 1

Great-Tailed Grackle (*Quiscalus mexicanus*) 2013 – 18

Western Bluebird (*Sialia Mexicana*) –2019 – 4

House Sparrow (*Passer domesticus*) 2013 – 5

Yellow-Rumped Warbler (*Setophaga coronata*) since 2023 – 1

Hooded Oriole (*Icterus cucullatus*) since 2020 – 1

Osprey (*Pandion Haliaetus*) since 2016 – 2

North American Osprey (*Pandion Haliaetus carolinensis*) -1

Northern Shoveler (*Spatula clypeata*) sightings since 2014 - 4

Bushtit (*Psaltiriparus minimus*) sightings since 2022 – 1

Double-crested Cormorant (*Nannopterum auritum*) sightings since 2018 – 7

American Wigeon (*Mareca americana*) Sightings since 2018 – 7

Black Phoebe (*Sayornis Nigricans*) Sightings since 2019 - 2

Say’s Phoebe (*Sayornis saya*) Since 2021 - 1

Snowy Egret (*Egretta thula*) since 2018 – 10

Great Egret (*Ardea alba*) since 2023 - 2

American Coot (*Fulica americana*) since 2015 – 10

California Gull (*Larus californicus*) since 2022 – 2

Western Gull (*Larus occidentalis*) since 2019 - 1

Red-Crowned Parrot (*Amazona viridigenalis*) since 2018 – 1

American Crow (*Corvus brachyrhynchos*) since 2020 – 1
 House Finch (*Haemorhous mexicanus*) since 2013 – 1
 American White Pelican (*Pelecanus Erthrohynchos*) since 2019 – 2
 Belted Kingfisher (*Megaceryle alcyon*) since 2018 – 1
 Lesser Scaup (*Athia affinis*) since 2014 - 1
 Pied-Billed Grebe (*Podilymbus Podiceps*) since 2014 - 1
 Mourning Dove (*Zenaida macroura*) since 2022 -1
 Red-Whiskered Bulbul (*Pycnonotus jocosus*) 2022 - 1

Area Near Las Memorias



Great-tailed Grackle
 (*Quiscalus mexicanus*)
 Lincoln Heights, L... • May 4, 2022
 Research Grade 1



Domestic Greylag Goose
 (*Anser anser domesticus*)
 N Mission Rd, Los... • Jul 10, 2021
 Research Grade 4



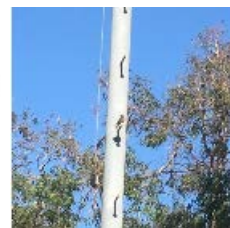
Great-tailed Grackle
 (*Quiscalus mexicanus*)
 Lincoln Park, Los... • Apr 19, 2019
 Research Grade 1



Canada Goose
 (*Branta canadensis*)
 Lincoln Park, Los... • Oct 7, 2020
 Research Grade 2



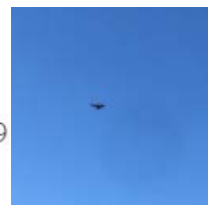
Black-crowned Night-Heron
 (*Nycticorax nycticorax*)
 Lincoln Park, Los... • Jan 14, 2021
 Research Grade 2



Western Bluebird
 (*Sialia mexicana*)
 Lincoln Park, Los... • May 24, 2019
 Research Grade 1



House Sparrow
 (*Passer domesticus*)
 Lincoln Park, Los... • May 24, 2019
 Research Grade 1



Red-tailed Hawk
 (*Buteo jamaicensis*)
 Lincoln Park, Los... • May 24, 2019
 Research Grade 1 3



Canada Goose
 (*Branta canadensis*)
 Lincoln Heights, L... • Feb 17, 2023
 Research Grade 1



Yellow-rumped Warbler
 (*Setophaga coronata*)
 Lincoln Heights, L... • Jan 9, 2023
 Research Grade 2



Western Bluebird

(*Sialia mexicana*)

Lincoln Heights, L... • Mar 3, 2023

Research Grade



Red-shouldered Hawk

(*Buteo lineatus*)

3501 Valley Blvd,... • Jan 24, 2019

Research Grade



House Sparrow

(*Passer domesticus*)

Northeast Los Ange... • May 3, 2021

Research Grade



Near Recreation Center



Red-tailed Hawk

(*Buteo jamaicensis*)

Lincoln Park Recre... • May 19, 2022

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park Recre... • Nov 15, 2022

Research Grade



Rock Pigeon

(*Columba livia*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade



Hooded Oriole

(*Icterus cucullatus*)

Los Angeles County... • April 2020

Research Grade



Lincoln Park BB and BBQ pits

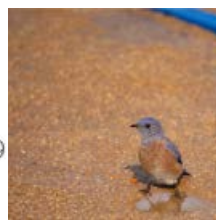


Western Bluebird

(*Sialia mexicana*)

Lincoln Park, Los... • Aug 30, 2019

Research Grade



Western Bluebird

(*Sialia mexicana*)

Northeast Los Ange... • Aug 21, 2020

Research Grade





House Sparrow

(*Passer domesticus*)

Northeast Los Ange... • May 3, 2021

Research Grade



Canada Goose

(*Branta canadensis*)

Northeast Los Ange... • May 3, 2021

Research Grade



Green Heron

(*Butorides virescens*)

3501 Valley Blvd,... • Jul 26, 2022

Research Grade



Osprey

(*Pandion haliaetus*)

lincoln park, la • Feb 14, 2016

Research Grade



Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

Lincoln Park, 洛杉矶,... • Apr 23, 2018

Research Grade



Northern Shoveler

(*Spatula clypeata*)

Northeast Los Ange... • Feb 15, 2021

Research Grade

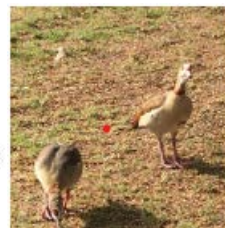


Bushtit

(*Psaltiriparus minimus*)

Lincoln Heights, L... • Nov 15, 2022

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Dec 4, 2021

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Los Angeles, Calif... • Apr 29, 2019

Research Grade



Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, 洛杉矶,... • Apr 5, 2018

Research Grade





Domestic Muscovy Duck
 (*Cairina moschata domestica*)
 3501 Valley Blvd,... • Apr 26, 2018
 Research Grade 1



Egyptian Goose
 (*Alopochen aegyptiaca*)
 Northeast Los Ange... • Jun 24, 2018
 Research Grade 3



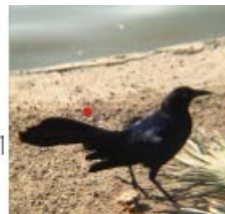
Mallard
 (*Anas platyrhynchos*)
 Lincoln Park, Los... • Apr 5, 2021
 Research Grade 1



Canada Goose
 (*Branta canadensis*)
 Los Angeles, Calif... • Apr 29, 2019
 Research Grade 2



Great-tailed Grackle
 (*Quiscalus mexicanus*)
 Lincoln Park, Los... • Jul 10, 2021
 Research Grade 2



Great-tailed Grackle
 (*Quiscalus mexicanus*)
 Lincoln Park, 洛杉矶,... • Apr 5, 2018
 Research Grade 1



Domestic Swan Goose
 (*Anser cygnoides domesticus*)
 Lincoln Park, Los... • Apr 21, 2021
 Research Grade 1



Canada Goose
 (*Branta canadensis*)
 Lincoln Park, Los... • Feb 7, 2022
 Research Grade 3



Black-crowned Night-Heron
 (*Nycticorax nycticorax*)
 Lincoln Heights, L... • May 15, 2022
 Research Grade 4



Black-crowned Night-Heron
 (*Nycticorax nycticorax*)
 Lincoln Park, Los... • Jan 17, 2021
 Research Grade 1



Black-crowned Night-Heron
 (*Nycticorax nycticorax*)
 Lincoln Park, 洛杉矶,... • Apr 5, 2018
 Research Grade 3



Black-crowned Night-Heron
 (*Nycticorax nycticorax*)
 Lincoln Heights, L... • Apr 12, 2023
 Research Grade 1



Greylag x Swan Goose
 (*Anser anser x cygnoides*)
 Los Angeles, Calif... • Apr 29, 2019
 Research Grade 2



Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • Feb 20, 2018

Research Grade



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Valley / San Pablo... • Jul 21, 2021

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • Mar 30, 2020

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 11, 2019

Research Grade



Feral Pigeon

(*Columba livia domestica*)

Lincoln Park, 3600... • May 16, 2019

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 16, 2013

Research Grade



Snowy Egret

(*Egretta thula*)

Northeast Los Ange... • Aug 21, 2020

Research Grade



Domestic Muscovy Duck

(*Cairina moschata domestica*)

Northeast Los Ange... • Apr 29, 2019

Research Grade





Egyptian Goose
(*Alopochen aegyptiaca*)
Lincoln Heights, L... • Jul 26, 2022
Research Grade 2



Mallard x Muscovy Duck
(*Anas platyrhynchos* x *Cairina mosch.*)
Lincoln Park, Los... • May 24, 2019
Research Grade 4



American Wigeon
(*Mareca americana*)
Northeast Los Ange... • Jan 8, 2021
Research Grade 1



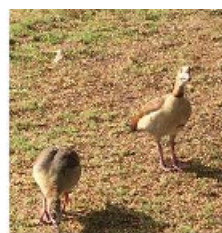
Greylag x Swan Goose
(*Anser anser* x *cygnoides*)
Los Angeles, Calif... • Apr 29, 2019
Research Grade 2



Domestic Swan Goose
(*Anser cygnoides domesticus*)
Los Angeles, Calif... • Apr 29, 2019
Research Grade 1



Egyptian Goose
(*Alopochen aegyptiaca*)
Lincoln Park, Los... • Feb 20, 2018
Research Grade 4



Egyptian Goose
(*Alopochen aegyptiaca*)
Lincoln Park, Los... • Dec 4, 2021
Research Grade 3



Mallard
(*Anas platyrhynchos*)
Lincoln Heights, L... • Nov 15, 2022
Research Grade 3



Egyptian Goose
(*Alopochen aegyptiaca*)
Lincoln Park, Los... • Feb 28, 2021
Research Grade 3



House Sparrow
(*Passer domesticus*)
Lincoln Heights, L... • Nov 15, 2022
Research Grade 2



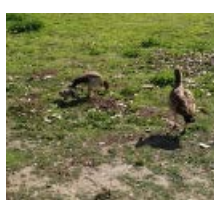
Canada Goose
(*Branta canadensis*)
Lincoln Park, Los... • Jan 8, 2023
Research Grade 2



Feral Pigeon
(*Columba livia domestica*)
Lincoln Park, Los... • Mar 4, 2021
Research Grade 3



Black-crowned Night-Heron
(*Nycticorax nycticorax*)
Lincoln Park, Los... • Mar 4, 2023
Research Grade 2



Egyptian Goose
(*Alopochen aegyptiaca*)
Valley / San Pablo... • Feb 8, 2021
Research Grade 4



American Wigeon
(Mareca americana)
 Lincoln Park, Los... • Feb 7, 2022
 Research Grade 2



Black Phoebe
(Sayornis nigricans)
 Northeast Los Ange... • Apr 29, 2019
 Research Grade 1



Great-tailed Grackle
(Quiscalus mexicanus)
 Lincoln Park, Los... • May 4, 2021
 Research Grade 4



Great-tailed Grackle
(Quiscalus mexicanus)
 Lincoln Park, Los... • Jun 7, 2022
 Research Grade 1



Black-crowned Night-Heron
(Nycticorax nycticorax)
 Lincoln Park, Los... • Mar 4, 2023
 Research Grade 2



Domestic Swan Goose
(Anser cygnoides domesticus)
 Lincoln Park, Los... • Apr 5, 2021
 Research Grade 4



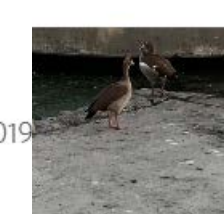
Great Blue Heron
(Ardea herodias)
 Los Angeles, Calif... • Jan 8, 2021
 Research Grade 1



Egyptian Goose
(Alopochen aegyptiaca)
 Lincoln Park, Los... • Feb 16, 2019
 Research Grade 3



Egyptian Goose
(Alopochen aegyptiaca)
 Los Angeles, Calif... • Apr 29, 2019
 Research Grade 5



Egyptian Goose
(Alopochen aegyptiaca)
 Lincoln Park, Los... • Jun 11, 2022
 Research Grade 3



Black Phoebe
(Sayornis nigricans)
 Lincoln Park, Los... • Apr 19, 2019
 Research Grade 1



Black-crowned Night-Heron
(Nycticorax nycticorax)
 Lincoln Park, Los... • Apr 8, 2021
 Research Grade 2



Rock Pigeon
(Columba livia)
 Lincoln Park, Los... • Jul 10, 2021
 Research Grade 1



Canada Goose
(Branta canadensis)
 Lincoln Park, Los... • Apr 21, 2021
 Research Grade 3



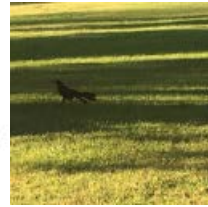
Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Heights, L... • Nov 3, 2021

Research Grade

3



Great-tailed Grackle

(*Quiscalus mexicanus*)

Los Angeles • Jun 12, 2021

Research Grade

2



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Apr 5, 2021

Research Grade

1



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 16, 2013

Research Grade

2 ★ 1



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Jun 22, 2019

Research Grade

4



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Jun 22, 2019

Research Grade

4 ★ 1



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade

2



Mallard

(*Anas platyrhynchos*)

3501 Valley Blvd,... • Apr 16, 2019

Research Grade

2



Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • Mar 4, 2023

Research Grade

2



American Wigeon

(*Mareca americana*)

Lincoln Park, Los... • Mar 4, 2023

Research Grade

2



Ring-necked Duck

(*Aythya collaris*)

Lincoln Park, Los... • Mar 4, 2023

Research Grade

2



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Feb 28, 2021

Research Grade

4



Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • Feb 20, 2018

Research Grade

1



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Feb 20, 2018

Research Grade

1



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Mar 4, 2023

Research Grade



Mallard x Muscovy Duck

(*Anas platyrhynchos* x *Cairina mosch...*)

Northeast Los Ange... • Apr 29, 2019

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • May 1, 2023

Research Grade



American Coot

(*Fulica americana*)

Lincoln Heights, L... • Oct 14, 2015

Research Grade



Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

Northeast Los Ange... • Apr 29, 2019

Research Grade



Feral Pigeon

(*Columba livia domestica*)

Northeast Los Ange... • Apr 29, 2019

Research Grade



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Feb 20, 2018

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade



Near Main St/Valley



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Oct 9, 2020

Research Grade



Domestic Muscovy Duck

(*Cairina moschata domestica*)

Lincoln Park, Los... • Sep 17, 2022

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Sep 24, 2019

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • May 11, 2019

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Oct 20, 2020

Research Grade



Canada Goose

(*Branta canadensis*)

3391-3443 E Valley... • May 28, 2018

Research Grade

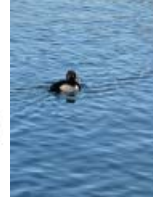


American Wigeon

(*Mareca americana*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade



Ring-necked Duck

(*Aythya collaris*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade

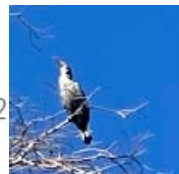


California Gull

(*Larus californicus*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade



Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade



Mallard

(*Anas platyrhynchos*)

