

Meeting Date: Dec 8, 2020
From: Frankie Holt
Project Site: 5806 Lexington Avenue
Project Site: 5817 Lexington Avenue

5806 Lexington, Ave
DIR-2019-7067-TOC-1A
ENV-2019-5389-CE-1A

5817 Lexington, Ave
DIR-2019-5388-DB-1A
ENV-2019-5389-CE-1A

**In response to:
5806Response to Appeal91420 (2)**

Dec 7, 2020

Dear Planning and Land Use Management (PLUM) Committee,

I live at 5822 Lexington Ave, and I speak for many of my neighbors when I say we support more affordable housing and hope our community finds solutions to our housing crisis. We recognize we live in a Transit Community and that the neighborhood is growing.

We oppose these two(2) projects because they take advantage of Affordable Housing Incentives - Density Bonus provisions by misrepresenting themselves. These are co-living units that will be rented furnished, AirBnb, or dormitory style. Residents will have their own private bedroom, but share a communal kitchen. Apartments with 5 or 6 bedrooms are just not normal or consistent with typical apartments in this neighborhood and should be denied.

5806 Lexington -- "Lexington 1" is 17 units, but with 95 bedrooms

14 units have 6 bedrooms/4 bath

1 unit has 5 bedrooms/3 bath

2 units have 3 bedrooms/2 bath

5817 Lexington -- "Lexington 2" is 21 units, but with 82 bedrooms

14 units have 5 bedrooms

1 units have 4 bed

2 units have 2 bed

4 Studio Units

The Demo plan for 5806 is misrepresented.

The document upload on 10/6/2020 shows the back of 5812 as a "Garage" where it is, in fact, a living unit.

Open space reduction

A 20% reduction in open space and a 30% decrease in the required rear yard was approved on Sept 22, 2020. This is reduced green space goes against the LA Green New Deal 2019 plan to provide the citizens with livable streets.

Thank you,

Frankie Holt
5822 Lexington Ave

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TOTAL
38 units
175 bedrooms
128 baths
50 parking (most tandem)

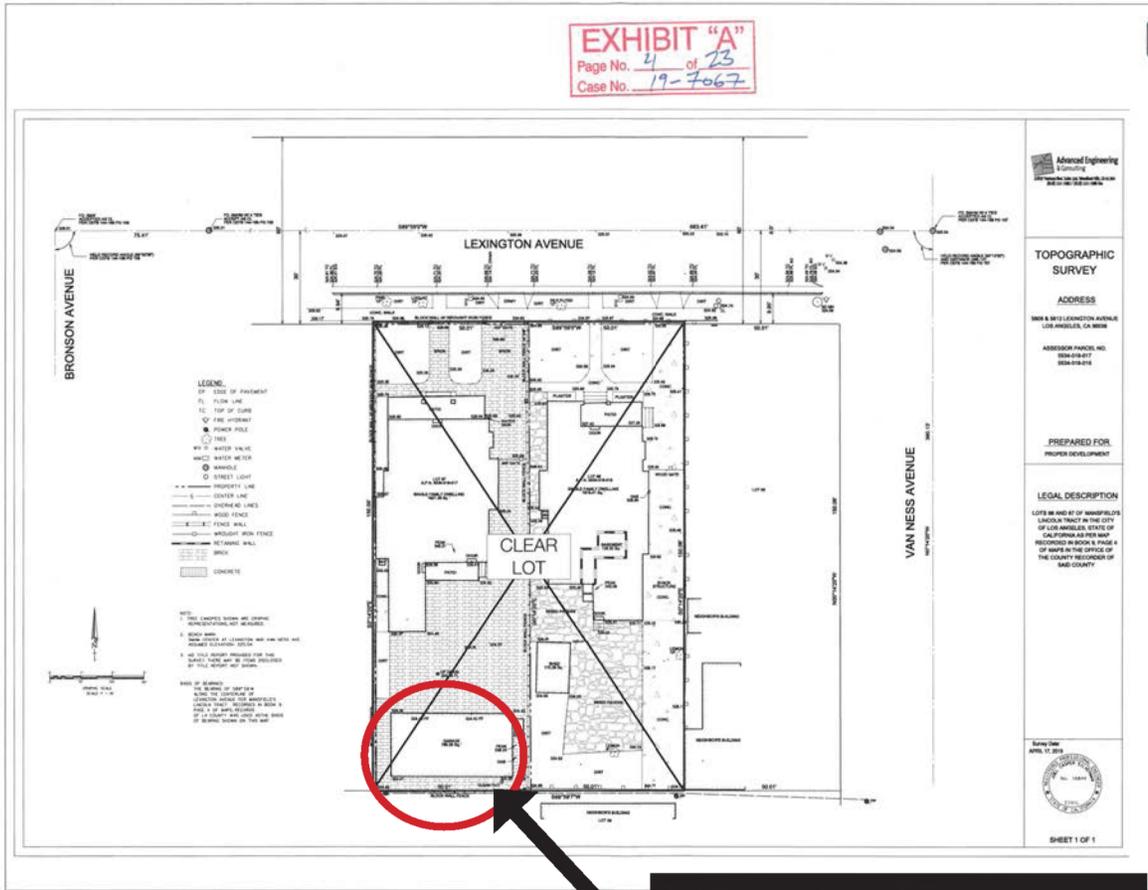
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Demolition Plan



Existing Low-income housing



bittoni
Open in Acrobat
2128 Center Ave
Los Angeles, CA 90026
t: 310-841-6957
bittoni@bittoni.com

Almond Engineering
Engineering

TOPOGRAPHIC SURVEY

ADDRESS
5806 & 5817 LEXINGTON AVENUE
LOS ANGELES, CA 90028

LEXINGTON 2

5806 LEXINGTON AVE,
LOS ANGELES, CA 90028

PREPARED FOR
PROPER DEVELOPMENT

LEGAL DESCRIPTION
LOTS 66 AND 67 OF MANHATTAN
LINCOLN TRACT IN THE CITY
OF LOS ANGELES, COUNTY OF
CALIFORNIA AS PER MAP
RECORDED IN BOOK 6 PAGE 4
OF MAPS IN THE OFFICE OF
THE COUNTY RECORDER OF
SAB COUNTY

Survey Date
APRIL 11, 2018

SHEET 1 OF 1

SHEET NAME
DEMO PLAN

A1.001

NOT a garage