



Daniel Luna &lt;daniel.luna@lacity.org&gt;

## Public Comments Not Uploaded Council File 23-0796

6 messages

**Fernanda Sanchez** <fernanda.sanchezlhnc@gmail.com>

Mon, Oct 2, 2023 at 5:32 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Cc: Vincent Montalvo &lt;vincentm.lhnc@gmail.com&gt;, Selena Ortega &lt;selena.lhnc@gmail.com&gt;, Benny Madera &lt;Benny.lhnc@gmail.com&gt;

City Clerk,

Attached you will find the Lincoln Heights Neighborhood Council : Letter of Opposition, and Community Impact Statement for Council File 23-0796.

These statements will be read by Benny Madera.

**Fernanda G Sanchez**, President

Outreach &amp; Events | PLUC | Tenant Rights

Lincoln Heights Neighborhood Council



### 2 attachments

**CouncilFile\_23-0796\_LHNC Letter of Opposition.pdf**  
115K

 **July 20, CIS \_ CPC-2022-6190-CU-DB-ZAA-SPH-HCA.pages**  
3678K

**clerk.plumcommittee@lacity.org** <clerk.plumcommittee@lacity.org>

Tue, Oct 3, 2023 at 10:01 AM

To: fernanda.sanchezlhnc@gmail.com

Cc: Vincent Montalvo &lt;vincentm.lhnc@gmail.com&gt;, Selena Ortega &lt;selena.lhnc@gmail.com&gt;, Benny Madera &lt;Benny.lhnc@gmail.com&gt;, clerk.plumcommittee@lacity.org

Good morning,

To file a Community Impact Statement, please go to [snow.lacity.org/cis](https://snow.lacity.org/cis). As a reminder, you will need an Angelino account to file a Community Impact Statement. If you need assistance with the Angelino account, [click here](#). If you have questions, you can email [cis@empowerla.org](mailto:cis@empowerla.org) or call 213 978-1551.

Please transmit the unknown file as a PDF and we can upload them both to the Council file.

Thank you.

[Quoted text hidden]

**clerk.plumcommittee@lacity.org** <clerk.plumcommittee@lacity.org>

Tue, Oct 3, 2023 at 12:49 PM

To: Clerk-Systems &lt;clerk-systems@lacity.org&gt;


How can I open the attachment named "July 20, CIS"?

Thank you.

[Quoted text hidden]

### 2 attachments

 **CouncilFile\_23-0796\_LHNC Letter of Opposition.pdf**  
115K

 **July 20, CIS \_ CPC-2022-6190-CU-DB-ZAA-SPH-HCA.pages**  
3678K

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**clerk.plumcommittee@lacity.org** <clerk.plumcommittee@lacity.org>  
To: "clerk.plumcommittee@lacity.org" <clerk.plumcommittee@lacity.org>  
Cc: Clerk-Systems <clerk-systems@lacity.org>

Tue, Oct 3, 2023 at 12:49 PM

disregard.

[Quoted text hidden]

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**Daniel Luna** <daniel.luna@lacity.org>  
To: Clerk-Systems <clerk-systems@lacity.org>

Tue, Oct 3, 2023 at 12:50 PM

How can I open the attachment named "July 20, CIS"?

Thank you.

----- Forwarded message -----

From: **Fernanda Sanchez** <fernanda.sanchezlhnc@gmail.com>

Date: Mon, Oct 2, 2023 at 5:33 PM

Subject: Public Comments Not Uploaded Council File 23-0796

To: <clerk.plumcommittee@lacity.org>

Cc: Vincent Montalvo <vincentm.lhnc@gmail.com>, Selena Ortega <selena.lhnc@gmail.com>, Benny Madera <Benny.lhnc@gmail.com>

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Daniel Luna  
Council & Public Services Division  
Office of the City Clerk  
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Fax: (213) 978-1040  
Email: daniel.luna@lacity.org

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## 2 attachments

 **CouncilFile\_23-0796\_LHNC Letter of Opposition.pdf**  
115K

 **July 20, CIS \_ CPC-2022-6190-CU-DB-ZAA-SPH-HCA.pages**  
3678K

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**Edward Nishida-Drake** <edward.nishida-drake@lacity.org>  
To: Daniel Luna <daniel.luna@lacity.org>  
Cc: Clerk-Systems <clerk-systems@lacity.org>

Tue, Oct 3, 2023 at 1:04 PM

The .pages file needs to be opened on an Apple computer. Attached is the file converted to a pdf. If you need this document in another format please let me know, thanks.

