

Communication from Public

Name: Leslie Andrew Ridings

Date Submitted: 09/29/2023 05:40 PM

Council File No: 23-0796

Comments for Public Posting: Dear City Planning Commission, I am writing to ask you support 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. I am writing today in my personal capacity, as a resident of the Eastside of my native Los Angeles. However my lived experience and opinions have been formed through years of advocacy and community engagement. I am a member of the Glassell Park Neighborhood Council and a leader of “Eastside Housing for All,” a local housing abundance advocacy organization based in roughly CD 1 and CD 14. Given my experience growing up in LA and seeing the deep divisions in our communities especially when it comes to providing affordable housing - I believe that LA’s housing challenges can only be addressed if everyone in the region does their part. From Westside to Eastside, we must all welcome more sense Infill housing, especially affordable housing, and the new neighbors that housing will bring, into our communities. 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 in the strongest possible terms to approve the project with the Density Bonus and incentives and waivers. Thank you, Leslie Andrew Ridings

Communication from Public

Name: Rene Camarillo

Date Submitted: 09/30/2023 03:53 PM

Council File No: 23-0796

Comments for Public Posting: My name is Rene Camarillo, a long time resident of Lincoln Heights (Council District 140. I am sending this email to show my opposition to this project. (Council file# 23-0796). My opposition is due to the outstanding scale of the project, which is out of scale in this community / neighborhood and I truly believe this project is contributing to cater to USC due to this historic neighborhood being bought up and commodified by USC. The removal of 42 trees including 5 protected sycamore trees is impacting our limited green spaces and natural environment as well as this project being over 80% luxury market price opposed to affordable housing. It is obvious and clear that these categories of " luxury housing developments" are not supporting the housing crisis, but instead forging and widening the gap between the working class communities that need affordable housing and the foreign wealthy affluent newcomers that suddenly occupy these privileged complexes and shift the cultural neighborhoods they rent from. Furthermore the density in this zone is going to negatively impact the plumbing and water use because Lincoln Heights is still using 100 year old plumbing. This historic community needs to be protected much more and there needs to be more impactful regulations that protect this historic residential neighborhood. This is a project for profit, as this project began as a 64 unit project, when then jumped to 184 units in the faith of capital. Please help protect this one of Los Angeles' oldest neighborhood. I oppose this project.

Communication from Public

Name: Angela Gonzales-Torres

Date Submitted: 09/30/2023 06:08 PM

Council File No: 23-0796

Comments for Public Posting: My name is Angela and I am opposed to the 7-story luxury development across the street from Lincoln Park. I ask that you approve the appeal to this project for the following reasons: The environmental testing was denied, despite contaminated soil remedied across the street. The removal of 42 trees including 5 protected sycamores is a crime against the community. The CPC unjustly granted all the exemption requests including CEQA and doubled the project proposal from 65 units to 184. 7-story buildings with 180 units are not sustainable to our land or ecosystem. It is too dense and providing a density bonus incentive is an injustice to the neighborhood. 80% of luxury units will not solve the housing crisis in a district experiencing the most evictions currently. This project solely caters to USC and USC students and while many longtime residents in Lincoln Heights are trying to invest in the community for them, these investors are attempting to replace them considering the neighborhood's income bracket is extremely low income and of the working-class. This project, which will lead to rent increase costs and will cause further eviction and displacement, was rejected by the Lincoln Heights Neighborhood Council, the closest form of government to the people. It has already displaced a rehab center that served the area and the project will affect the health and safety of the immediate community members. This luxury development has proven a risk to the environment, to the overall well-being of longtime residents, and will do nothing to preserve the historical nature of Lincoln Heights. While some of us are trying to invest in our community for us, developers are trying to invest in our neighborhood to replace us. Again, I am opposed to this project and ask that the appeal be approved.

