



clerk CIS <clerk.cis@lacity.org>

Community Impact Statement - Submission Details

1 message

LA City SNow <cityoflaprod@service-now.com>

Tue, Oct 3, 2023 at 2:31 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Lincoln Heights

Name: Selena Ortega

Email: selena.ortega@gmail.com

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/20/2023

Type of NC Board Action: Against

Impact Information

Date: 10/03/2023

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-0796

Agenda Date: 07/20/2023

Item Number: CPC-2022-6189-CU-DB-ZAA-SPR-HCA, CEQA: ENV-2022-6189-CE

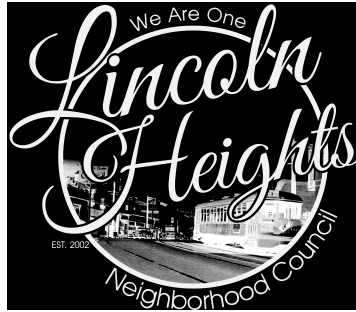
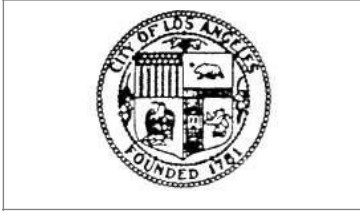
Summary: On the issue of CPC-2022-6189-CU-DB-ZAA-SPR-HCA, CEQA: ENV-2022-6189-CE, Lincoln Heights

Neighborhood Council is : Against

Ref:MSG9107525



LHNC_July 20, CIS _ CPC-2022-6190-CU-DB-ZAA-SPH-HCA-combined (1).pdf
3551K



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 :

14 (number) yes, 0 (number) no, and 0 (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: Fernanda Sanchez

Print Name:  _____

Date: July 20, 2023

Signature of Board Officer

Print Name: _____

Print Name: _____

Date: _____



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

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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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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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