[Quoted text hidden]

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Edward Nishida-Drake  
Office of the City Clerk - Systems Division  
Phone: (213)-978-0361



**July 20, CIS \_ CPC-2022-6190-CU-DB-ZAA-SPH-HCA.pdf**  
3389K



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

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PRESIDENT

BEN WADSWORTH  
VICE PRESIDENT

VINCENT "CHENTE" MONTALVO  
TREASURER

FERNANDA SANCHEZ  
SECRETARY

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**



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MONTALVO  
TREASURER

FERNANDA SANCHEZ  
SECRETARY

September 1, 2022

The LHNC is opposing the application for a 7 story, 184 unit apartment complex at 3601 N Mission Rd. This 8 lot Project site is situated at the southwest corner of Mission and Lincoln Park Ave. Four of the lots for the past 70 years have served as open space for the abutting sanitarium. From 1906-1953 the site was the historic California Alligator and Ostrich farm and has served as green space for over 150 years. It is directly across the street from Lincoln Park and surrounded by modest 1 and 2 story homes built in the late 1800's occupied by low income renters.

This project is not suitable for our community of families. Proposed project calls for 4 3br units, 21 2br units, 73 1br units and 87 0br unit studio apts. The average occupancy in Lincoln Heights is 4.2 people per household, these households are often multi generational. Lincoln Heights is 77% renters with the lowest home ownership rate in the city. 62.4 % of the youth live below the federal poverty line. The median household income is around \$25k. Residents will not qualify for the 47 proposed Very Low Income (VLI) units because they are in the Extremely Low Income bracket (ELI). Priority will not be given to current Lincoln Heights residents because it is a lottery system within the county.

Of the total 187 units, 47 units are reserved for VLI. The other 137 units are market rate, made specifically for USC as indicated in an article dated 8/30/2022 where the developer states:

*"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." "They just don't have a lot of good [housing] options," he said of the hospital staff, because the area hasn't seen much development for decades."*

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



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MONTALVO  
TREASURER

FERNANDA SANCHEZ  
SECRETARY

September 1, 2022

The LHNC is strongly concerned that the impact will irreversibly compromise the health, safety and welfare of 39,000 residents. This project will continue destruction of our historic working class neighborhood. The towering 7 story 184 unit building will obstruct light and air and create a physical, visual wall opposite Lincoln Park, an open space the community has struggled to defend since 1882. Lincoln Heights is in the 99th percentile of environmentally burdened communities, so any loss of open space and trees causes harm, especially when replaced with high density market rate apartment buildings.

The LHNC Planning and Land use committee took up this item on August 31, 2022 and voted unanimously to **oppose** the project by a vote of 7 ayes, 0 nay and 0 abstentions. Board and community members questioned the destruction of an historic site, noted that the scale was out of character for the community, noted that this was targeted to USC students and personnel, noted developer capitalizing on public assets i.e. Lincoln Park, cited the need for the preservation of green space and stated a preference for a project that didn't impede on a low income historically marginalized Brown, Indigenous and Asian community.

Sincerely,

Sara Clendening, President  
Lincoln Heights Neighborhood Council  
sara.lhnc@protonmail.com

Cc

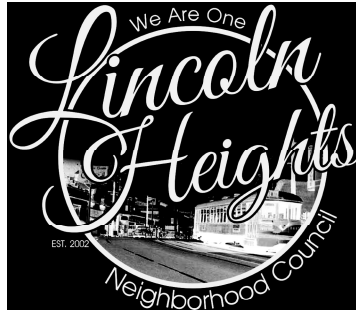
Los Angeles Council District 14

Kevin De Leon, CD14 Councilmember-elect

Vincent Bertoni, Director of Planning, City of Los Angeles

Zoning Commission, City of Los Angeles

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



Executive Board Members  
President  
VACANT  
Vice President  
Ben Wadsworth  
Treasurer  
Vincent "Chente" Montalvo  
Secretary  
Fernanda Sanchez

## Lincoln Heights Neighborhood Council Authorization to submit Community Impact Statement Board Resolution

July 20, 2023

To: Council Member Kevin De Leon; Supervisor Hilda Solis; Mayor Kevin Bass

Re: CASE NUMBER: CPC-2022-6189-CU-DB-ZAA-SPR-HC, development on 3601 Mission Road, Lincoln Heights. Developer, Shay Yadin, Lincoln Park Holdings LLC