3445-3499 E Valley... • Mar 11, 2018

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Sep 23, 2019

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Oct 9, 2020

Research Grade



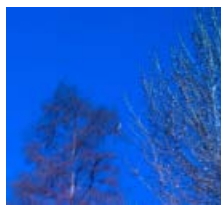
Great-tailed Grackle

(*Quiscalus mexicanus*)

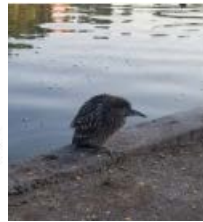
Lincoln Park, Los... • May 11, 2019

Research Grade





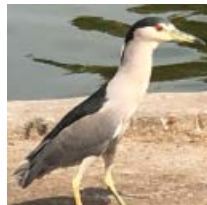
North American Osprey
(Pandion haliaetus carolinensis)
 Lincoln Park, Los... • Feb 15, 2018
 Research Grade 1



Black-crowned Night-Heron
(Nycticorax nycticorax)
 Lincoln Heights, L... • Oct 2, 2020
 Research Grade 3



Egyptian Goose
(Alopochen aegyptiaca)
 Lincoln Park, Los... • Dec 4, 2021
 Research Grade 3



Black-crowned Night-Heron
(Nycticorax nycticorax)
 Lincoln Park, Los... • Oct 9, 2020
 Research Grade 1



Mallard
(Anas platyrhynchos)
 Los Angeles, Calif... • Apr 29, 2019
 Research Grade 2



Domestic Muscovy Duck
(Cairina moschata domestica)
 Lincoln Park, Los... • May 29, 2022
 Research Grade 2



Domestic Mallard
(Anas platyrhynchos domesticus)
 Lincoln Park, Los... • May 1, 2023
 Research Grade 4



Canada Goose
(Branta canadensis)
 Lincoln Park, Los... • May 1, 2023
 Research Grade 1



Snowy Egret
(Egretta thula)
 Lincoln Park, Los... • Dec 21, 2018
 Research Grade 1



Ring-necked Duck
(Aythya collaris)
 Lincoln Park, Los... • Dec 21, 2018
 Research Grade 1



Canada Goose
(Branta canadensis)
 Lincoln Park, Los... • Sep 24, 2019
 Research Grade 2



Great Egret
(Ardea alba)
 Lincoln Park, Los... • Jan 8, 2023
 Research Grade 2



American Wigeon
(Mareca americana)
 Lincoln Park, Los... • Dec 21, 2018
 Research Grade 1



Mallard
(Anas platyrhynchos)
 Lincoln Park, Los... • Feb 7, 2022
 Research Grade 3

By Mission



Canada Goose

(*Branta canadensis*)

Lincoln Heights, L... • Mar 24, 2020

Research Grade

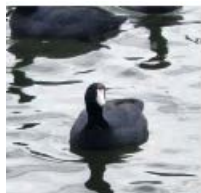


Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Sep 28, 2019

Research Grade



American Coot

(*Fulica americana*)

Lincoln Heights, L... • Dec 1, 2022

Research Grade

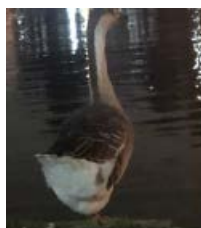


American Coot

(*Fulica americana*)

Lincoln Park, 洛杉矶,... • Feb 28, 2021

Research Grade



Grey Geese

(Genus *Anser*)

Lincoln Park, Los... • Sep 26, 2019



Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade



Grey Geese

(Genus *Anser*)

Lincoln Park, Los... • Sep 26, 2019



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade

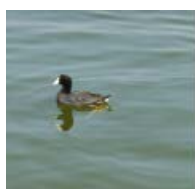


Domestic Muscovy Duck

(*Cairina moschata domestica*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade

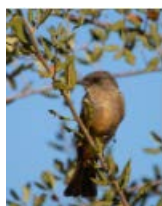


Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, 洛杉矶,... • Feb 28, 2021

Research Grade



Say's Phoebe

(*Sayornis saya*)

Northeast Los Ange... • Jan 8, 2021

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Oct 18, 2019

Research Grade





Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Los Angeles, CA 90... • May 24, 2020

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Feb 7, 2023

Research Grade

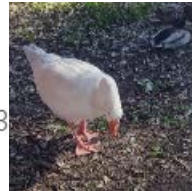


Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Feb 7, 2023

Research Grade



Domestic Greylag Goose

(*Anser anser domesticus*)

Lincoln Heights, L... • Jan 22, 2022

Research Grade



American White Pelican

(*Pelecanus erythrorhynchos*)

Los Angeles, CA 90... • Jan 13, 2020

Research Grade



American Coot

(*Fulica americana*)

Lincoln Heights, L... • Nov 20, 2021

Research Grade



Northern Mockingbird

(*Mimus polyglottos*)

N Alta St, Los Ang... • Apr 7, 2021

Research Grade

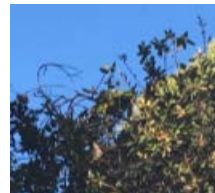


Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

3432 Park Heights... • Apr 4, 2019

Research Grade



Red-crowned Parrot

(*Amazona viridigenalis*)

Los Angeles County... • October 2018

Research Grade



American Crow

(*Corvus brachyrhynchos*)

Los Angeles County... • July 2020

Research Grade



House Sparrow

(*Passer domesticus*)

Lincoln Park, Los... • May 16, 2013

Research Grade



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Oct 18, 2019

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • May 16, 2013

Research Grade



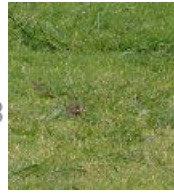


Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • May 16, 2013

Research Grade



House Finch

(*Haemorhous mexicanus*)

Lincoln Park, Los... • May 16, 2013

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • May 16, 2013

Research Grade



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Jul 10, 2021

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Oct 18, 2019

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • May 13, 2021

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Oct 18, 2019

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Apr 13, 2021

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Los Angeles County... • May 28, 2018

Research Grade



Domestic Muscovy Duck

(*Cairina moschata domestica*)

Lincoln Heights, L... • Dec 1, 2022

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Los Angeles, CA, U... • Sep 20, 2020

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Heights, L... • Apr 18, 2021

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Oct 18, 2019

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Apr 13, 2021

Research Grade





Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Sep 28, 2019

Research Grade

2



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Sep 28, 2019

Research Grade

2



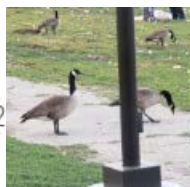
Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Heights, L... • Jul 26, 2022

Research Grade

1



Canada Goose

(*Branta canadensis*)

Lincoln Heights, L... • Apr 18, 2022

Research Grade

2



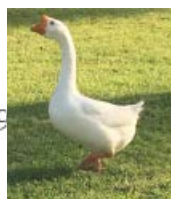
Canada Goose

(*Branta canadensis*)

Northeast Los Ange... • Apr 29, 2019

Research Grade

2



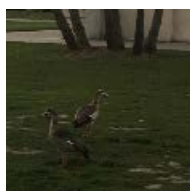
Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • May 11, 2019

Research Grade

1



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade

3



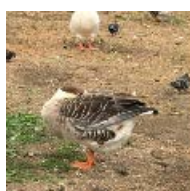
Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, 洛杉矶,... • Feb 28, 2021

Research Grade

2



Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

Lincoln Park, Los... • Sep 28, 2019

Research Grade

3



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Sep 28, 2019

Research Grade

2



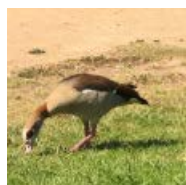
Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Apr 1, 2021

Research Grade

2



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Jul 10, 2021

Research Grade

3



Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • Feb 7, 2023

Research Grade

1



Domestic Swan Goose

(*Anser cygnoides domesticus*)

Northeast Los Ange... • Apr 18, 2017

Research Grade

3



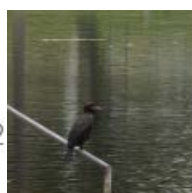
Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • Jun 11, 2022

Research Grade

1



Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • May 16, 2013

Research Grade

1★2



Black Phoebe

(*Sayornis nigricans*)

Lincoln Heights, L... • Apr 12, 2023

Research Grade

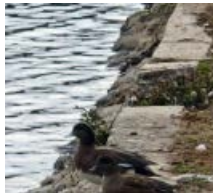


Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Los Angeles, CA 90... • Jan 13, 2020

Research Grade



American Wigeon

(*Mareca americana*)

Lincoln Heights, L... • Dec 1, 2022

Research Grade



Domestic Greylag x Domestic Sw..

(*Anser anser domesticus* x *anser cygnoides*)

Lincoln Park, Los... • Jun 11, 2022

Research Grade

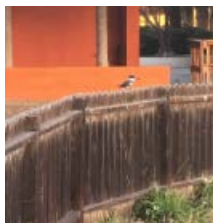


Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade

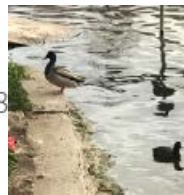


Belted Kingfisher

(*Megaceryle alcyon*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Feb 14, 2023

Research Grade

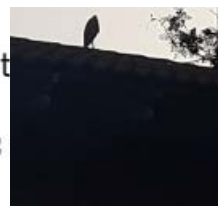


Double-crested Cormorant

(*Nannopterum auritum*)

Lincoln Park, Los... • Feb 14, 2023

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Los Angeles, CA 90... • Jan 13, 2020

Research Grade

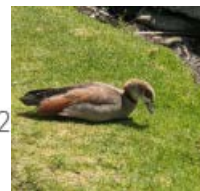


Snowy Egret

(*Egretta thula*)

Lincoln Heights, L... • May 24, 2022

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Heights, L... • May 24, 2022

Research Grade

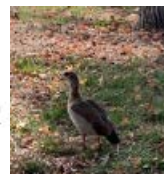


Eurasian Collared-Dove

(*Streptopelia decaocto*)

Lincoln Park, Los... • Jun 7, 2022

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Nov 20, 2021

Research Grade



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Oct 7, 2020

Research Grade



American White Pelican

(*Pelecanus erythrorhynchos*)

Lincoln Park, Los... • Feb 16, 2019

Research Grade





Swan Goose

(*Anser cygnoides*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade



Snowy Egret

(*Egretta thula*)

Lincoln Park, Los... • May 30, 2023

Research Grade



Snowy Egret

(*Egretta thula*)

Lincoln Park, Los... • Apr 9, 2021

Research Grade

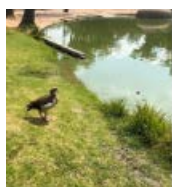


Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade

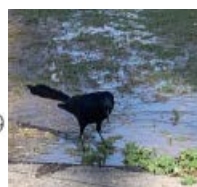


Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • May 25, 2019

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • Apr 9, 2021

Research Grade



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • May 30, 2023

Research Grade



Domestic Greylag × Domestic Sw...

(*Anser anser domesticus* × *anser cygnoides*...)

Lincoln Park, Los... • May 2, 2020

Research Grade

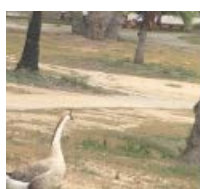


Domestic Greylag × Domestic Sw...

(*Anser anser domesticus* × *anser cygnoides*...)

Lincoln Park, Los... • May 2, 2020

Research Grade



Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • May 30, 2023

Research Grade



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Heights, L... • Jul 9, 2020

Research Grade

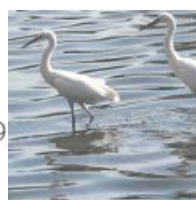


Rock Pigeon

(*Columba livia*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade



Snowy Egret

(*Egretta thula*)

Lincoln Park, Los... • Jul 10, 2021

Research Grade





Domestic Greylag × Domestic Sw..

(*Anser anser domesticus* × *anser cygnoides*.)

Mission / Lincoln... • Jul 9, 2020

Research Grade

4



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • May 22, 2022

Research Grade

2



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • May 30, 2023

Research Grade

2



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Mar 4, 2021

Research Grade

3



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Jun 7, 2022

Research Grade

1



Great Blue Heron

(*Ardea herodias*)

Los Angeles, Calif... • Jan 8, 2021

Research Grade

1



Red-tailed Hawk

(*Buteo jamaicensis*)

Los Angeles, Calif... • Dec 20, 2014

Research Grade

2 ★ 1



Western Gull

(*Larus occidentalis*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade

1

Lincoln Park Lake Area



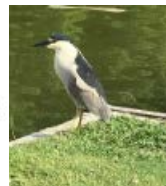
Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 1, 2023

Research Grade

2



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Apr 14, 2021

Research Grade

1



Canada Goose

(*Branta canadensis*)

Northeast Los Ange... • Apr 18, 2017

Research Grade

4



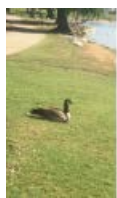
Snowy Egret

(*Egretta thula*)

Lincoln Heights, L... • Jul 26, 2022

Research Grade

1



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • Jun 7, 2022

Research Grade



Snowy Egret

(*Egretta thula*)

Northeast Los Ange... • Aug 2, 2022

Research Grade

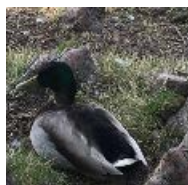


Snowy Egret

(*Egretta thula*)

Lincoln Park, Los... • Jun 7, 2022

Research Grade



Mallard

(*Anas platyrhynchos*)

Northeast Los Ange... • Apr 26, 2018

Research Grade



Domestic Swan Goose

(*Anser cygnoides domesticus*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade



Feral Pigeon

(*Columba livia domestica*)

Lincoln Park, Los... • Mar 30, 2020

Research Grade

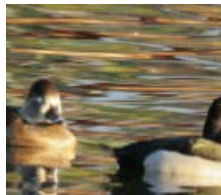


Snowy Egret

(*Egretta thula*)

Lincoln Heights, L... • Apr 2, 2023

Research Grade

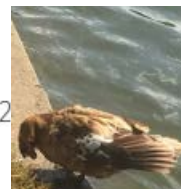


Ring-necked Duck

(*Aythya collaris*)

Northeast Los Ange... • Dec 25, 2022

Research Grade



Domestic Muscovy Duck

(*Cairina moschata domestica*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade

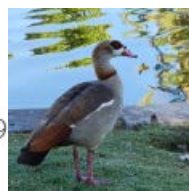


Snowy Egret

(*Egretta thula*)

Lincoln Park, Los... • Apr 19, 2019

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Heights, L... • Jun 25, 2021

Research Grade

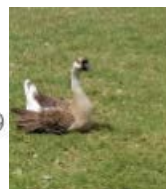


American Coot

(*Fulica americana*)

3501 Valley Blvd,... • Apr 4, 2019

Research Grade

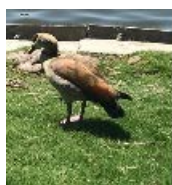


Domestic Swan Goose

(*Anser cygnoides domesticus*)

3501 Valley Blvd,... • May 2, 2019

Research Grade

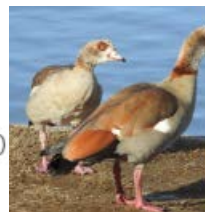


Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • May 2, 2020

Research Grade



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Heights, L... • Mar 18, 2018

Research Grade





Black-crowned Night-Heron

(*Nycticorax nycticorax*)

3501 Valley Blvd,... • Apr 13, 2015

Research Grade



1



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Lincoln Park, Los... • Mar 9, 2020

Research Grade



2



Black-crowned Night-Heron

(*Nycticorax nycticorax*)

Valley / San Pablo... • Apr 18, 2022

Research Grade



1



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Mar 11, 2018

Research Grade



2



Greylag x Swan Goose

(*Anser anser* x *cygnoides*)

