

Communication from Public

Name: Shane Phillips

Date Submitted: 09/29/2023 02:22 PM

Council File No: 23-0796

Comments for Public Posting: PLUM Committee members and city staff, In the words of Ron Swanson, former director of the Pawnee department of Parks and Rec, "The world needs apartment buildings. The park you built is nice, and people want to live next to it." I agree, which is why I'm writing to support the approval of the proposed development at 3601 Mission Road in Lincoln Heights, across the street from Lincoln Park. As a resident of Lincoln Heights (the north end, near the Lincoln/Cypress Gold Line station), it's been encouraging to see new homes being built in my community for the first time in many years. Median home values in my community have increased from roughly \$300,000 to nearly \$700,000 over the past eight years, while median household incomes increased much more slowly, to only about \$50,000 today — far below the citywide median. Rising home prices and rents were driven in large part by a regional housing shortage, compounded by close proximity to job centers in downtown and the USC Medical Center and a stagnant housing supply in Lincoln Heights itself. Projects recently completed near the Goodwill and St Vincent de Paul and the large development underway at Avenue 34 next to the Heritage Square Gold Line station are helping relieve some of the pressure from higher-income residents while creating new deed-restricted affordable housing for lower-income neighbors as well. The proposed project at 3601 Mission supports these efforts, and others, to keep Lincoln Heights affordable to people of diverse backgrounds and incomes. For an unsubsidized development it will provide an exceptionally large share of units for very low income households — 47 out of 184 units, or just over 25%. It is also exemplary of modern urban planning priorities, including proximity to jobs (it is walking distance from the Medical Center) and high quality open space (i.e., Lincoln Park) and limiting on-site car parking to well under one space per dwelling unit. It also looks nice, for what that's worth. I strongly encourage your approval of this project. It's unfortunate that a proposal so clearly beneficial to the community has had to overcome so much to move forward, and it pains me to think of how many similar developments were never even proposed, deterred by the prospect of years of delay and uncertainty. As we work to create an easier process for great projects in the future, let's ensure that 3601 Mission receives the discretionary approval

it deserves with no further delay. Thank you, Shane Phillips

Communication from Public

Name: Susana Betancourt

Date Submitted: 09/29/2023 02:33 PM

Council File No: 23-0796

Comments for Public Posting: LOS ANGELES CITY COUNCIL PLANNING AND LAND USE MANAGEMENT COMMITTEE 200 North Spring Street, Room 340, Los Angeles, CA 90012 TUESDAY, OCTOBER 3, 2023 PROJECT ITEM NO. CPC-2022-6189-CU-DB-ZAA-SPR-HCA-1A RE: 3601-3615 MISSION RD., LA 90031 Esteemed Members of the LA City Council PLUM Committee, I am writing to you, in support, of the proposed 184-unit apartment development, including the 47 Low Income Affordable Units, located at 3601 Mission Road, Los Angeles, CA 90031, Item No. CPC-2022-6189-CU-DB-ZAA-SPR-HCA. I, Susana Betancourt, as a longtime resident, a member of the Hollenbeck Park Advisory Board, and a Boyle Heights Neighborhood Watch Program Coordinator, including our 20-block radius organization of community volunteers, encompassing the Hollenbeck LAPD, urge the city to approve the proposed housing project, with the Density Bonus, and incentives. In having lived in the Boyle Heights area, attended high school in Lincoln Heights, a USC alumni, a retired LAUSD Secondary Science Teacher, and as an active community volunteer, working in collaboration of our neighbors, to build, and sustain a safer, cleaner, and a more inclusive community, we truly appreciate projects, like the one proposed, that beautify the neighborhood, and enhance the quality of life, for our citizens, while providing the much needed housing. In general, Los Angeles is facing a severe housing shortage, particularly affordable housing. Therefore, creating new housing in this neighborhood, and replacing the existing deteriorating parking lot, into a multifamily apartment building, will foster a safer community area, with housing opportunities, for multiple income levels. Furthermore, this project is in a great location, with bus stops, schools, bike facilities, and the adjacent 41-acre historic Lincoln Park, nearby. In conjunction, with providing lucrative housing units, for our families, the development will further beautify the neighborhood, provide economic improvement, and plant 48 onsite trees, in conjunction with retaining all 11 existing street trees, in the surrounding property parkway. Overall, this development is quite promising, for Lincoln Heights, and the LA region, as a whole. I urge the City to approve the project, the Density Bonus, and the accompanying incentives. Sincerely,

Susana Betancourt BH Neighborhood Watch Coordinator,
Hollenbeck Park Advisory Board Member, Hollenbeck LAPD
Community Police Advisory Board Member (C-PAB), Boyle
Heights Neighborhood Council (BHNC) PLUC Member