Communication from Public

Name:

Date Submitted: 09/30/2023 06:35 PM

Council File No: 23-0796

Comments for Public Posting: My name is Camille Kolodziejski and, as a resident of Lincoln Heights, I am opposed to this project. I'm aware that Lincoln Heights Neighborhood Council has sent in an appeal over this development and I urge you approve their appeal. This is important to me, and to the community as a whole for a few reasons: first, that the environmental testing for the development was denied, even though contaminated soil was found at sites across the street. Second, the development is planned to be a sky high 7 stories, and will hold 180+ Units, which is way too dense for our land and ecosystem here in Lincoln Heights. It's more people and more building than we have capacity for, especially since the building is geared towards attracting USC/KECK people who will be transplanted into the neighborhood. Third, the 80% Luxury units in it's intended use plan does not serve the current residents of Lincoln Heights, who average around the Extremely Low Income bracket of the entire city with yearly paychecks coming out around or under \$30,000. These Luxury apartments also don't meet the needs of the 10000+ people who have been evicted from Lincoln Heights (CD1 and CD14) since evictions resumed. CD 14 especially tops the list of evictions this year with 6000+ eviction notices issued, based on the just released City Controller's Eviction Map. As you can see, luxury apartments have no place in a council district and community already struggling to make rent and stay in their homes. We do not deserve to cater to USC. If this building is approved, and the appeal ignored, we will be faced with displacement and skyrocketing rent across the neighborhood. Our Lincoln Heights Neighborhood Council has already rejected this project, and now we as a community will reject it as well. It's important to frame Lincoln Heights, not as a developers playground, but as a richly historical district that deserves to be protected in its current form and not build up. Originally, this project was intended to be 64 units, but the CPC granted all exemption requests and it has ballooned to 184 units. This is unacceptable bloat which will encroach on the surrounding neighborhood and decrease the quality of life for existing Lincoln Heights dwellers. Since we have one of the oldest plumbing systems in LA, I can only imagine the stress that this development will put on our piping. Beyond the humans, the trees will also suffer with 42 planned for removal. 5 of these are

protected Sycamores, which is devastating (Look at the demolition of the sacred Sycamore on Hadrian's Wall a few days ago). Lincoln Heights deserves green spaces, and we deserve trees, especially as our summers get hotter and hotter. It is unconscionable to cut any trees down and especially not for a hulking luxury apartment not one current Lincoln Heights resident can access or enjoy. Lincoln Park and the Hills of Lincoln Heights are home to a beautiful and delicate ecosystem, with hundreds of species of birds and bats. Building so close to the park is sure to disrupt this as well, especially with the cutting down of many tree homes. I'd like to conclude by stating how seriously I'd like to oppose this project as a current resident of Lincoln Heights. I grieve for my neighbors who are currently being evicted. I'm frustrated for folks who barely make enough to pay for rapidly rising rent and jacked up grocery prices. We cannot add a huge luxury development to the weight of our existing problems. We cannot sacrifice the health of Lincoln heights, or any of our green space, for our sakes and for the sakes of the species who also call this neighborhood home. Please approve the appeal, listen to the Lincoln Heights Neighborhood Council and the community, and stop this project.

Communication from Public

Name: Yaya

Date Submitted: 09/30/2023 07:58 PM

Council File No: 23-0796

Comments for Public Posting: MY NAME IS Yaya Castillo AND I AM A LIFELONG RESIDENT OF THE AREA AND CD14. I AM OPPOSED TO THIS PROJECT AND ASK THAT YOU APPROVE THE APPEAL FOR THE FOLLOWING REASONS: -THE ENVIRONMENTAL TESTING WAS DENIED, DESPITE CONTAMINATED SOIL REMEDIATED ACROSS THE STREET-7 STORIES WITH OVER 180 UNITS IS NOT SUSTAINABLE TO OUR LAND OR ECOSYSTEM - IT'S TOO DENSE-80% LUXURY UNITS WILL NOT SOLVE THE HOUSING CRISIS IN A DISTRICT WITH THE MOST EVICTIONS -The project will affect a historical residential neighborhood and will change the historical cultural aspects -This highly dense development will negatively impact the surrounding ecosystem of Lincoln Park, home to hundreds of species including migrant birds -This project is proposed on top of an open green space that has 42 trees, as well as a site that was historically an alligator farm. This area used to be wetlands, and a 7 story building is not sustainable for this kind of land -There was zero environmental testing in a community that is historically contaminated due to its industrial nature - 7 stores of highly dense building will negatively affect the water use and plumbing - we are the first suburb of Los Angeles with plumbing that is over 100 years old. Highly dense, unsustainable buildings are disasters waiting to happen -This Luxury complex puts people's health and safety over profit We have a responsibility to protect our environment, our communities, and our city. Irresponsible projects, developments, and approaches to the modernization of our city are not respectful to the wildlife, plant life, or to the indigenous peoples of this territory. Please take all of this into account and approve this appeal.