Lincoln Heights, L... • Oct 14, 2015

Research Grade



2



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Sep 23, 2019

Research Grade



1



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Nov 4, 2016

Research Grade



1



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • Sep 23, 2019

Research Grade



4



Northern Shoveler

(*Spatula clypeata*)

Los Angeles, Calif... • Dec 20, 2014

Research Grade



4



1



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Oct 19, 2018

Research Grade



2



Osprey

(*Pandion haliaetus*)

Lincoln Heights, L... • Mar 18, 2018

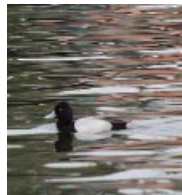
Research Grade



2



1



Lesser Scaup

(*Aythya affinis*)

Los Angeles, Calif... • Dec 20, 2014

Research Grade



2



1



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Feb 28, 2021

Research Grade



4



Mallard

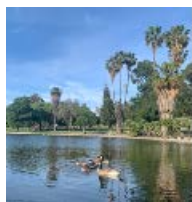
(*Anas platyrhynchos*)

3445-3499 E Valley... • Mar 11, 2018

Research Grade



3



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • May 7, 2020

Research Grade 3

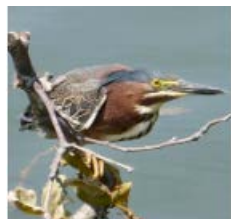


California Gull

(*Larus californicus*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade 2

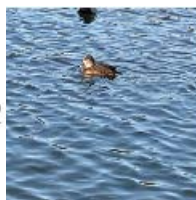


Green Heron

(*Butorides virescens*)

Lincoln Park, Los... • Jun 7, 2022

Research Grade 1



Ring-necked Duck

(*Aythya collaris*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade 2

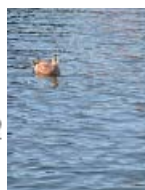


American Coot

(*Fulica americana*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade 1



American Wigeon

(*Mareca americana*)

Lincoln Park, Los... • Feb 25, 2022

Research Grade 1



Northern Shoveler

(*Spatula clypeata*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade 2



Ring-necked Duck

(*Aythya collaris*)

Lincoln Park, Los... • Oct 9, 2020

Research Grade 1

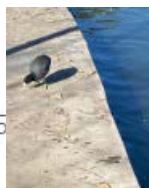


Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Jul 7, 2015

Research Grade 1



American Coot

(*Fulica americana*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade 2



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • May 11, 2019

Research Grade 1



American Wigeon

(*Mareca americana*)

Lincoln Park, Los... • Oct 9, 2020

Research Grade 1



Domestic Muscovy Duck

(*Cairina moschata domestica*)

Lincoln Park, Los... • Aug 20, 2020

Research Grade 2



Grey Geese

(Genus *Anser*)

Lincoln Park, Los... • Dec 21, 2018

1 1

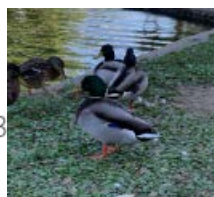


Rock Pigeon

(*Columba livia*)

3301-3303 E Valley... • May 28, 2018

Research Grade 1



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Sep 24, 2019

Research Grade 1



Mallard

(*Anas platyrhynchos*)

Los Angeles • Feb 7, 2022

Research Grade 2



Canada Goose

(*Branta canadensis*)

Lincoln Park, Los... • May 29, 2020

Research Grade 3



Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 29, 2020

Research Grade 2



Feral Pigeon

(*Columba livia domestica*)

Lincoln Park, Los... • Jul 10, 2021

Research Grade 3



Egyptian Goose

(*Alopochen aegyptiaca*)

Lincoln Park, Los... • May 29, 2020

Research Grade 2

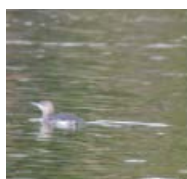


Great-tailed Grackle

(*Quiscalus mexicanus*)

Lincoln Park, Los... • May 29, 2020

Research Grade 2



Red-throated Loon

(*Gavia stellata*)

Los Angeles, Calif... • Dec 19, 2015

Research Grade 3 ★ 1



Domestic Mallard

(*Anas platyrhynchos domesticus*)

Lincoln Park, Los... • Feb 7, 2022

Research Grade 1 2



Egyptian Goose

(*Alopochen aegyptiaca*)

Northeast Los Ange... • Apr 12, 2021

Research Grade 2

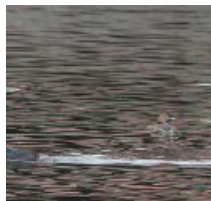


Great Egret

(*Ardea alba*)

Lincoln Park, Los... • Feb 14, 2023

Research Grade 2

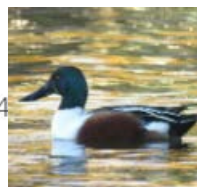


Pied-billed Grebe

(*Podilymbus podiceps*)

Los Angeles, Calif... • Dec 20, 2014

Research Grade 2 ★ 1

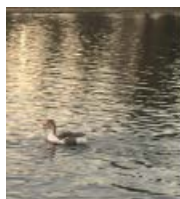


Northern Shoveler

(*Spatula clypeata*)

Northeast Los Ange... • Dec 25, 2022

Research Grade 1



Greylag x Swan Goose

(*Anser anser x cygnoides*)

Lincoln Park, Los... • Dec 21, 2018

Research Grade 3



Mallard

(*Anas platyrhynchos*)

Lincoln Park, Los... • Jul 10, 2021

Research Grade 1



Feral Pigeon

(*Columba livia domestica*)

Lincoln Park, Los... • Sep 23, 2019

Research Grade 2

Outside Park



Mourning Dove

(*Zenaida macroura*)

N Main St, Los Ang... • Jun 16, 2022

Research Grade

2



Red-whiskered Bulbul

(*Pycnonotus jocosus*)

Eastlake Ave, Los... • Dec 18, 2022

Research Grade

2



Cooper's Hawk

(*Accipiter cooperii*)

Trojan Way, Los An... • Jul 12, 2022

Research Grade

2 1

HOARY BATS: California Department of Fish and Wildlife Subject: Onyx32 – 32 Small Lot Homes, Mitigated Negative Declaration (MND), SCH #2020039066, Los Angeles County :

Comment #2: Impacts to Bat Species

Issue: The Project includes activities that will result in the removal of Southern California black

walnut trees and surrounding environment that may provide roosting or foraging habitat for bat

species. A review of California Natural Diversity Database (CNDDDB) indicates occurrences of

bat species within five (5) miles east of the Project site. In addition, Table A (Special-Status

Species) identifies two bat species, both of which are California Species of Special Concern

(including pallid bat (*Antrozous pallidus*) and western mastiff bat (*Eumops perotis* ssp. *californicus*)) as possible likelihood to occur on site.

Specific impacts: Project activities include the removal of trees, vegetation, and/or structures

that may provide maternity roost (e.g., in cavities or under loose bark) or foraging habitat, and

therefore has the potential for the direct loss of bats.

Why impacts would occur: The removal of trees and conversion of open space to a residential

area will potentially result in the loss of habitat for bats.

Evidence impacts would be significant: Bats are considered non-game mammals and are

afforded protection by State law from take and/or harassment, (Fish & G. Code, § 4150; Cal.

Code of Regs, § 251.1). Bat species, such as the western yellow bat, can be found year-round in urban areas throughout the south coast region (Miner & Stokes, 2005). Several bat species are considered California Species of Special Concern and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines, § 15065). Take of California Species of Special Concern could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

Evidence impacts would be significant: Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment, (Fish & G. Code, § 4150; Cal.

Code of Regs, § 251.1). Bat species, such as the western yellow bat, can be found year-round in urban areas throughout the south coast region (Miner & Stokes, 2005). Several bat species are considered California Species of Special Concern and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines, § 15065). Take of California Species of Special Concern could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

Exhibit C

threat to historical and environmental resources, and ecosystem impacts

The loss of trees and the proposed moving of mature tree represent a net loss in historic habitat and environmental resources (CEQA citation). The project will remove 5 healthy and protected Western Sycamore trees or *Platanus racemosa* (LA Tree Protection Ordinance, LATPO). The developer is in error and did not file with California Department of Fish and Wildlife (CDFW) that they had (5) protected *Platanus racemosa* or Western Sycamores on the development site (citation / LATPO). The developer claims trees were planted recently. In a brief survey within 1320-foot buffer used to denote the access and walk ability of a project, there are 38 Western Sycamores including the onsite count. Evidence of a mature grove is in the grouping of trees across the street at Lincoln Park. Three of onsite Sycamores appear to be similar in age and possibly the mother tree to the younger trees on the property. Starting on page 601 of the USC Health Science Campus Expansion EIR of Hazard Park area from 2005, Friends of Hazard Park and the Park Wetlands describe the beginnings of an ancient marsh that extended from Ramona Gardens and as far as Mission Roads and Lincoln Park. The edges of this ancient marshland are the optimal habitat for these naturally occurring Western Sycamores. This habitat represents the last of an ancient marshland beneath our feet and pavement. This parcel is also the actual site of the famous Lincoln Heights Alligator Farm, which emphasizes the watershed condition and habitat for the Sycamore. See Exhibit 00. G.W. Baist map, 1921. Hazard Park EIR https://clkrep.lacity.org/online/docs/2014/14-0267-S1_misc_g_05-29-14.pdf

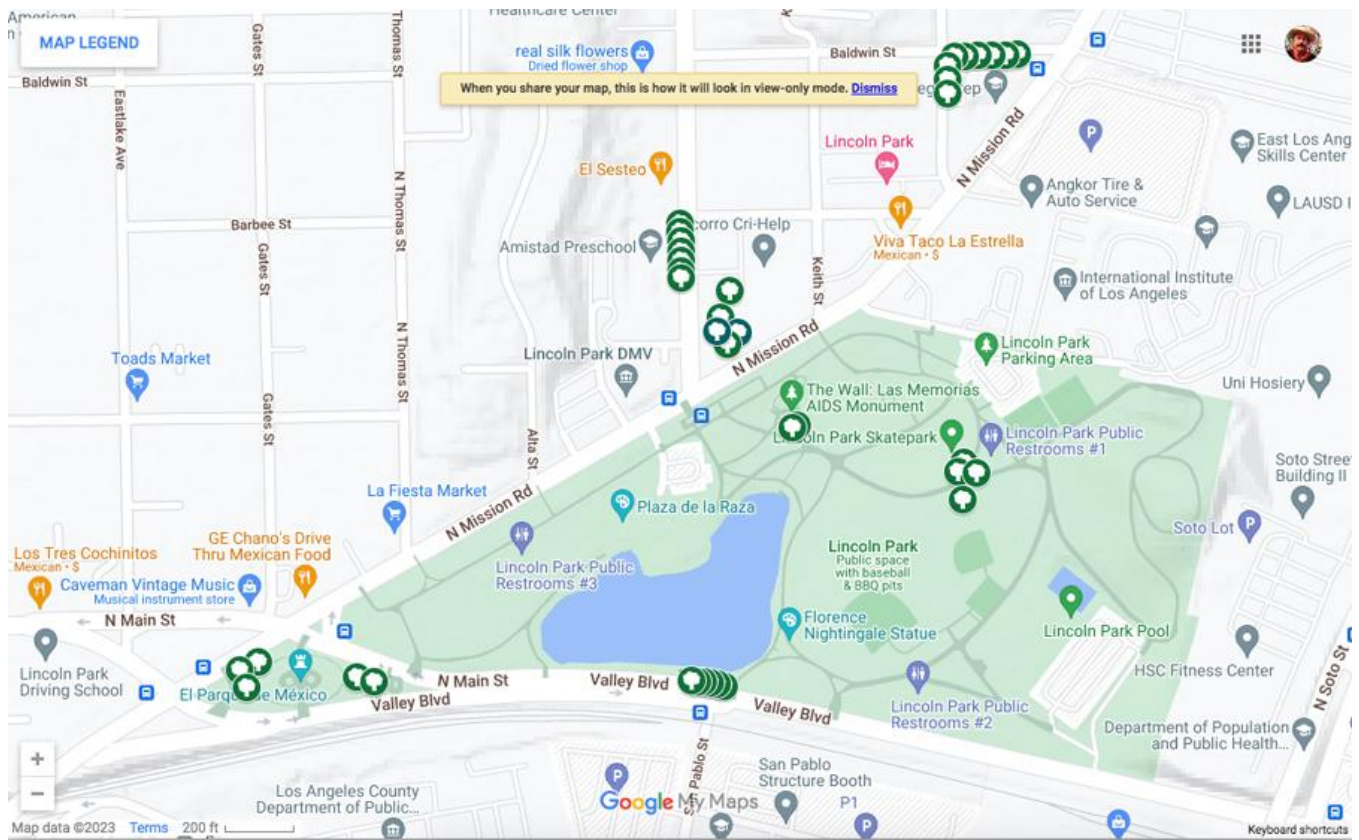
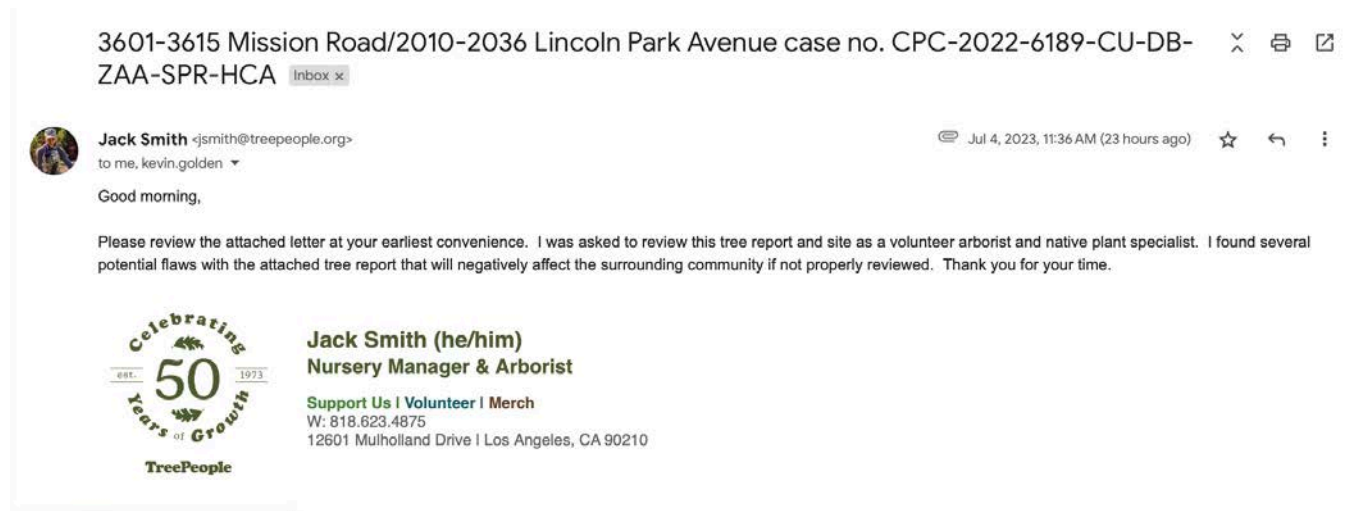


Exhibit: 00 Western Sycamores site map. Also shows proximity to The Wall, La Memorias, Schools and Plaza de la Raza. https://www.google.com/maps/d/u/0/viewer?mid=12-AYkBSrU7RsboFbTeyDrPd_Ra8CL5s&ll=34.06792518939591,-118.20315729634797&z=16

The Protected Tree Report Item 4. is in error when it states the property is a paved commercial parking lot. The developer proposes the destruction of 50,000 sqf of existing green space with a parking lot attached to it. This is part of a larger habitat for migrating birds. Developer is in error to reduce green space to 3700 sqf below CEQA minimums (CEQA citation). We assert the net loss of 46,300 sqf and the height of the structure and footprint will severely affect the existing habitat for local birds and migrating birds by destroying a lush tree canopy. The area within the community buffer overlaps with Lincoln Park a migratory bird habitat. The development site contains (33) trees according to the application and development proposal will destroy all (33) including the (5) protected species. Most arborist have stated the success rate is very low in relocating mature trees. While there are over 100 species of birds (CLARA iNat citation/screen shot and link) to the site across the street, the development site represents

more diverse habitat and wider species of birds. As this is an ancient wetlands, it also known as habitat for the endangered Hoary Bat or *Lasiurus cinereus* (US fish and wildlife service) and may also be present. Habitat for the hoary includes open wooded glades similar to the edge of wetlands described for western sycamore. The Hoary Bat has also has been found in urban streets and city parks. Food habits for the Hoary Bat match the environment as they feast on insects generated by the lake and moisture of the ancient wetlands (animaldiversity.org). The city was in error in approving this project without further study. All these examples would trigger undertaking an EIR (CEQA citation. This developer and design team have shown no aptitude to manage such an environmentally and historically sensitive site.