Communication from Public

Name: Jake Pierce

Date Submitted: 09/29/2023 03:55 PM

Council File No: 23-0796

Comments for Public Posting: Dear City Planning Commission, I write in support of the planned apartment complex at 3601 Mission Road — CPC-2022-6189-CU-DB-ZAA-SPR-HCA. The project would be a tremendous asset to the community. I am thrilled at the prospect of 47 brand-new deeply affordable units built without any subsidy. Please deny the appeal and allow these homes to be built as quickly as possible. The Mission Road site is an excellent place to build new apartments. There will be no residential displacement, as the property is currently home to a surface parking lot. Also, the neighborhood already has bus stops, schools, bike facilities, and a 41-acre park all nearby. Plus, the development site is just a bike ride away from Union Station. Combined, these factors make the site a highly suitable place for housing. Additionally, the project would fit in well with the surrounding neighborhood, as its thoughtful design features setbacks, to reduce shadows on the adjoining streets. It even includes replacement parking for all the spaces at the existing lot. I'll add that I love seeing a developer use the Density Bonus program to build new homes, given it's a proven way to build badly needed affordable units that they produce. The city should work to increase the number of developers using the Density Bonus. Thank you, Jacob Pierce 90012 Field Organizer Abundant Housing LA @pierceweekly

Communication from Public

Name: Eastside Housing for All

Date Submitted: 09/29/2023 04:16 PM

Council File No: 23-0796

Comments for Public Posting: We are signing this petition as residents of the Eastside, the Lincoln Heights area, and Council District 14, to clearly and unapologetically state that we support the construction of new housing, especially affordable housing in the area! We believe that our neighborhood is facing a severe and urgent crisis of housing affordability. We see the impacts of this directly in our community, with skyrocketing rents, scant opportunities for homeownership and the inability of many grown children to afford to move out of their parents' houses. This is unacceptable, and urgent action to bring more housing online is needed to ameliorate this crisis. The current affordability crisis—apparent across the city but especially acute in Lincoln Heights and the Eastside—is just one more episode in the long history of housing injustices suffered by our community. Redlining, placement of freeways and noxious land uses, and other forms of housing discrimination prevented wealth-building and limited housing choice for decades. Neighborhood residents who have historically been left out of the decision making process when it comes to the development of housing and physical infrastructure, and we appreciate your office's efforts to listen to the community about land-use decisions. Such a process must be fair, fact-based, and open to all voices in the community. We have seen in recent years how extreme voices have responded to this growing unaffordability in ways that are counterproductive to the neighborhood's needs. Some neighborhood activists have loudly opposed a variety of new developments, including both 100% affordable projects and mixed-income ones. This activism does not speak for the whole community, and is severely misguided. Activism that opposes all housing projects at all income levels is rooted in a pure Not in my Backyard (NIMBY) mindset that will never do anything productive to help address the severe lack of supply we currently face. For these trends of rent-increases, displacement, and homeownership drifting further out of reach, we need to work constructively towards solutions that will actually serve those who need housing. While those who are signing this letter may not agree on every policy or every project, we believed it was important to take a stand for constructive seeking of solutions, and to stand up to the voices of extremism that are currently dominating the terms of debate. As residents of

the Eastside, the Lincoln Heights area, and Council District 14, we support the construction of new housing, and especially affordable housing in the area. We call on the Council office to act quickly and decisively to bring new housing to our community.

Contact Name	Home Street Address	Zip	Personal Email
P, Omar	4163 Denker Ave	90062	omar@abundanthousingla.org
Irwin, Thomas	3449 Ellison St # A	90063	thomasirwin13@gmail.com
SCOTT, KEVIN	234 S Avenue 56	90042	kevin.robert.scott@gmail.com
McLane, Scott	2250 Cavanagh Cir # A	90032	swmclane@gmail.com
Tokita, Chris		90041	christopher.tokita@gmail.com
Steely, Lauren	225 N Avenue 52	90042	modalmixture@gmail.com
Son, Ji	2724 Cincinnati St	90033	jjiyunson@gmail.com
Gold, Suzy	1310 Gates Pl	91030	suzyasmith@gmail.com
Regulinski, Bren	629 S Avenue 59	90042	bregulinski@gmail.com
Hojo, Brittney	3449 Ellison St	90063	hojo.brittney@gmail.com
Kilroy, Joshua	538 S Wilton Pl	90020	joshkilroy@yahoo.com
Emmons, Corrie	1055 Leighton Ave	90037	emmons00@gmail.com
Johnson, William		90033	johnson.m.william@gmail.com
Ritchie, Megan	128 E Avenue 32	90031	megan.e.ritchie@gmail.com
Isaacs, Eddie	375 E 2nd St Apt 603	90012	isaacs_e@sbcglobal.net
Kitani, David	2724 Cincinnati St	90033	dave@newlifelh.com
Goldstein, Jed		90031	jedgoldstein@gmail.com
Rattay, Maggie	454 S Ferris Ave	90022	mwrattay@gmail.com
Walker, Mark	208 N Palm Ave	91801	mark55walker@gmail.com
Wright, William	734 E Kensington Rd	90026	willrobwright@gmail.com
Pierce, Jacob	1035 Figueroa Ter Apt 2	90012	jake@abundanthousingla.org
Wright, William	734 E Kensington Rd	90026	willrobwright@gmail.com
Rodarte, Rodrig	918 W College St	90012	iamrodarte@gmail.com
Mitchell, Alec	108 W 2nd St Apt 1008	90012	alecpm@gmail.com
Nanavati, Pars	2285 Cove Ave	90039	paras@pncstudios.com
Grossi, Alexandr	2135 Fair Park Ave	90041	a3grossi@gmail.com
Hunt, Alice	4010 Jennings Dr	90032	ahunt@library.ucla.edu
Williams, Jay	645 W 9th St	90015	jay.will.math@gmail.com
Isaacs, Eddie	375 E 2nd St Apt 603	90012	isaacs_e@sbcglobal.net
Visick, Elisa	429 1/2 N Avenue 57	90042	evisick@gmail.com
Rattay, Chris	454 S Ferris Ave	90022	cjrattay@gmail.com
Andre, Chase	1716 S 2nd St Apt 7	91801	chase.m.andre@gmail.com
Ridings, Leslie A	3030 Valle Vista Dr Apt 1	90065	l.a.ridings@gmail.com
Wong, Jason	6301 W77th Pl	90045	jason1880@gmail.com
Kenner, Zack	1327 N Occidental Blvd	90026	zackkenner@gmail.com
Wolford, Robb	5019 Klump Ave Apt 6	91601	Robbwolf@aol.com
Regulinski, Bren	629 S Avenue 59	90042	bregulinski@gmail.com
zarraonandia, jak	1622 El Verano Dr	91362	jazarraonandia@gmail.com
Macias, Giovann	6029 Meridian St	90042	gioedumacias@gmail.com

