

16-0503 Letter of Support

Jacob Peter Noonan

Aug 8, 2017 9:11 AM

Posted in group: **Clerk-PLUM-Committee**

Dear Chair Huizar and Members of the City Council PLUM Committee,

I own and live in a single family home 2 blocks from this project site and urge you to reject is appeal and expedite this housing project.

The project is brought forward by a seasoned local non-profit with an established reputation and portfolio of housing accomplishing city and region goals supporting those in most need, sustainability, social equity, and long term resilience of our city.

This project is value added to Boyle Heights. It is appropriate for the site. It is near a light rail station, several bus lines, and neighborhood serving commercial/ retail uses.

In the prior RHNA cycle, the City of LA did not come close to meeting minimum obligations for housing production. California housing law requires jurisdictions to remove governmental constraints to the production of housing, and CEQA does not apply to code compliant affordable housing projects (Gov. Code 15194). To pencil, this project needs the additional height and the parking concessions. These requests are legitimate and reasonable. City codes should be amended to allow projects like this to be code compliant and exempt for CEQA. Regardless, any potential mitigation necessary to ensure possible neighborhood impacts are addressed has been addressing in the mitigation monitoring plan.

After rejecting this appeal and expediting the project I would urge the City Council to further examine City codes and remove constraints that apply CEQA to housing projects otherwise exempt from environmental review.

I look forward to welcoming our new neighbors to the Boyle Heights community.

Again, please reject this appeal and expedite this project. Let's get shovels in the ground and new housing built!

Sincerely,

Pete Noonan

Housing Manager for City of West Hollywood



Email: clerk.plumcommittee@lacity.org

August 8, 2017

Chair Jose Huizar and
Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012
c/o City Clerk

RE: C.F. 16-0503 – Lorena Plaza project

Dear Chairman Huizar and Members of the PLUM Committee:

I am writing in support of the Lorena Plaza project, and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados.

My name is Robert Zardeneta. I currently serve as the Executive Director of CALO YouthBuild, a national affiliate of YouthBuild USA and a high performing YouthBuild Charter School of California. The CALO YouthBuild Program hopes to transform the community by providing youth an opportunity to receive a culturally relevant education through a high school diploma themed in social justice, community development, and environmental studies; access to post secondary education and advanced training; green building and manufacturing training; and locally grown food access and distribution training.

The proposed 49-unit Lorena Plaza project will help Los Angeles address the homeless crisis the City is experiencing. Half of the apartments will also be dedicated for veterans and their families. We have supported the proposed project since 2013. During this time, we have hosted Community Forums at our site in partnership with the developer and have attended several others in various locations throughout the community. At these meetings our staff and students were shocked and appalled at some of the discriminatory statements made in public testimony where a small group of individuals spoke disparagingly about the homeless population and those suffering from mental illness in our community. We also were disappointed that these individuals would use CEQA as a pretext for their discriminatory concerns.

As a life long resident of the East Los Angeles/ Boyle Heights community, I can testify to the grave need for Permanent Supportive Housing as well as additional supportive services and resources to our homeless brothers and sisters in our community especially for those with mental health issues. One only has to look at the overwhelming community support for the passage of HHH and Measure H.

As you know this project is similar in size to many other affordable housing projects in the City of Los Angeles, which also received mitigated negative declarations. The issues identified in the CEQA appeal are not significant enough to require more than this determination. The appellant has also consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition. I urge you to deny the appeal and allow the project to proceed. Please feel free to contact me by phone at (323) 497-3575 or electronically at Robert@caloinc.org, if you have any further questions.

Sincerely,

Robert Zardeneta

Robert Zardeneta
Executive Director

August 8, 2017

Chair Jose Huizar and
Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
200 N. Spring Street, Room 360
Los Angeles, CA 90012

RE: C.F. 16-0503 – Lorena Plaza Project

Dear Chairman Huizar and Members of the PLUM Committee:

On behalf of the Weingart Center Association, I am writing to express my support of the Lorena Plaza project, and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by El Mercado.

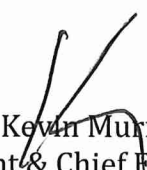
The Weingart Center provides comprehensive human services to homeless individuals and to those at risk of becoming homeless giving them the skills, resources and hope they need to lead productive and self-sufficient lives off the streets. WCA is a unique agency that provides residential and community based programs, all designed to break the cycle of homelessness and poverty.

As one of the best comprehensive health and human services organization benefiting homeless individuals in Downtown Los Angeles, we understand that true change is only possible when the root causes of homelessness are addressed and long-term solutions are applied. The proposed Lorena Plaza, 49-unit project will help address the homeless crisis that our city is experiencing.

Despite the concerns presented by the CEQA appeal, the Boyle Height Neighborhood Council has given its approval and voted 15-1 to support the Lorena Plaza project. The issues identified in the CEQA appeal are not significant enough to require more than this determination. With the passage of HHH and H, the residents of Los Angeles are asking the city to address chronic homelessness by providing more affordable housing.