[Attachment A: Arborist Report from Jack Smith, Tree People]



subject:

3601-3615 Mission Road/2010-2036 Lincoln Park Avenue
case no. CPC-2022-6189-CU-DB-ZAA-SPR-HCA

cc:

Kevin Golden, City Planner
kevin.golden@lacity.org
To Whom it May Concern:

In my capacity as a volunteer consulting arborist and native plant specialist, I have reviewed the tree report and site for the *Platanus racemosa* or Western Sycamore on July 3, 2022. This review was done on my own time in response to community concerns and does not necessarily reflect my employer's views. The site is closed to the public, so these assessments were conducted from the closest gate several feet away. This tree is listed as protected on the LA Tree and Shrub Protection Ordinance. In my capacity as a nursery manager for native plants and trees, I am familiar with the species and qualified to discuss their care and

maintenance. I have some serious concerns with the tree report dated August 22, 2022 from landscape architect and arborist UPLA.

After examination the report contains many egregious errors, including but not limited to the following:

- a) Trees 18 and 39 appear healthy and mature. The report says both are in poor condition on page 3 and then states tree 18 is good in condition and rating on page 6.
- b) Trees 18 and 39 are described as “leaning”. They are leaning south toward the sun. This is called phototropism and is the natural growth behavior of this species. Sycamores can healthily grow parallel to the ground.
- c) Surface roots are not lifting the parking spaces, and their presence does not denote an unhealthy tree.
- d) Diseases and insect damage is not apparent from physical inspection. The report gives no specifics on which disease or insects and does not distinguish between beneficial and harmful insects.
- e) No trunk damage. Trees appear to be in healthy condition. No mainstem dieback observed on tree 39.
- f) No weak crotches observed.
- g) No dead or hanging branches.
- g) Foliage is abundant on all trees. Sparse foliage note on tree 40 is likely due to lack of available sunlight since it is surrounded by other fully mature trees.
- h) All of the trees appear healthy. I would upgrade the score to A for 40, 41, and 42. They are growing perfectly straight, but the report grades their balance, aesthetics and conformity as a C.

The three trees being recommended for relocation are 40’ in height according to the report. It states to stake/guy the trees for two years after transplanting (page 5) which is not long enough for supportive lateral root establishment and would present a safety concern. Newly-installed 8’ tall 15-gallon trees are staked for two years; not 40’ tall trees.

Recommendation is an EIR and a consultation with a third party contractor with experience in moving large trees.

The two trees recommended for destruction are at least 20 years old and should be preserved as part of the historic nature of Lincoln Heights.

Jack Smith

Nursery Manager, TreePeople
ISA WE-14264A

[Attachment B: Historic Aerial View of Trees: Historicarials.com]

1988



1992



2000



2005



2009



2010



2012



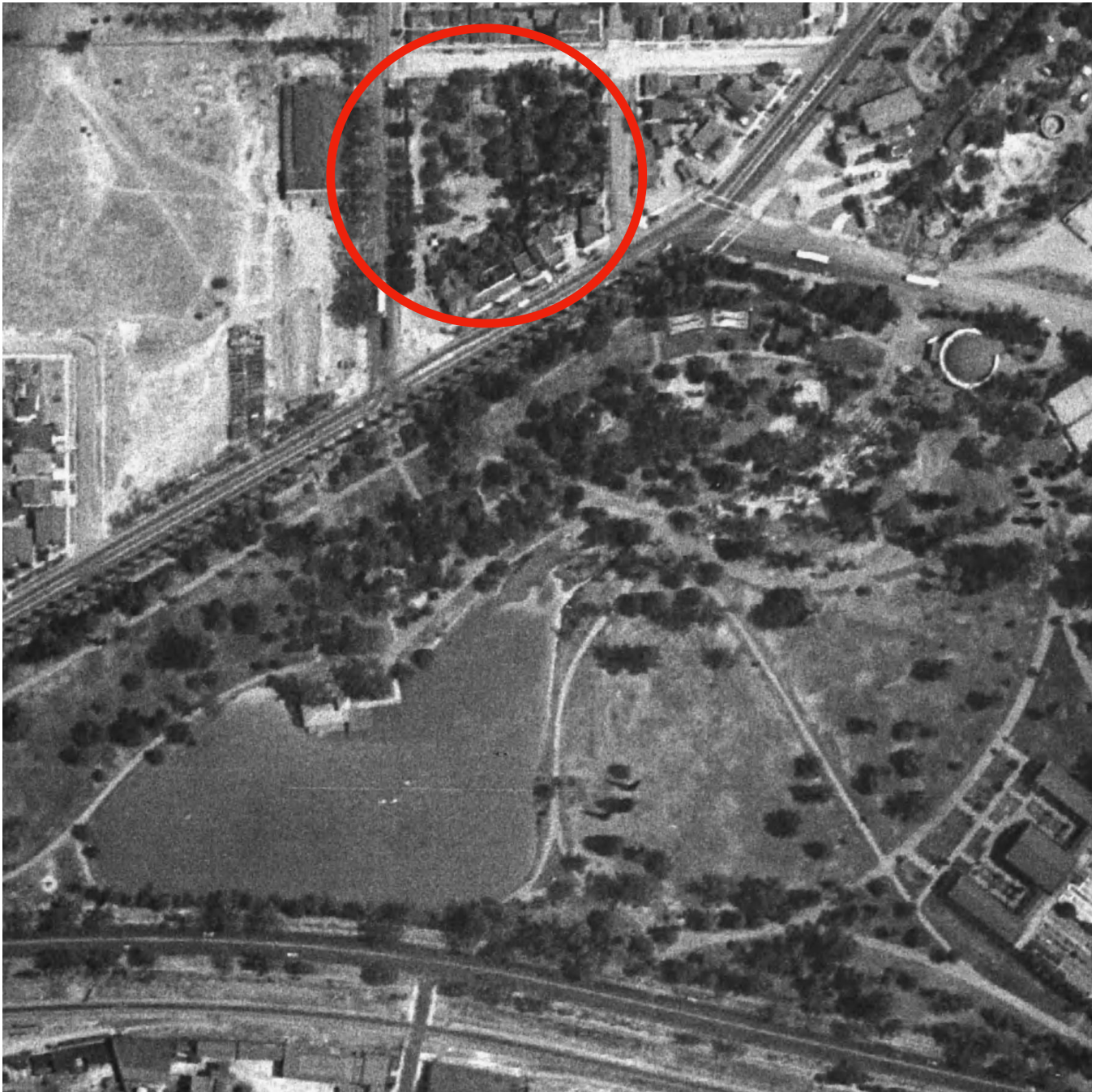
2014



2016



2009



The site, highlighted in the red circle: these trees are at least 60 years of age. Historical Aerial View of Lincoln Park 1948

Heat Impacts:

Heat Island Impacts:

CEQA Class 32 exemption should not be granted, Exceptions Exist:

The heat island effect and increased density are unusual circumstances with significant impacts to environmental justice communities.

This article in the Washington post describes the problem: **Heat and smog hit low-income communities and people of color hardest, scientists say.**

The article states, a “study, which appears in the Proceedings of the National Academy of Sciences (PNAS), analyzed hospitalization data in California during days when heat waves coincided with elevated pollution levels. The study found that the lower a ZIP code’s median income, the higher the chance of hospitalization for unscheduled respiratory issues on those days.”

<https://wapo.st/3JK4E1S>

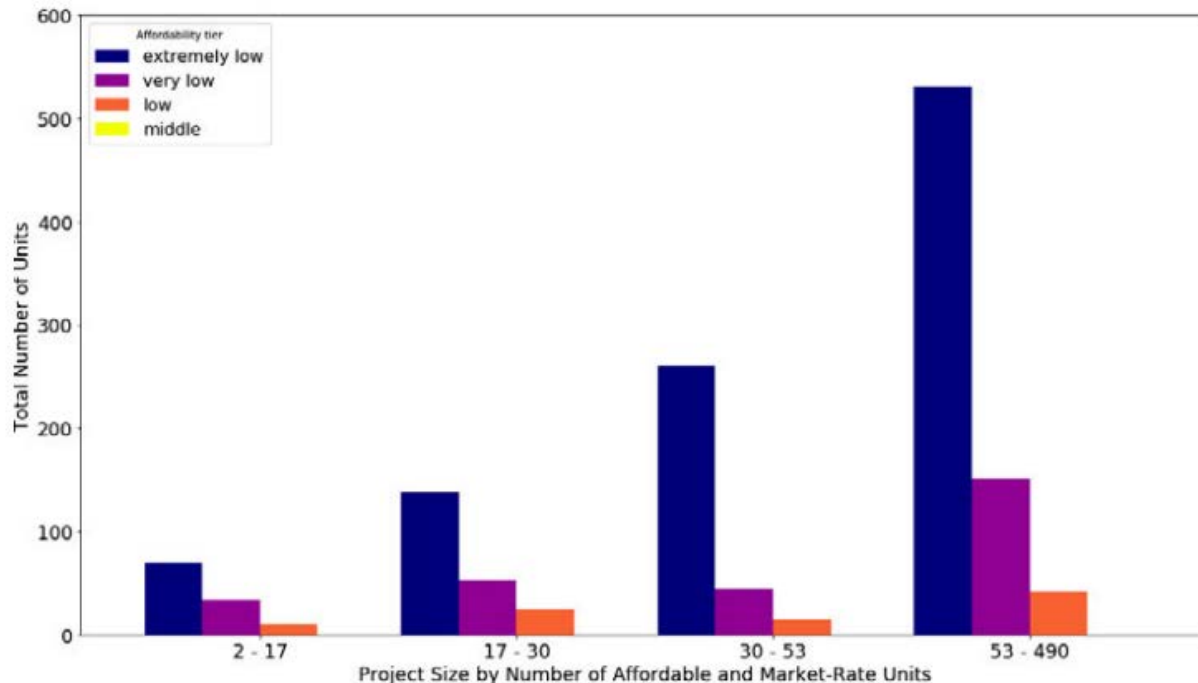
Another study in the journal Nature, finds Disproportionate exposure to urban heat island intensity across major US cities. It found that the average person of color lives in a census tract with higher SUHI intensity than non-Hispanic whites in all but 6 of the 175 largest urbanized areas in the continental United States.

<https://www.nature.com/articles/s41467-021-22799-5>

Environmental Justice Communities like Lincoln Heights are seeing more and more development from Transit Oriented Projects (TOC’s) and Density Bonus Projects. Because Environmental Justice Communities are more likely to use transit than more affluent communities. TOC’s are more likely to be placed in Environmental Justice communities. Under JJJ, the developments have produced mostly extremely low income (ELI) units because these units allow developers to choose the smallest percentage of units – 8 percent, which means 92 percent of the units are market rate. See below from Jorge de la Roca research https://jorgedelaroca.name/p_latoc.pdf.

Exhibit 7

Number of TOC Affordable Units by Project Size



Source: Building permit data from LADBS

As seen in Eric Wood's research (attached as exhibit), Environmental Justice Communities already have fewer trees, fewer native trees and fewer trees with larger canopies. The state and cities solution to the housing shortage is disproportionately being placed on environmental justice communities. An example of this is that one of the first (possibly the first) Density Bonus case since the changes in law is occurring in Lincoln Heights a community with a 73.9 percent Latino population.

These density bonus and TOC projects typically remove all of the trees on the site. Open space is reduced. Trees provide shade and remove pollution. They also provide protection from heat island impacts wherein hardscape increases heat island impacts.

The current project adds a swimming pool to a liquefaction site.

The loss of trees hurts this environmental justice community because they no longer receive the benefits provided by the trees in terms of filtering air and noise pollution but the traffic is increased from these projects.

A study at USC by Travis Longcore found (<https://www.sciencedirect.com/science/article/abs/pii/S1618866716303296>)

An additional 9.1% of lots was covered by buildings (13% for recorded development and 2.8% for no recorded increase). Hardscape increased 8.7% (10.2% for recorded development and 6.5% for no recorded increase). The average increase in impervious surfaces was $17.8\% \pm 5.9\%$ S.D. (n=34).

Similarly, tree cover decreased an average of 13.6% (16.9% for recorded development and 8.4% for no recorded increase).

The study notes that:

The environmental benefits of trees and other forms of green cover are many and varied and play a crucial role in improving residents' quality of life and in maintaining urban environmental amenities (Akbari et al., 1997, 2001; Dwyer et al., 1992; Dwyer & Miller, 1999; Longcore et al., 2004; Simpson & McPherson, 1996). Abundant green cover helps to maintain or boost property values and brings environmental benefits such as reduction in energy use, improvement in air quality, reduction in noise, control of stormwater runoff, provision of habitat for wildlife, and enhancement of aesthetic values. Together, the tree, shrub, and grass cover of the city can be conceptualized as an "urban forest," which meets the definition of a forest by exceeding 10%

cover of trees (Rowntree 1984).

Trees provide shade and decrease energy consumption by helping to keep buildings cool in summer (Dwyer et al., 1992; Simpson & McPherson 1996). Trees intercept sunlight before it heats buildings and reduce wind speed by as much as 50%. Approximately \$10 billion is spent annually to cool residential dwellings in the U.S. so the potential impact of these savings is considerable (Akbari et al., 1990). Akbari et al. (2001) reported that the City of Los Angeles, for example, could save \$270 million annually from an expanded tree cover. Vegetation cover may also help to reduce the urban heat island and thereby reduce nighttime residential energy consumption.

Trees also improve air quality because gaseous pollutants such as CO₂, O₃, and NO₂ are absorbed by leaves and O₂ is released to the air (McPherson et al. 2006, Nowak et al. 2006). It has been estimated that the addition of 100 million mature trees in cities in the U.S. would remove 8.16 million tons of CO₂ from the atmosphere and save approximately \$2 billion per year (Akbari et al., 1998; Dwyer et al., 1992). In addition, increasing tree cover decreases O₃ concentrations (Nowak 1994, Taha 1996, Nowak 2000) and improved air quality enhances human health and can reduce expenditures for health care (Dwyer et al., 1992; Dwyer & Miller, 1999; Gauderman et al., 2004, 2005). Lovasi et al. (2008) suggest that trees play an important role in preventing childhood asthma and one cost-effective way to reduce air pollution is to

increase the extent and quality of urban forest (Escobedo et al. 2008). Heavy vehicular traffic usually leads to elevated levels of noise and air pollution; both adversely affect human health. Strategically placed trees, such as near roadways, substantially reduce the perception of traffic related noise (Dzhambov & Dimitrova, 2014).