We, the **Lincoln Heights Neighborhood Council** declare that on **July 20, 2023**, a Brown Act noticed public meeting was held by the **Lincoln Heights Neighborhood Council** with a quorum of **14** board members present and that by a vote of :

\_\_\_\_\_(number) yes, \_\_\_\_\_ (number) no, and \_\_\_\_\_(number) abstentions the

**Lincoln Heights Neighborhood Council hereby declares that the aforementioned project will negatively impact Lincoln Heights in the following ways, in addition to the exemptions being wrongfully approved for the following reasons:**

- **Whereas**, development violates CEQA and violates the North East Plan due to density bonus , violates too many ordinances, and therefore the Planning Commission over reached and approved too many exemptions.
- **Whereas**, CEQA exemption should not have been approved due to the locally protected Sycamore trees on site, and the toxic soil on the adjacent property.
- **Whereas**, the proposed project is massively out of scale and will negatively impact the adjacent ecosystem of Lincoln Park, which is designated historical protection.
- **Whereas**, the developer is not acting in good faith and misrepresenting the city based off the contradictions on their application regarding the toxic soil, misrepresenting the health of the protected Sycamore Trees.
- **Whereas**, the Lincoln Heights Neighborhood Council submitted a letter of Opposition, and the hearing officer failed to include that in the Letter of Recommendation and the Lincoln Heights Neighborhood Council were not allotted their 5 minutes of public comment, despite

being recognized by the City Planning Commission, and therefore a violation of the Brown Act.

- **Whereas**, Lincoln Heights Neighborhood Council and public comment during CPC Hearing were against this project.
- **Whereas**, Determination letter was not sent to LHNC nor posted on their website in a timely manner, and therefore a violation of the Brown Act.
- **Whereas**, On Thursday, May 25, 2023 at 8:30pm at Van Nuys City Hall. Members of the public and the Lincoln Heights Neighborhood Council were disenfranchised due to the 19.2 miles distance from the hearing address to the location of project. The public affected by this project do not have access to computers or internet. Their only way to participate in public comment is to attend a CPC hearing close to the project location.
- **Whereas**, members of the community were not allowed to speak at the May 25 CPC meeting, and therefore a violation of the Brown Act
- **Whereas**, the Developer presentation was not visible via zoom during the May 25 CPC hearing and therefore an ADA violation.
- **Whereas**, the community of Lincoln Heights does not have the infrastructure to accommodate a dense population, specifically the emergency trauma center of the General Hospital, our fire departments, and our water sources.
- **Whereas**, a Community Impact Statement is an official statement adopted by a Neighborhood Council on issues pending before the City Council, its committees, or City commissions, Whereas, up to five board members can be authorized through a board resolution to write and submit Community Impact

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

We therefore demand that our City officials facilitate and intervene the process, and grant the Community of Lincoln Heights due process in requiring Environmental Impact Reports, and re consider the exemptions that were granted to the developer. Luxury market rate developments are not a solution to the housing crisis in Los Angeles; the mass eviction crisis we are in the midst of, has been caused by unaffordable housing. The solution to the housing crisis is 100% affordable public housing. Our historical community of Lincoln Heights is in desperate need of preservation and protection of the disenfranchised locals, who are being displaced out of our communities at an alarming rate. Developing luxury market rate housing will only further perpetuate the symptoms and the outcome of gentrification and will absolutely harm the constituents you represent.

Be it further resolved, in cases where an issue is moving quickly through the legislative process and a promptly issued statement is beneficial, the aforementioned board members are authorized to also WRITE and SUBMIT Community Impact Statements which express positions previously voted upon by the full board.

Lincoln Heights Neighborhood Council authorizes the following board members, Fernanda Sanchez, Vincent "Chente" Montalvo, to SUBMIT Community Impact Statements which have been passed by a vote of the full board:

On the issue of CPC-2022-6189-CU-DB-ZAA-SPR-HCA, CEQA: ENV-2022-6189-CE, Lincoln Heights Neighborhood Council is : **Against**



**IN WITNESS** of the above action, the undersigned has executed and delivered this certificate in the name and on behalf of the Lincoln Heights Neighborhood Council and as of the date set forth below.

**Signature of President**

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Signature of Board Officer**

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_