Communication from Public

Name: Brendan Regulinski

Date Submitted: 09/29/2023 04:18 PM

Council File No: 23-0796

Comments for Public Posting: Dear City Planning Commission, I am writing today to support the proposed 184 home apartment building at 3601 Mission Rd (CPC-2022-6189-CU-DB-ZAA-SPR-HCA). This is the exact kind of home construction CD 14, and the wider city of LA, needs to address the crushing shortage of homes driving up rent and pushing people into homelessness. We wouldn't block bread in a food shortage, and we can't block homes in a home shortage. Please allow these homes to be built. Sincerely, Brenden Regulinski Resident CD14, 90042

Communication from Public

Name: Giovanni Macias

Date Submitted: 09/29/2023 04:19 PM

Council File No: 23-0796

Comments for Public Posting: Dear City Planning Commission, I am writing to you in support of the proposed 184-unit residential development, including 47 units affordable for Very Low Income Households, at 3601 Mission Rd, CPC-2022-6189-CU-DB-ZAA-SPR-HCA . I urge the city to approve the project with the Density Bonus and incentives and waivers. The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part. This project is in a great location for housing, near multiple bus stops, multiple schools, amenities such as Lincoln Park and Plaza de la Raza, and jobs at USC Hospital. It is great to see the developer using the Density Bonus Law to bring new homes and badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is good for Los Angeles, and I urge the city to approve the project with the Density Bonus and incentives and waivers. As a Los Angeles native, I am seeing too many friends and family members getting displaced and having to move to different counties and states. We need more housing. Best Regards, Giovanni Macias
213-248-9471

Communication from Public

Name: Thomas Irwin

Date Submitted: 09/29/2023 04:55 PM

Council File No: 23-0796

Comments for Public Posting: I am writing to support the proposed 184-unit apartment development at 3601 Mission Road, CPC-2022-6189-CU-DB-ZAA-SPR-HCA. Please approve this project with the corresponding Density Bonus and incentives. The Eastside is facing a severe shortage of deeply affordable units, one that has real human costs. I personally have seen far too many people in the community impacted by the housing crisis, and forced to leave the neighborhood for other parts of southern California and other states. I have seen this story play out across different backgrounds: friends, students I coach at Lincoln High School, and fellow parishioners at my church. We as a city have a moral obligation to stop this pattern from continuing into the future, and any strategy to help the renters in need must be centered on building new housing across the city. This project will do that by creating new units generally, especially by creating 47 deed-restricted units at deeply affordable levels. Each one will be a tremendous asset to the community for folks who are struggling to afford to stay in the neighborhood and the city and ease issues of gentrification and displacement. This will be enhanced by the developer's promise to accept section 8 vouchers and to help community residents sign up for the city's affordable housing waiting list. The Mission Road site is an excellent place to build new apartments, given its proximity to downtown, transit, and Lincoln Park. The current use of the lot is a surface parking lot, meaning that no residents will face displacement with the project's construction and that the new housing units will provide economic development to the surrounding businesses. Also, the neighborhood already has bus stops, schools, bike facilities, and a 41-acre park all nearby. As someone familiar with the area, I believe the project when completed, will be a highly attractive place to live for neighborhood residents. In addition, the project would fit in well with the surrounding neighborhood and include replacement parking for all the spaces at the existing lot. Given these factors and others, I can say with confidence that 3601 Mission Rd is a strong housing project, and I urge the city to approve this project, the Density Bonus, and the accompanying incentives. Sincerely, Thomas Irwin