PREPARE AND PROTECT YOURSELF FOR HEAT SEASON

**Heatwaves are longer, more frequent,
and more dangerous to your health!**

Who is Most at Risk?

- Outdoor workers
- People who are active outdoors
- Infants and children, pregnant women, elders
- People with chronic illness, such as asthma, heart disease, and diabetes
- Pollution-burdened areas experience excess hospitalizations and deaths (UCLA Heat Maps)

Heat Check! What can you do to prepare?

STAY COOL & HYDRATED

- If you feel too hot, go somewhere cool and rest, like a cooling center.
- Wear light-colored, lightweight clothing that breathes.
- Take cool showers.
- Avoid direct sunlight and limit caffeine.
- Drink more water and carry a reusable water bottle.

LISTEN TO YOUR BODY

- Learn the warning signs of heat illness: heavy sweating, clammy skin, cramps, tiredness, dizziness, headaches, nausea, confusion, high body temperature.
- If you experience these symptoms and suspect heat stroke, **call 911 and seek medical attention immediately.**

CLIMATE EMERGENCY
MOBILIZATION OFFICE
CHIEF HEAT OFFICER



STAY INFORMED

- Check local news and weather reports.
- Prepare, plan, and practice heat safety.
- Create a buddy system.
- Check on the elderly and anyone at risk.
- Sign up for EMD's NotifyLA: **NotifyLA.org**
- Check the Cool Spots LA App or call 311 for cooling resources: **bit.ly/CoolSpotsLA**
- Visit our website: **Climate4LA.org/heat**



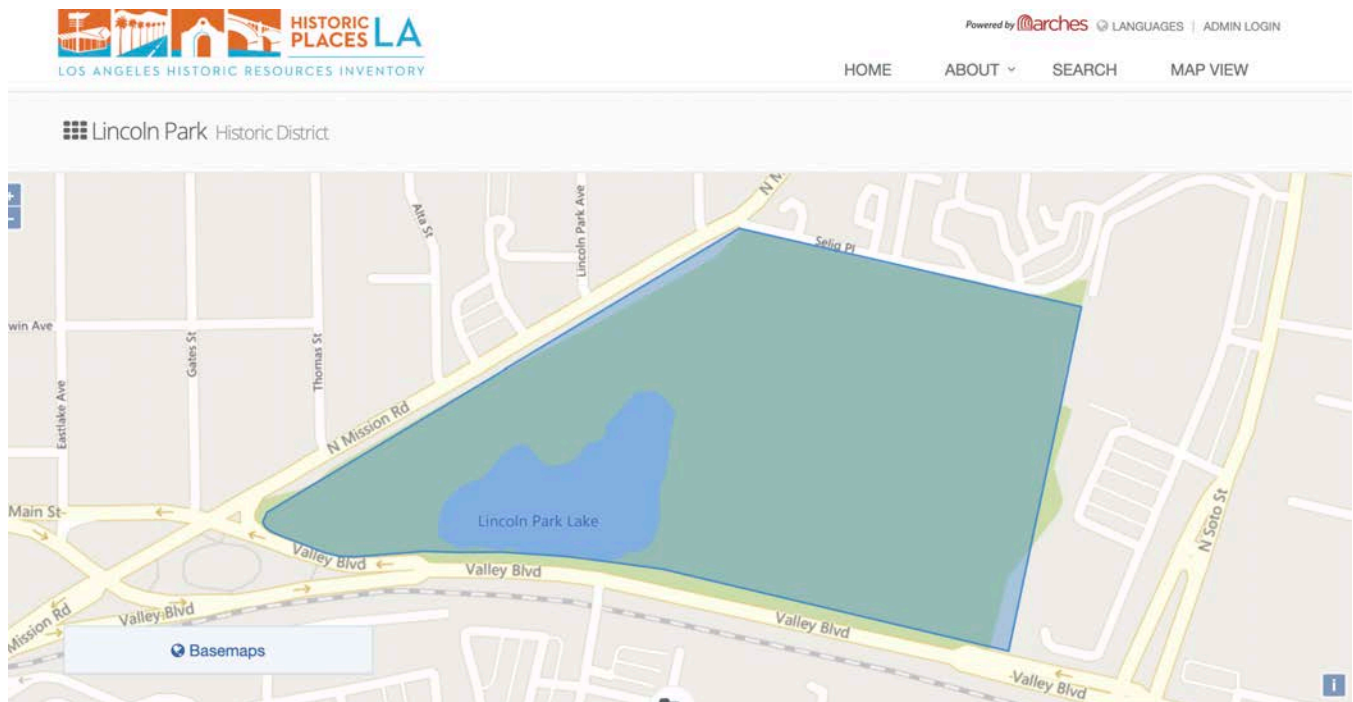
SCAN HERE
FOR MORE
INFORMATION

Exhibit D

Historical Resources

The Lincoln Park adjacent to the proposed site, is recognized as a historical landmark and monument, with some of its original architecture still in tact. Lincoln Heights is the first suburb of Los Angeles. Our infrastructure, our ecology, and ecosystems are historic and one of a kind. Preservation of such ecosystems, is a priority for the residents, and should be a priority to the city - historical preservation has precedence that should undoubtedly transfer to our neighborhood. A towering, out of scale construction would obstruct sunlight, affect the native birds, trees, and an entire historical ecosystem on a designated historical cite. Class 32 exemption does not apply to this project, given that it will inevitably and negatively affect a historically preserved site.

Attachment A (Excerpt of Historical Designation for Lincoln Park and description)



Resource Descriptions

General Description

"Lincoln Park is a large public park located at 3501 E. Valley Boulevard in Lincoln Heights. Spanning some 45 acres, the park occupies an irregularly-shaped parcel at the intersection of Valley Boulevard and Mission Road. The park features a gently-sloping topography and is extensively landscaped with grassy lawns and numerous mature trees, including cedar, cypress, elm, eucalyptus, fig, jacaranda, magnolia, olive, palm, and pine trees. The park's largest and most scenic feature is a large man-made lake that today is home to many ducks and geese. On the northern bank of the lake is a brick Mission Revival-style boathouse. Additional park buildings include three original bathroom buildings, also Mission Revival in style; a 1950s picnic pavilion, which repurposed one of the original conservatories; a carousel building (now empty); a recreation center; a senior citizens center; and several metal sheds. The park's formal entrance is marked by the Lincoln Park Gateway, composed of curving walls, monumental pillars, and vibrantly-colored tile benches and fountains. A perforated cast-stone wall lines the edge of the park along Mission Boulevard. The park contains several commemorative and abstract art pieces. Most notable among these is a monument to Abraham Lincoln, composed of a bronze statue set on a granite pedestal; and a cast-stone sculpture of Florence Nightingale set in a planter of rose bushes. Recreational facilities include tennis courts, basketball courts, baseball fields, a beach volleyball court, and a concrete skate park. Additional features include plastic playground equipment, concrete picnic tables, metal trash cans, and contemporary lighting. Adjacent to the lake is the Plaza del la Raza cultural arts center, which includes the Margot Albert Theater, the "Las Memorias" AIDS Monument, "The Learning Tree" mural by Alfredo Diaz Flores (1975), as well as community rooms and offices. Additional park features include asphalt-paved walking paths, fluted concrete light standards (all missing their globes), and a surface parking lot."

Lincoln Park 1881

Summary of Significance

"Lincoln Park is significant as one of Los Angeles' first urban parks. Lincoln Park was created by the City of Los Angeles in 1881 from land donated by John Strother Griffin, one of the founders of East Los Angeles. Originally named East Los Angeles Park, the land remained essentially unimproved until 1886, when the City established a nursery on the site. The nursery included several Neoclassical-style conservatories which supplied plantings for all nine of the city's public parks. Still the site lacked the basic features of a park, and it would be several more years before Mayor Hazard spurred the site's conversion into a public pleasure ground. Eventually, workers added gravel pedestrian and automobile paths, planted trees, and sodded lawns. By 1892, the park began to assume the appearance of a garden-like resort. The existing nursery and greenhouses were retained as attractions. The bed of the Arroyo de las Pasas, a dry stream bed that traversed the site, was dammed to create an artificial lake, and a wooden footbridge and water lilies were added. A boathouse and band shell were constructed in the 1890s. By the turn-of-the-century, its transformation nearly complete, the park had become the jewel in the crown of the City's park system. In 1901, it was renamed Eastlake Park. It would be renamed once more in 1917, this time to the current Lincoln Park, when this area of East Los Angeles was rechristened Lincoln Heights. By the early 20th century, the park was home to several privately-owned tourist attractions, including an alligator farm, an ostrich farm, the Selig (Luna Park) Zoo, a hot sulphur bathworks, and an Indian crafts exhibition. The current Mission Revival-style boathouse was completed in 1912. It was fully restored in 1970 and subsequently determined eligible for individual listing in the National Register. In 1914, a wooden Herschell-Spillman menagerie-style carousel was installed, but was later relocated to Golden Gate Park in San Francisco. A replacement carousel was added in 1931, but was burned down by vandals in 1976, just four months after it was designated Los Angeles Historic-Cultural Monument #153. The Lincoln Park Gateway, the park's formal entrance on Mission Road, was funded by a municipal bond measure to improve parks citywide. Completed in 1933 as a project of the Works Progress Administration (WPA), it features the sweeping lines and zig-zag motifs indicative of its Classical Moderne/Art Deco style. The gateway was extensively restored in 2011. Over time, the park has accumulated a number of commemorative art pieces. The first of these was a bronze statue of Abraham Lincoln entitled Lincoln the Lawyer,^{xxx} by Julia Bracken Wendt, dedicated July 4th, 1926. In 1937, a stylized cast-stone sculpture of Florence Nightingale by David P. Edstrom was erected by the Federal Art Project, the visual arts arm of the WPA. In recent decades, additional commemorative artworks have been installed in the adjacent El Parque de Mexico. Today, the restored boathouse serves as an art gallery for the Plaza del la Raza, a private non-profit cultural center for Latino performing and visual arts established in 1970, an example of early redevelopment efforts in East L.A. spearheaded by the Chicano/Latino community. The Plaza buildings were constructed in 1972-73, designed by noted Los Angeles architect Kurt Meyer. A recreation center and senior citizens center was added in the 1970s. In the late 1990s, there was a third attempt at providing a carousel for the park. A newly-refurbished 1930s model was installed in a new multi-sided shelter, but it closed just a few years later due to low ridership. Today only the shelter remains. Lincoln Park is significant as one of Los Angeles' first urban parks. Identification of contributing and non-contributing features is outside the scope of SurveyLA. Also, additional research is needed to determine the park's period of significance."^{xxx}

Exhibit E

Brown Act Violations

Pursuant to Ralph M. Brown Act (Gov. §§ 54950-54963, referred to as the “Brown Act”), Brown Act requires all legislative bodies including the CPC board, that they “shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public.” (Gov. Code § 54954.3, subd. (a); see also *Galbiso v. Orosi Public Utility Dist.* (2008) 167 Cal.App.4th 1063, 1079–1080 and Gov. Code § 54954.3, subd. (c) [“The legislative body of a local agency shall not prohibit public criticism of the policies, procedures, programs, or services of the agency, or of the acts or omissions of the legislative body”].) This requirement remains mandatory during “teleconference meetings;” the legislative body “shall conduct teleconference meetings in a manner that protects the statutory and constitutional rights of the parties or the public appearing before the legislative body of a local agency.” (Gov. Code § 54953, subd. (b)(3).) A teleconference meeting must “provide an opportunity for members of the public to address the legislative body directly pursuant to Section 54954.3.” (*Ibid.*)

Despite such a clear mandate, the Lincoln Heights Neighborhood Council was not allotted their 5 minutes during the CPC hearing that took place on May 25, 2023. The CPC board acknowledged that the board was present, yet refused to allot their 5 minutes during public comment. In addition, the developer was allowed 20 minutes to speak; a clear bias and unfair treatment and clear violation of the Brown Act.

Additionally concerning, is the Hearing officer Kevin Golden, failed to provide the Lincoln Heights Neighborhood Council’s Letter of Opposition in his Recommendation Letter, and Letter of Determination for this project. Golden also failed to provide and reflect the public comment during the project’s initial hearing that took place on January 24, 2023. Golden failed to provide the community’s opposition, the community’s public comment on this project, and therefore violating Brown Act and creating an unjust and biased case.

[Attachment A] LHNC Letter of Opposition



LINCOLNHEIGHTSNC.ORG
3516 N. BROADWAY
LOS ANGELES, CA 90031
CERTIFIED COUNCIL
2002

**Lincoln Heights
Neighborhood Council**
of the
City of Los Angeles
90031

EXECUTIVE COMMITTEE
SARA CLENDENING
PRESIDENT
BEN WADSWORTH
VICE PRESIDENT
VINCENT "CHENTE" MONTALVO
TREASURER
FERNANDA SANCHEZ
SECRETARY

Of

September 1, 2022

This letter was approved by the LHNC on Sept 1, 2022 by a vote of ☒ YES ☐ NO ☐ ABSTAIN.

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring ST, Room 763
Los Angeles, CA 90012

**Re: CPC-2022-6189-CU-DB-ZAA-SPR-HCA,
CEQA No.: ENV-2022-6190-EAF
Plan Area: Northeast LA**

**3601 N MISSION RD- CU/DB/SPR TO INCREASE DENSITY BONUS OVER 35% TO
CONSTRUCT 184 UNITS (INCLUDING 47 VLI) WITH ON/OFF MENU INCENTIVES;
ZAA FOR A 12' FENCE. Applicant: SHAY YADIN [LINCOLN PARK HOLDINGS,
LLC], Representative: BRIAN SILVEIRA & ASSOC.**

Deputy Hearing Officer, Zoning Administrator, and Commissioners

Please add our comments to the record in preparation for the hearing
to be held by: the LA City Planning Commission, date: TBA.

The Lincoln Heights Neighborhood Council (LHNC) would like to submit
this **letter of opposition** regarding LA City Planning case nos.
CPC-2022-6189-CU-DB-ZAA-SPR-HCA and ENV-2022-6190-EAF. The LHNC
represents an historic low income POC community significantly
impacted by real estate development; especially in proximity to LA +
USC Medical Center which is encroaching on Lincoln Park and property
opposite the boundaries of the Adelante Eastside redevelopment Plan.
The harm caused by up zoning must be mitigated by City Planning, to
protect neighborhoods that border the boundaries of specific plans,
Biotech corridors and medical industrial complexes.

**BUSINESS REPS: NANCY STELLA SOTO, VACANT, VACANT. COMMUNITY BASED ORG REP: BENNY
MADERA, VACANT, VACANT. YOUTH REP: VACANT. AREA REPS: ANNALEE J. HARR, VACANT, MELANIE
BELLOMO SHIFFLETT, DYDIA DELYSER, VACANT, JEROD GUNSBERG, DIEGO JULIAN ZAPATA, VACANT, GIL
AREVALO, RICHARD "GATO" ORTIZ, STEVE LUCERO, VACANT, SELENA ORTEGA, EZMERALDA LANDEROS**

additional concern,
is that during the CPC hearing dated May 25 2023, the developer failed to mention the contaminant soil.
Referring to EXHIBIT A of this document - the developer acknowledges "affected soil" in Golden's
report - however the public was never notified of such "affected soil" and this topic was never brought
up during the hearing. A clear violation of Brown Act, given that the public has not been openly notified
of the "affected soil" nor have we been given clarification on what "affected soil" entails.