I urge you to deny the CEQA appeal filed by El Mercado and allow the project to proceed.

Sincerely,



Senator Kevin Murray (ret.)
President & Chief Executive Officer
Weingart Center Association



August 8, 2017

Via Email to clerk.plumcommittee@lacity.org

Chair Jose Huizar and
Members of the Planning & Land Use Management Committee (PLUM)
City of Los Angeles
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c/o City Clerk

RE: C.F. 16-0503 – Lorena Plaza Project

Dear Chairman Huizar and Members of the PLUM Committee:

On behalf of the East LA Community Corporation (ELACC) and our allied membership of over 1,000 community residents, clients, and tenants, I am writing in support of the Lorena Plaza project proposed by A Community of Friends (ACOF), and to urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados of El Mercado.

ELACC is a community development corporation that is focused on advocating for economic and social justice in Boyle Heights and East Los Angeles by building grassroots leadership, developing affordable housing and neighborhood assets, and providing access to economic development opportunities for low and moderate income families. Boyle Heights and East LA are largely renter occupied low-income Latino neighborhoods with an aging housing stock. The current high cost of housing has Los Angeles as second in the nation with highest rates of chronically homeless folks and homeless veterans. The proposed 49-unit Lorena Plaza project is helping Los Angeles address the homeless crisis the City is experiencing. Half of the apartments will also be dedicated for veterans and their families. We hope that you can take into account the need for housing in our city, especially after the overwhelming support for Measures HHH & H.

Our community membership has worked for years with ACOF in giving them feedback for this proposal, and they have participated in several community meetings where there has been support from the Boyle Heights Neighborhood Council. Our members have also supported by doing outreach in support of the project.

I understand that owners of El Mercado had filed the CEQA appeal against Lorena Plaza, but the comments and concerns expressed in public meetings

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2917 East 1st Street, Suite 101
Los Angeles, CA 90033

**TOGETHER, WE CAN MAKE THE EASTSIDE A PLACE WHERE
EVERY FAMILY THRIVES, REGARDLESS OF THEIR INCOME.**



have not been CEQA related.

We respectfully ask that you deny the appeal filed by the Rosados of El Mercado so that this project can move forward, and provide dignified housing for marginalized folks in our community.

Sincerely,

Isela Gracian
President, East LA Community Corporation

Cc: Honorable Jose Huizar, City Councilmember (Attn. Paul Habib, Chief of Staff; Shawn Kuk, Planning Director; Kevin Ocuillo, Planning Deputy)
Honorable Marqueece Harris-Dawson, City Councilmember
Honorable Robert Blumenfield, City Councilmember
Honorable Mitchell Englander, City Councilmember
Honorable Curren D. Price, Jr., City Councilmember
Vincent Bertoni, Director of Planning, Department of City Planning
Kevin Keller, Executive Officer, Department of City Planning
Shana Bonstin, Department of City Planning
Blake Lamb, Department of City Planning
Terry Kaufmann-Macias, Office of City Attorney
Dora Leong Gallo, A Community of Friends

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SCANPH

Southern California Association of Non Profit Housing

August 8, 2017

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RE: C.F. 16-0503 – Lorena Plaza project

Dear Chairman Huizar and Members of the PLUM Committee:

The Southern California Association of Nonprofit Housing (SCANPH) and its 1500 organizational members are committed partners with public officials in our long-standing fight to end our region's homelessness crisis through the development of Permanent Supportive Housing (PSH). As nonprofit developers, our members know first-hand the challenges associated with siting these projects and misguided opposition to PSH. As such, we must express our concerns about the usage of CEQA to block the proposed 49-unit Lorena Plaza project, which would help Los Angeles address the homeless crisis the city is experiencing.

As you know, voters made a firm commitment to solving homelessness through the passage of Proposition HHH and Measure H. As the association that represents nonprofit developers, SCANPH is dedicated to ensuring that new funding commitments associated with PSH are not met with siting issues that block much-needed projects. Undoubtedly, the siting of PSH in the next 10 years will be an ongoing challenge for both public officials and SCANPH members. Consequently, the Lorena Plaza project is symptomatic of a larger issue that concerns all of our members in their efforts to be responsible developers. The project in question ticks all the right boxes and it would be a troubling development for the success of HHH/H if Lorena Plaza is not approved, as it is an appropriately sized and designed project for Boyle Heights that deserves swift approval.

SCANPH would add that A Community of Friends, the developer behind the Lorena Plaza project, is an exemplary member of SCANPH and a committed advocate whose high quality housing and responsive management leads to developments that will add value to our neighborhoods. We urge the Planning and Land Use Management Committee (PLUM) to deny the CEQA appeal filed by the Rosados. The issues identified in the CEQA appeal are not significant enough to require more than this determination. The appellant has also consistent raised issues related to the mental health status of the proposed tenants, belying their true opposition. SCANPH urges you to deny the appeal and allow the project to proceed.

Sincerely,



Alan Greenlee
Executive Director