Communication from Public

Name: Adriana Ramirez

Date Submitted: 09/30/2023 08:53 PM

Council File No: 23-0796

Comments for Public Posting: My name is Adriana Ramirez, i live in CD-14. i'm opposed to the project and i ask that you approve the appeal regarding this project. A seven story complex with 180 units is not sustainable and will negatively impact the surrounding community as well as the environment. We are currently experiencing a housing crisis and this complex will NOT help, it will only further the gentrification process that is happening. The community income bracket is under extremely low income. The surrounding community will not be able to afford the falsely labeled "affordable" units. This project will inevitably raise the rent prices in the surrounding area and neighborhoods, displacing the current community out. The Lincoln Heights Neighborhood Counsel has expressed disapproval of this complex. There was no environmental impact testing conducted. The land on which this complex will be built will not be able to support a 7 story building. Due the the industrial area of this neighborhood, the land has contaminants. The building will negatively impact the health and safety of the community. This project will also affect the wildlife and ecosystem which reside in the Lincoln Park. This project is so obviously catering to the USC. This project needs to be rejected.

Communication from Public

Name:

Date Submitted: 09/30/2023 10:36 PM

Council File No: 23-0796

Comments for Public Posting: DEAR MEMBERS OF THE L.A. CITY COUNCIL PLUM COMMITTEE. MY NAME IS NICOLAS FIGUEROA AND I AM A RESIDENT OF LINCOLN HEIGHTS/CD14. I AM OPPOSED TO THE 184 UNIT APARTMENT DEVELOPMENT PROJECT LOCATED AT 3601 MISSION RD. I'M ASKING THAT YOU APPROVE THE APPEAL FOR THE FOLLOWING REASONS: -THE ENVIRONMENTAL TESTING WAS DENIED, DESPITE CONTAMINATED SOIL REMEDIATED ACROSS THE STREET -7 STORIES WITH OVER 180 UNITS IS NOT SUSTAINABLE TO OUR LAND OR ECOSYSTEM - IT'S TOO DENSE -80% LUXURY UNITS WILL NOT SOLVE THE HOUSING CRISIS IN A DISTRICT WITH THE MOST EVICTIONS -184 UNITS, 7 STORIES LUXURY development -THIS PROJECT CATERS TO USC - REMOVAL OF 42 TREES INCLUDING 5 PROTECTED SYCAMORES -OUR COMMUNITY INCOME BRACKET IS UNDER EXTREMELY LOW INCOME - WILL LEAD TO DISPLACEMENT & INCREASE THE COST OF RENT IN THE AREA - PROJECT REJECTED BY THE NEIGHBORHOOD COUNCIL -CPC GRANTED ALL OF THEIR EXEMPTION REQUESTS INCLUDING CEQA AND DOUBLED THEIR PROJECT FROM 64 UNITS TO 184 -The project will affect a historical residential neighborhood and will change the historical cultural aspects -This highly dense development will negatively impact the surrounding ecosystem of Lincoln Park, home to hundreds of species including migrant birds -This project is proposed on top of an open green space that has 42 trees, as well as a site that was historically an alligator farm. This area used to be wetlands, and a 7 story building is not sustainable for this kind of land -There was zero environmental testing in a community that is historically contaminated due to its industrial nature - 7 stores of highly dense building will negatively affect the water use and plumbing - we are the first suburb of Los Angeles with plumbing that is over 100 years old. Highly dense, unsustainable buildings are disasters waiting to happen -This Luxury complex puts people's health and safety over profit With this list of facts I am looking forward to the acceptance of the appeal to this development with a sufficient amount of presentation time given as this project can have serious

implications on our local already stressed ecosystem. Thank you
for your time