More, all of the case documents were missing from the website for 72 hours, disenfranchising the appeal process, due to the public not being able to access any of the case documents

[Attachment B]

Case Summary & Documents

Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: CPC-2022-6189-CU-DB-ZAA-SPR-HCA

Case Filed On: 08/26/2022

Accepted For Review On: 04/12/2023

Assigned Date: 09/29/2022

Staff Assigned: KEVIN GOLDEN

Hearing Waived / Date Waived : No

Hearing Location: CITY HALL

Hearing Date :

CPC Action: APPROVED

CPC Action Date: 06/20/2023

End of Appeal Period: 07/05/2023

Appealed: No

BOE Reference Number: 0

Case on Hold?: No

Primary Address

Address	CNC	CD

Initial Submittal Documents

0 Initial Submittal Documents found for Case Number: CPC-2022-6189-CU-DB-ZAA-SPR-HCA

Type	Scan Date
No Initial Submittal Documents were found	

Upon trying to Kevin Golden for the documents, city officials kept referring us to other city officials, while never providing case documents.

[Attachment C: Email Correspondence]

From: claramsolis@earthlink.net <claramsolis@earthlink.net>
Sent: Friday, June 30, 2023 4:32 PM
To: 'cecilia.lamas@lacity.org' <cecilia.lamas@lacity.org>; 'cpc@lacity.org' <cpc@lacity.org>
Subject: Would like to view the file on CPC-2022-6189-CU-DB-ZAA-SPR-HCA

Dear Ms. Lamas,

I would like to come to view these two files on Monday. I was initially told by the Case Management section that the file was with Mr. Golden, but he has now informed me they are in your possession.

CPC-2022-6189-CU-DB-ZAA-SPR-HCA and [ENV-2022-6190-EAF](#)

I can view the files on Monday after 12:30 p.m. or at 8:30 a.m. I am sorry for the short notice in asking for this but, the appeal of this case is due on the Wednesday after the holiday. Note the timing of the LOD meant we had one day less to obtain information from City offices. Unfortunately, since I never received notice of the LOD as I requested on May 25th I only learned of the decision from others which further limited the time to make this request.

Thank you,

Clara Solis (323)422-6446

Good morning,

Please note your request has been received.

Thank you,

Cecilia Lamas, Commission Exec. Asst. II

- City Planning Commission (CPC)

Additionally, to this day, the Lincoln Heights Neighborhood Council has not received a copy of the Determination Letter from the offices of Kevin Golden. Please see below for the last correspondence received from his office, dated June 12, 2023. Golden's office did not follow up when the LOD was issued June 20, 2023 and the City Website was not updated with the LOD until a week later - disenfranchising the appeal process once more and violating Brown Act due to improper notice.

[Attachement D]

CASE NUMBER: CPC-2022-6189-CU-DB-ZAA-SPR-HCA

2 messages

Wed, Jun 7, 2023 at 4:21 PM

Fernanda Sanchez <fernanda.sanchezhnc@gmail.com>

To: "Kevin Golden" <kevin.golden@lacity.org>

Bcc: Benny Madera <Benny.lhnc@gmail.com>, Vincent Montalvo <vincentm.lhnc@gmail.com>, Melanie Bellomo Shifflett <melanie.LHNC@gmail.com>, Nancy Soto <Nancy.SotoLHNC@gmail.com>

Hello,

Following up on the aforementioned case to receive an update on the Determination Letter. Our NC has not received updates from your office regarding this matter, and any matter in this case.

thank you,

Fernanda G Sanchez, Secretary
Executive Committee | PLUC | Tenant Rights
Lincoln Heights Neighborhood Council



Kevin Golden <kevin.golden@lacity.org>
To: Fernanda Sanchez <fernanda.sanchezhnc@gmail.com>

Mon, Jun 12, 2023 at 8:16 AM

Hi Fernanda,
The Commission Office is working on it. Hopefully this will be ready by the end of this week.

Sincerely,

KEVIN GOLDEN
CITY PLANNER
Department of City Planning
Expedited Processing Section



T: (213) 978-1396
200 N. Spring St., Room 763
Los Angeles, CA 90012

Exhibit F

Density Bonus

DENSITY BONUSES, INCENTIVES, WAIVERS OF DEVELOPMENT STANDARDS are not supported by California Government Code, Los Angeles Municipal Code and CEQA.

Number of Incentives granted is not supported by evidence nor by LAMC Code

The CPC has granted the project many more incentives than provided by the City's Municipal Code. As proposed, the project would be provided six incentives instead of the three incentives provided for in LAMC 12.22.A.25(e), and without substantial evidence showing that these incentives are required to provide for affordable housing costs. Three of the requested incentives are in areas covered by on-menu incentives, but the developer is requesting greater incentives than allowed under the Municipal Code.

First, only off-menu waivers of standards not addressed by the on-menu incentives contained in LAMC 12.22.A.25(f) are allowed under section (g)(3)—these waivers are allowed for qualified projects “for which the applicant request a waiver or modification of any development standard(s) that is not included on the Menu of Incentives.” Here, the developer's request for incentives and waivers of standards included on the menu of incentives should not be allowed.

Moreover, the developer seeks incentives not allowed by the Municipal Code. For example:

- LAMC 12.22.A.25(f)(1) limits incentives for setbacks to a 20% reduction, but the project proposes a 50% reduction in setbacks.

LAMC 12.22.A.25(f) limits the height to 11 feet or one additional story. But here the height has been increased 41 feet.

- The project also includes fewer parking spaces than what is indicated in the allowable parking incentives set forth in LAMC 12.22.A.25(d).

The City is granting the applicant in this project more incentives and waivers of development standards than what is required under the California Government Code and Los Angeles Municipal Code and in doing so is ignoring the requirements of the Los Angeles General Plan, Northeast Los Angeles Community Plan and Los Angeles Zoning Codes.

Government Code Section 65915 (e) (1) states:

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding **the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section.** Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the

construction of a development *meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section*, and may request a meeting with the city, county, or city and county.

In this case, the density permitted by this section is 50 percent. The language specifically states, “at the densities... permitted under this section.” This project is permitting a 190 percent density increase which is beyond that which is permitted by the section.

Government Code Section 65915 (d)(2)(C) states: The applicant shall receive the following number of incentives or concessions:

Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households,...

Project will have an Adverse Impact on Public Health and Safety and a specific adverse impact on a historic resource. The project does not conform to the intent, purpose of the General Plan, Community Plan and Zoning and does not qualify for a class 32 exemption there are exceptions

The CPC must make a finding pursuant to 65915 (d) (1) (B) that:

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

Section 65589.5 (d) (2) states:

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

LAMC 12.24 E. requires the following findings:

E. Findings for Approval. (Amended by Ord. No. 182,095, Eff. 5/7/12.) A decision-maker shall not grant a conditional use or other approval specified in Subsections U., V., W., or X. of this Section without finding:

1. that the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
2. that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and
3. that the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

GENERAL PLAN

The general plan is “located at the top of the hierarchy of local government law regulating land use.” (*DeVita, supra*, 9 Cal.4th 763, 772–773; Gov. Code § 65300.) Because of its broad scope, long-range perspective, and primacy over subsidiary land use decisions, the ‘general plan has been aptly described as the ‘constitution for all future developments’ within the city or county.’” (*Orange Citizens for Parks and Recreation v. Superior Court* (2016) 2 Cal.5th 141, 152, citation omitted.) Thus, the County’s General Plan supersedes its zoning code.

NORTHEAST LOS ANGELES COMMUNITY PLAN

Due to the Project’s inconsistencies with the Northeast Los Angeles Community Plan, the Project fails to qualify for a Class 32 exemption.

The Project does not preserve and enhance the residential character and scale of existing single- and multi-family neighborhoods as required by NELA CP Objective 1-3.

The Project is also inconsistent with NELA CP Policy 1-3.2, as it has failed to consider the neighborhood character and aesthetics, identity, compatibility of land uses, impacts on livability, services, public facilities, and traffic levels, when changes in residential densities are proposed. (NELA CP p. III-6.)

The Project is inconsistent with NELA CP Policy 9-1.1, “Promote land use policies that enhance accessibility for fire fighting equipment and are compatible with effective levels of service.” (NELA CP p. III-21.)

The Project is inconsistent with NELA CP Goal 14, “A COMMUNITY WHICH PRESERVES AND RESTORES THE MONUMENTS, CULTURAL RESOURCES, NEIGHBORHOODS AND LANDMARKS WHICH HAVE HISTORICAL AND/OR CULTURAL SIGNIFICANCE.” (NELA CP p.

III-31.) The Project is inconsistent with NELA CP Objective 14-1, “To ensure that the Plan Area's significant cultural and historical resources are protected, preserved and/or enhanced.”

The Class 32 exemption requires the City to support a finding that the project would not have any significant traffic, noise, air quality or water quality impacts. The CPC has not provided studies accompanying the LOD, so it appears they do not have any evidence to support such a claim.

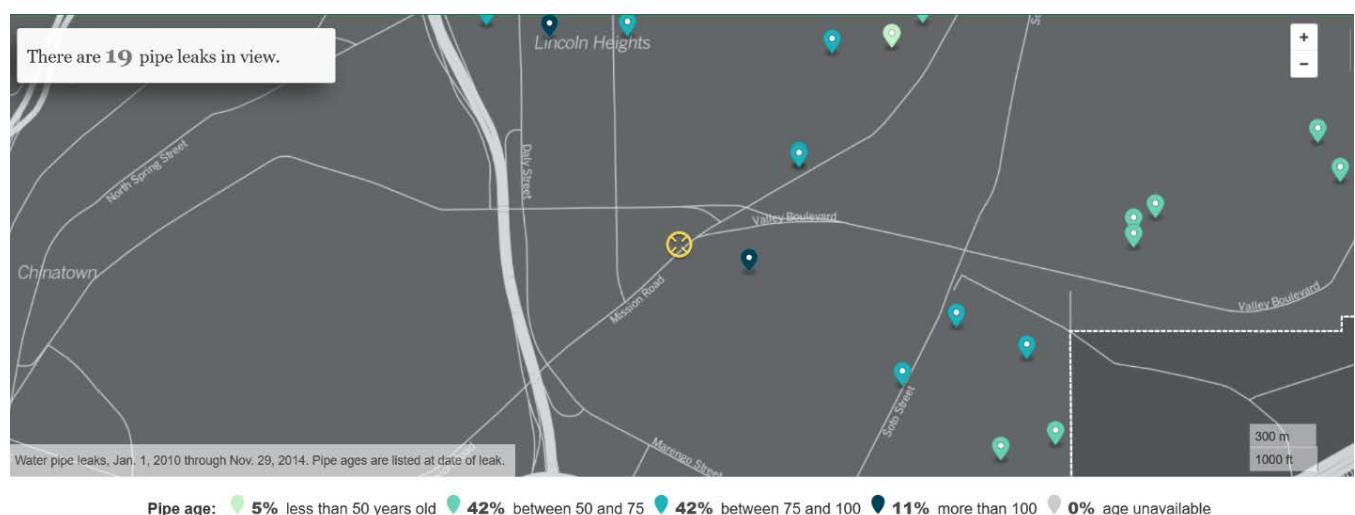
Please see this reference for water sources in the area: <https://graphics.latimes.com/la-aging-water-infrastructure/>

A traffic and parking study is necessary to evaluate the Project’s transportation impacts. The Project’s Trip Generation Study does not adequately assess trip generation and probably heavily discounts trip generation by calculating vehicle trips using only 184 units. The trip generation study fails to acknowledge the impacts of residents already not having enough parking and the impact of the Plaza de la Raza students using local parking. Residents of facilities where there is no parking or little parking use street parking. Street parking becomes impacted and residents circle to find a parking spot.

The Project Site is Not Adequately Served by All Required Utilities and Public Services.

To qualify for the exemption the City must prove that “[t]he site can be adequately served by all required utilities and public services.” (CEQA Guidelines §15332.) Currently, there is no connection to the sewer line. It is questionable if the aging sewer infrastructure along Mission which is over a 100 years old will be able to handle Avenue 64 and Garvanza will able to handle 184 units. Indeed, residents in the area have experienced problems with the water lines and sewers.

Additionally, the City must also support a finding that there is adequate public utilities and infrastructure under the class 32 exemption. This map shows the aging water infrastructure. Ninety-five percent of the pipes are over 50 years old. Fifty-three percent are over 75 years old. Note the leak near the project is on a pipe more than 100 years old.



<https://graphics.latimes.com/la-aging-water-infrastructure/>

The CPC cannot grant unlimited waivers of development standards based on development standards reducing the cost of the project. It must still follow the California Environmental Quality Act.

The CPC cannot grant a Class 32 exemptions if there are exceptions. Here there unusual circumstances which cause a significant impact, impacts to a threatened or endangered species – Least Bell’s Vireo, impacts to historical resources – Lincoln Park, Plaza de La Raza and the Boathouse at Lincoln Park and cumulative impacts.

Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The Project May Adversely Impact Historical Resources.

“A categorical exemption shall not be used for a project which *may* cause a substantial adverse change in the significance of a historical resource.” (CEQA Guidelines § 15300.2(f), emphasis added.) Under this exception, a categorical exemption cannot be relied upon if there is a fair argument supported by substantial evidence that the project may have a significant adverse impact on an historic resource.

Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The project will cause an impact to the way the community experiences the park. This project will take away from the heavy tree canopy that has existed for decades including when the project site was part of the Ostrich Farm. The building will be the tallest structure around at 7 stories and 85 feet. It will impact how the open space area of the park has been experienced and

perceived.

DEC 3 - 1906

Number 7 Block

or {

2 1/2 M. B. page 6 F. B. page 111

er { No. 3609 Mission Road B.R.B. St

pose of the Building. Store

number of Rooms. 3609 Mission Road

any part to be used for store or other business purposes? If so, state what.

owner's name Mrs. Angeles Caterick Harmon

owner's address Mrs. Angeles Caterick Harmon

Additionally, the architecture of the building does not fit in with the historic Lincoln Park and respectful solitude required in for Las Memorias, an AIDS memorial for Latinx populations.

(*Protect Niles v. City of Fremont* (2018) 25 Cal.App.5th 1129, 1145; *Georgetown Preservation Society v. County of El Dorado* (2018) 30 Cal.App.5th 358, 375-76.)

California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer indicated that out of a total of 34 native plant and animal species, there are five threatened or endangered species located within the Los Angeles Quadrangle (which includes Highland Park). These species include: the California red-legged frog; the Coastal California gnatcatcher; the Southwestern willow flycatcher; the Least Bell's vireo; the Bank Swallow.

Residents provided testimony, letters and the Neighborhood Council provided a community impact statement which provided evidence that this project will impact the Public Health and Safety of the community, that the project will not enhance the built environment of the community, will have a specific adverse impact a historic resource.

The Project Has Unusual Circumstances That May Result in a Significant Impact.

CEQA prohibits use of a categorical exemption when there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (CEQA Guidelines § 15300.2, subd. (c).) “[A]n unusual circumstance refers to ‘some feature of the project that distinguishes

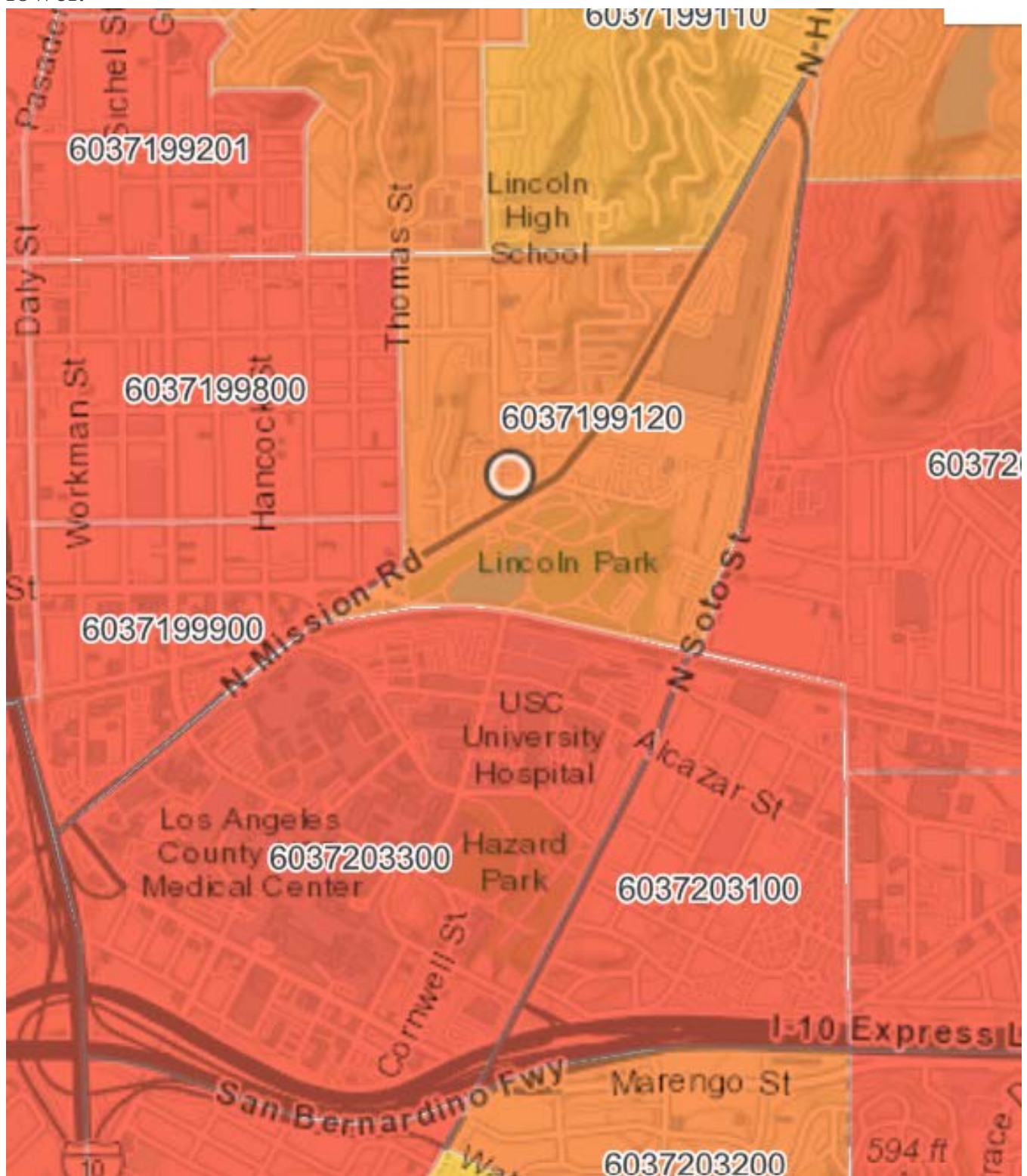
it' from others in the exempt class. In other words, 'whether a circumstance is "unusual" is judged relative to the typical circumstances related to an otherwise typically exempt project.'" (*Voices for Rural Living v. El Dorado Irrigation Dist.* (2012) 209 Cal.App.4th 1096, 1109.)

The unusual circumstances are project is taller than other buildings in the area, is in a liquefaction zone, will have outdoor balconies and can generate additional air and noise pollution, will tower over the park and is located near a historic Lincoln Park, a program where East side children are able to access classes for the arts, Las Memorias, a memorial to Latinx community members who died from Aids and is in an environmental justice community heavily impacted by pollution.

There are well-established links between race and poor air quality, with African American, Latino, and Asian residents exposed to 43, 39, and 21 percent higher PM2.5 pollution than their white counterparts.⁸ See Reichmuth, David. "Inequitable Exposure to Air Pollution from Vehicles in California (2019) | Union of Concerned Scientists," 2019. <https://www.ucsusa.org/resources/inequitable-exposure-air-pollution-vehicles-california-2019>.

SB 535 provides a tool, Cal Enviroscreen 4.0 to assess impacted areas.* See below the census tract that includes this project. Note the number is the percentile. So the pollution burden is 89 percent, meaning that 89 percent of the population have a pollution burden

lower.



No evidence has been presented by the CPC about the pollution impacts this project will have on an already heavily polluted community. The 710 Corridor Project south was stopped because there were impacts from pollution which resulted in Cancer Hot Spots. One area that stood out in 710 study areas was the area by USC Medical Center. The Los Angeles Area is in non-compliance for air quality in the SCAQMD area. This census tract and the ones surrounding it are some of the most polluted in the state. This census tract is in the 86th percentile for pollution. It is in the 91st percentile for Particulate Matter 2.5. (PM2.5) PM 2.5 lodges deep in the lungs and causes significant health problems. Air Pollution impacts public health. The CPC failed to address the impacts of air pollution in the granting of this project. The high rate of air pollution is an unusual circumstance which could have significant impacts on the Public Health of residents nearby. The impacts to public health from air pollution and the cumulative impacts have not been addressed by the CPC. <https://envhealthcenters.usc.edu/infographics/infographic-living-near-busy-roads-or-traffic-pollution/references-living-near-busy-roads-or-traffic->

Census Tract: 6037199120

(Population: 4,511)

census tracts.

Overall Percentiles

CalEnviroScreen 4.0 Percentile	84
Pollution Burden Percentile	89
Population Characteristics Percentile	69

[pollution](#)

Exposures

Ozone	63
Particulate Matter 2.5	91
Diesel Particulate Matter	77
Toxic Releases	77

The CPC also did not address the impacts from noise pollution that this project will have on the historic resource and the public health both during construction and during its existence. Each unit will have a balcony which project residents will use. Construction, traffic and use of the balconies will increase noise pollution to sensitive receptors and users of the park. Residents of the City visit the park to find peace and quiet in often polluted and neighborhoods. This project will change the way the park is experienced and will deny area residents a quiet place that is rare in the NELA communities. The project balconies will also cause additional noise pollution to the the one story residences adjacent and adjacent apartment building. Noise impacts have recently been found to have significant health impacts

both to the physical and mental health of residents. In the article below, NY Times health reporter states: “The relationship between noise and health looks fairly linear on a plot. The louder your environment is, the higher your risk of heart disease, heart attack and even heart-related death.”

See https://www.nytimes.com/2023/06/14/us/noise-san-diego-health-effects.html?unlocked_article_code=UeZISXwhCWQxcXfm8Ar1cWKNmz7HvoHmohsHOXfTHID8Xjj45uKwGCrljZbzmGQYW4nbqKVMVitePeefBx9f_ZiKjQzy0koqhO59JufMJCUGuWhV5dm-58dFQsxpMvVN-h53FywFx00BIW4O5h3bK61HleCEEYu67DnPyTIL2VRrW6yI0QgFULjf4K5R0Wzy8TH3kuxDJU1Ckljjs0pmK82bxI-ORd2ZU8UxrZePSlch3EHDjZVRaG89drG0cp1h-rDFf35De6wCQyAVzv8b1TT2aC-xCkotgcMLTyT7Aqb0yWMedM5iCjySknmrYkRXi-QrpxYzfer89ZfdEX-BJs_3yw&smid=url-share

A 2018 study found:

Noise sensitivity was significantly associated with internalizing, externalizing, and total behavioral problems. Noise was positively associated with total behavioral problems. In the low-income group, the degree of association with problem behaviors was higher, whereas the relationship between noise sensitivity and externalization problems disappeared in the high-income group.

Noise and noise sensitivity are negatively associated with the mental health of children and adolescents, particularly in low-income groups. The findings of this study suggest that noise sensitivity and socioeconomic status should be considered in coping with negative effects of noise in children and adolescents.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6301087/>

Birds improve our mental health. The removal of trees and impacts from the project to Lincoln Park can impact the large bird population at Lincoln Park including by bird strikes to the first and second story windows and upper windows. <https://www.washingtonpost.com/wellness/interactive/2023/birds-song-nature-mental-health-benefits/>

The Project is located in Census Tract 6037199120, an environmental justice community that will be harmed by an insensitively designed project. Cal Enviro Screen 4.0 provided the following information for this Census Tract. The Census Tract containing this project is 73.9 percent Latino, 89 percent of the residents in this census tract are linguistically isolated who may not hear or understand important information when there is an emergency like an accidental chemical release or spill. This census tract is in the 91 percentile for PM 2.5 pollution and 86th percentile for hazardous waste. According to the website, Non-whites, Latinos, low income people, and people who speak a language other than English often live in or near areas with high traffic. While California has strict vehicle-emissions standards, exhaust from cars and trucks is the main source of air pollution in much of the state. Major roads and highways can bring air pollutants and noise into nearby neighborhoods. Exhaust fumes contain toxic chemicals that can damage DNA, cause cancer, make breathing difficult.

The building of this project will impact the adjacent Lincoln Park. Residents in the community count on the programs offered at the Park and the facilities. Residents in Lincoln Heights currently have

difficulty finding sufficient parking in the neighborhood surrounding Lincoln Park. In 2016 residents near a housing project faced parking problems after a housing project was built. They complained that the lack of parking from the new housing project caused them to walk block and that it was dangerous. Throughout the community, in housing projects being built with less parking existing residents are finding that the new residents will use existing street parking. Not enough parking causes residents to circle and wait for parking. This adds additional pollution and endangers residents.

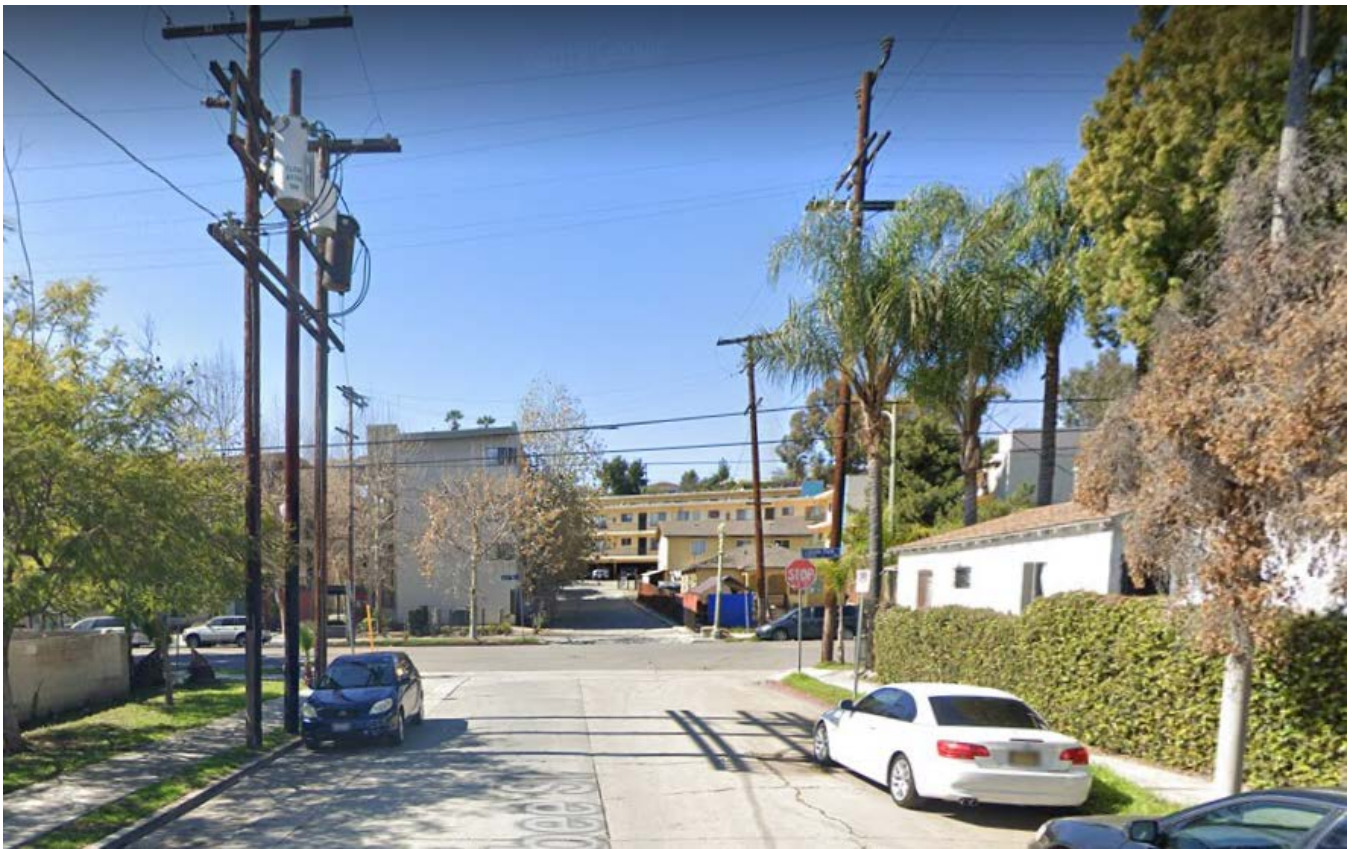
Currently, at Plaza de La Raza there is a program which offers, art, music and dance classes to members of the low income communities nearby. Currently, most parents of school park either in the small parking lot on sight or on the street. Parents be unable to find parking closeby. These parents will circle and looking for parking further away. This will cause safety, traffic and pollution problems. As shown below the area of the project is already heavily impacted by pollution. Residents wanting to use the park will be unable to find parking. All this will impact the health of residents. Time constraints in filing the appeal mean we cannot go into detail on this document. Inability of residents to visit the park will impact their health. Many areas of the east side of Los Angeles are park poor. Residents must often drive for their families to visit the park. Diabetes and Obesity are often found in areas close to freeways and areas impacted by pollution. Residents need the ability to visit their parks for recreation and exercise. This project will take away residents ability to do so.

Lack of Sunlight to neighboring buildings. The residents to the north on Barbee will be impacted by a lack of sunlight. The 85 foot 3 inch building will create shadow to residents. The formula $L = H \tan A$ allows the measurement of the shadow.

	Angle of Sun	Tan of	Height	Length of Shadow
$L = H \tan X$	0	0	85	0
	15	0.267949	85.25	22.84265225
	30	0.57735	85.25	49.2190875
	45	1	85.25	85.25
	60	1.732051	85.25	147.6573478
	75	3.732051	85.25	318.1573478

See photos of current shadow cast by approximately 30 feet telephone poles:





Project Site is in a liquefaction zone. This is stated on ZIMAS, LA City's Zoning Tool. See left. According to the United States Geological Survey, liquefaction is the process by which water saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which

the ground soil loses strength due to an increase in water pressure following seismic activity.

ZIMAS

Search

3601 N MISSION ROAD ▼

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▶ Address/Legal

▶ Jurisdictional

▶ Permitting and Zoning Compliance

▶ Planning and Zoning

▶ Assessor

▶ Case Numbers

▶ Citywide/Code Amendment Cases

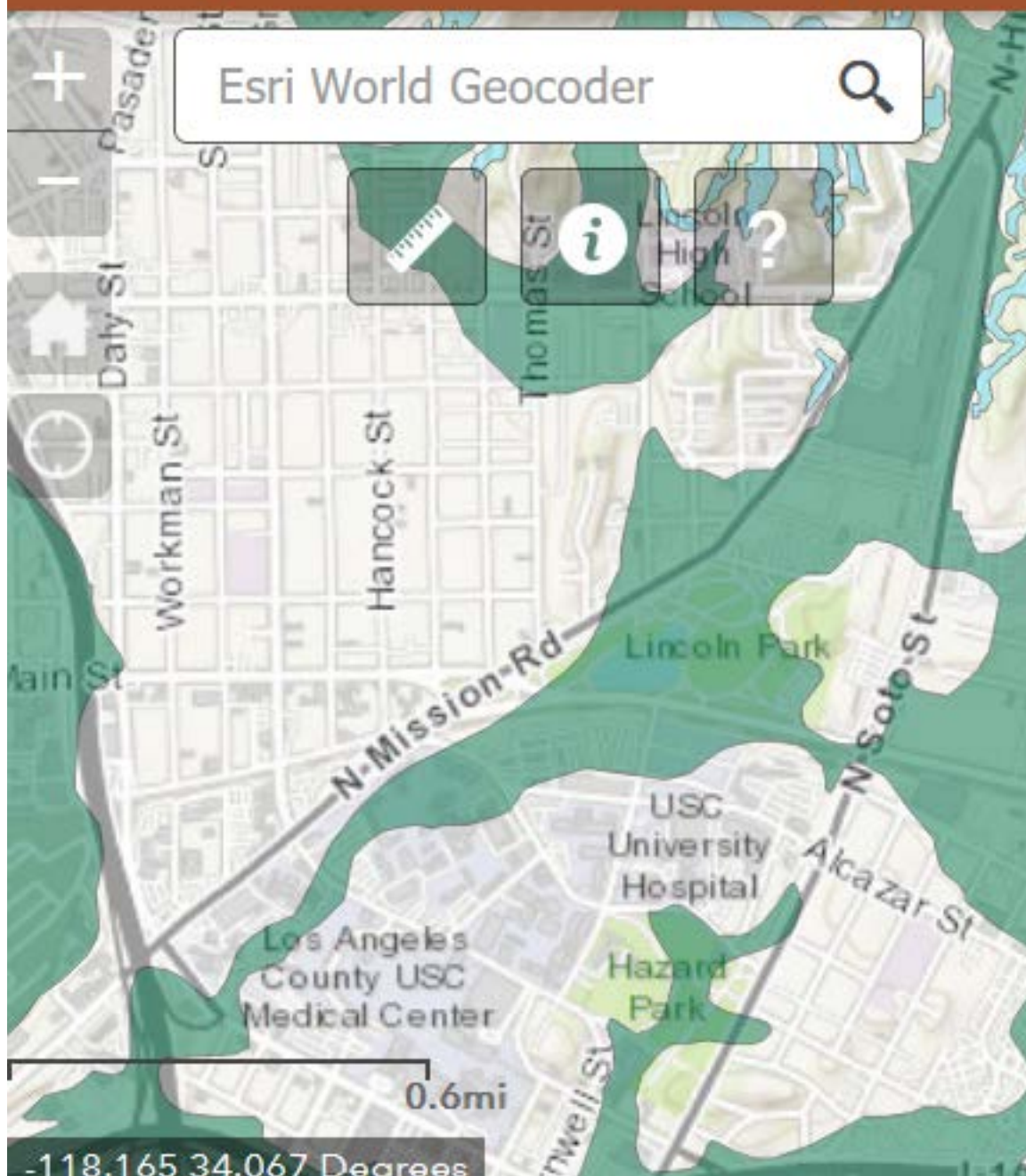
▶ Additional

▼ Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes

Earthquake Zones of Required



Liquefaction Zone



See https://www.iitk.ac.in/nicee/wcee/article/13_935.pdf

The height of the building divided by the width (H/B) is known as the aspect ratio, but it is also related to the contact pressure (q). As was described previously, excessive building tilt or toppling was sometimes observed in laterally unconstrained buildings with high aspect ratios.

All being equal, buildings of higher contact pressure (and also higher aspect ratio) experienced more vertical displacement. Regardless of the width of the foundation, on average, the taller, heavier buildings experienced greater vertical movement than the smaller, lighter buildings.

The building heights in this study were primarily 5 and 6 stories. Here the building is 7 stories and 85 feet, three inches.

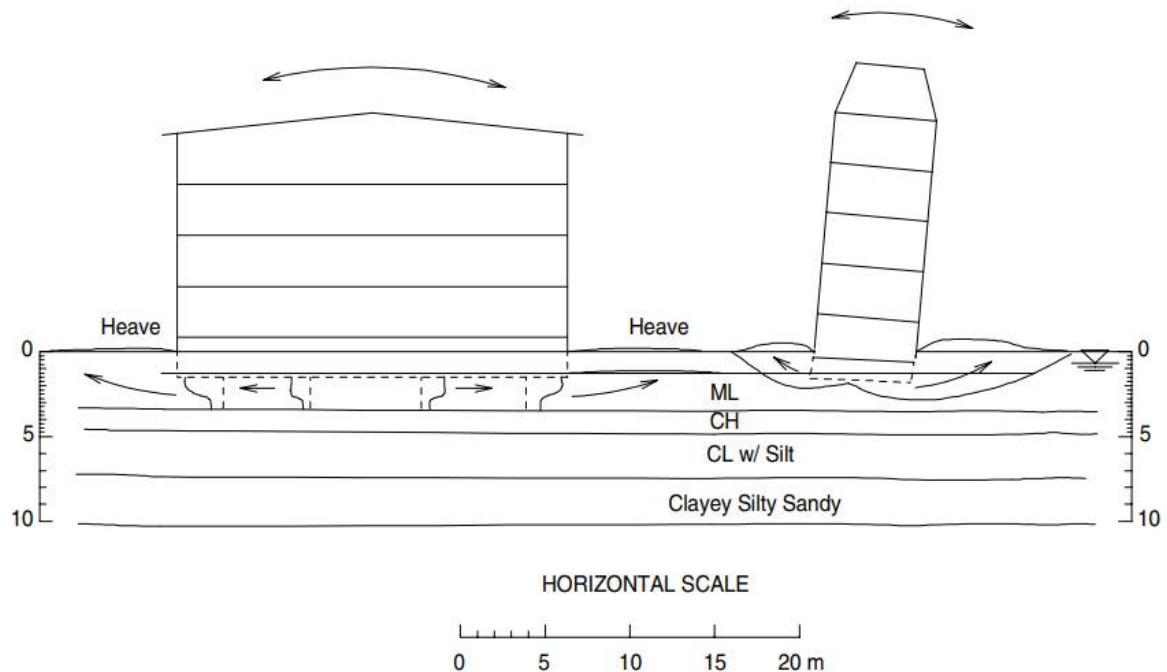


Figure 7: Modes of failure of stout and slender buildings in Adapazari.

In Adapazari, vertical displacement of buildings into the ground during the Kocaeli earthquake appears to be related to the applied contact pressure at the foundation of these buildings. Buildings with higher aspect ratios (i.e. large height to width ratios and consequently higher foundation contact pressures) underwent correspondingly higher amounts of settlement.

In cases where the building is slender (high H/B) and unconstrained laterally, it may fail dramatically in a bearing capacity type failure that leads to excessive tilt or even toppling of the building.

Additionally, there are cumulative impacts from past projects, present projects and future projects. See attached City of Los Angeles, Department of Planning Case Number reports for projects within 1500 feet to project.

As the California Supreme Court has held, “[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR.” (*Communities for a Better Env’t v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-20.) “Significant environmental effect” is defined very broadly as “a substantial or potentially substantial adverse change in the environment.” (Pub. Res. Code (“PRC”) § 21068; see also, 14 CCR § 15382.) An effect on the environment need not be “momentous” to meet the CEQA test for significance; it is enough that the impacts are “not trivial.” (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) “The ‘foremost principle’ in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Communities for a Better Env’t v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1214; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an “environmental ‘alarm bell’ whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return.” (*Bakersfield Citizens*, 124 Cal.App.4th at 1220.) The EIR also functions as a “document of accountability,” intended to “demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.” (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process “protects not only the environment but also informed self-government.” (*Pocket Protectors*, 124 Cal.App.4th at 927.)

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. (14 CCR § 15002(k); *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86.) First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. (*Id.*) Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study. (*Id.*; 14 CCR § 15063(a).) If the study indicates that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment the agency may issue a negative declaration. (*Id.*; 14 CCR §§ 15063(b)(2), 15070.) Finally, if the project will have a significant effect on the environment, an EIR is required. (*Id.*) The classes of projects which are exempt from the provisions of CEQA are called categorical exemptions. (14 CCR §§ 15300, 15354.) “Exemptions to CEQA are narrowly construed and ‘[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.’ [Citations].” (*Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125.) The determination as to the appropriate scope of a categorical

exemption is a question of law subject to independent, or de novo, review. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 [“[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. [Citations.] Thus, for example, interpreting the scope of a CEQA exemption presents ‘a question of law, subject to de novo review by this court.’ [Citations].”].) In addition, there are several exceptions to CEQA’s categorical exemptions. (See, 14 CCR § 15300.2.)

An agency may not rely on a categorical exemption if to do so would require the imposition of mitigation measures to reduce potentially significant effects. (*Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1108 (“*SPAWN*”); *Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster* (1997) 52 Cal.App.4th 1165, 1198-1201 (“*Azusa*”).) If mitigation measures are necessary, then at a minimum, the agency must prepare a mitigated negative declaration to analyze the impacts, and to determine whether the mitigation measures are adequate to reduce the impacts to below significance. (*Id.*) The court of appeal has thoroughly explained why projects that require mitigation are not eligible for an exemption from CEQA. (*SPAWN*, 125 Cal.App.4th at 1106-08.)

Here the project is calling for conditions for removal of contaminated soil, shielding light from the building, future traffic mitigation based on mobility plan, etc.

Time constraints do permit further information at this time. We reserve the right to present additional evidence. We were not given notice of the Letter of Determination. Our time to prepare the appeal was cut short when project documents were not available on the website during the weekend preceding the deadline for filing this document. Additionally, the Appeal date is due the day after the 4th of July holiday.

Exhibit G

Gentrification and Community Displacement

This development caters to USC Biotech Corridor Plans, as most of the market rate units in this development are single studios that cater to the Medical Staff at the USC Health Campus. The Developer has been in conversation with USC as seen in this interview article :

“We really believe housing is needed in Los Angeles,” Yadin said. He added that the project would also increase the neighborhood’s vibrancy by adding density, and that his team was in touch with the nearby USC-affiliated medical center.

These types of dense luxury market rate units, continue to disrupt, displace, and deter native community locals, marginalized, immigrant, working class people from all diaspora in being a part of the historic communities that they built.

Lincoln Heights has historically been a low income, immigrant working class community with a median income below 30k a year. That median income has jumped to 75k a year due to the the gentrification and demographic change that comes with an influx of affluent people.

Lincoln Heights is rich in historical culture, including the Chicano Moratorium Organizing, the Zoo Suit Riots, the High School Walk outs; the cultural historic nature of our community is inherently at risk when our communities become over developed; our history is erased and our people are left more vulnerable than ever.

Currently there are over 30k eviction cases in the Los Angeles Courts (StayHousedLA), and majority of those people are low income working class folks who do not have legal representation, and who would not be able to afford market rate luxury housing. This Housing project does not and would not solve the housing crisis in Los Angeles. Los Angeles needs public housing.

community facts

- > 18% live below the poverty line
- > 72% are renters
- > 53% Latinx, 26% Asian
- > 34% of the households are single parent families
- > 38% of the population is elderly or approaching elderly

> does not address any of the estimated (300) houseless neighbors
 > 65% of the population's net worth is below \$35,000.
 (data from the 1980 foot buffer. ESRI map, US Census 2022 / 2010)

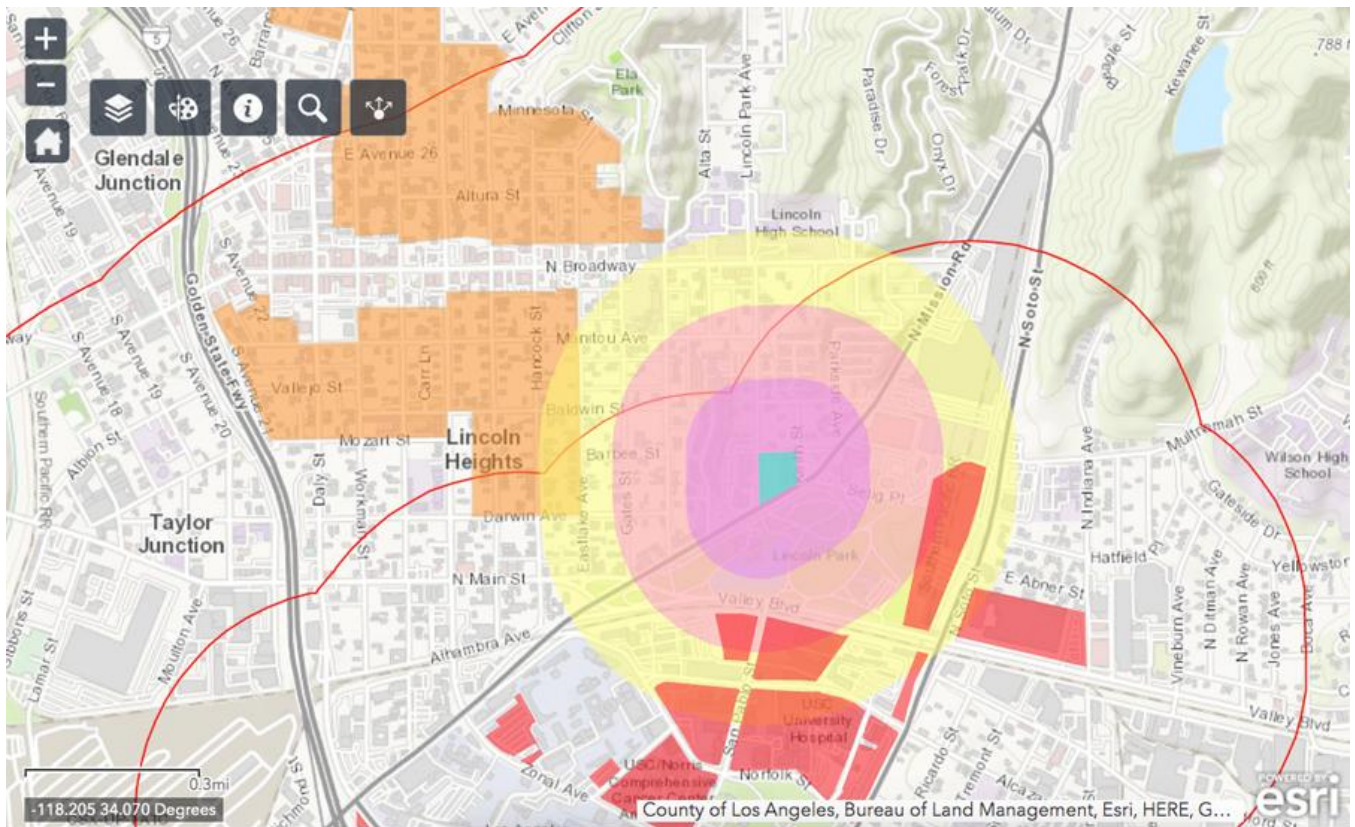


Exhibit 00 Site map with walkability buffer (yellow/magenta) showing proximity to USC Health Science Campus (red) and HPOZ (orange).

homeless facts

Approximately 11% of the homeless population (LAHSA) was created by the housing inequities of displacement. A 5% rent increase translates to 2000 more people falling into homelessness (Zwillow).

We hereby reserve the right to further supplement the bases of this appeal. Thank you