

**GREATER CYPRESS PARK  
NEIGHBORHOOD COUNCIL**  
1150 Cypress Ave.  
Los Angeles, CA 90065  
<https://cypressparknc.com/>

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**DEPARTMENT OF NEIGHBORHOOD  
EMPOWERMENT**  
200 N. Spring St. St. 2005  
Los Angeles, CA 90012  
<https://empowerla.org/gcpnc/>

**GCPNC BOARD MEMBERS**  
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Teresa Roman

**GREATER CYPRESS PARK NEIGHBORHOOD COUNCIL  
COMMUNITY IMPACT STATEMENT ON COUNCIL FILE 23-0796**

March 12, 2024

Los Angeles City Council  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

To: Councilmember Eunisses Hernandez; Councilmember Kevin De Leon; Councilmember Marqueece Harris-Dawson; Mayor Karen Bass

**In Opposition to Council File 22-0796: the development on 3601 Mission Road in Lincoln Heights by developer Shay Yadin, Lincoln Park Holdings LLC**

The Greater Cypress Park Neighborhood Council (GCPNC) represents stakeholders who reside, own property or conduct business in the neighborhood of Cypress Park. The GCPNC Board voted at its Board and Stakeholder meeting held March 12, 2024 to approve this Community Impact Statement regarding [Council File 23-0796](#) in opposition to the project at 3601 Mission Road in Lincoln Heights and in support of the appeal.

The Greater Cypress Park Neighborhood Council hereby declares that the aforementioned project will negatively impact Northeast Los Angeles in the following ways and for the following reasons:

- 1. Environmental Concerns:** It is deeply troubling that environmental testing was denied for the project, especially when considering that soil contamination issues recently arose with the Avenue 34 Project unveiling a well-documented history of toxic land and insufficient clean up in the area. The development violates California Environmental Quality Act (CEQA) and the North East Los Angeles (NELA) Plan guidelines by refusing testing as well as allowing density bonuses. We must ensure that any development does not pose an environmental hazard that will threaten the wellbeing of our community.

Considering meetings were continued on October 3rd and October 17th, when the last day for Council action was October 25th, we now urge the City Attorney's office to intervene and we urge Council District 1 representative, Eunisses Hernandez, to fund the independent testing of the soil considering the CEQA exemption was approved.

2. **Tree Removal:** The decision to remove 42 trees, among which are 5 protected sycamores, is not just an environmental concern but a crime against the community that cherishes them. The CEQA exemption should not have been approved due to the locally protected Sycamore trees on site in addition to the soil on nearby properties found to be toxic.
3. **Exemptions and Structure:** The City Planning Commission's (CPC) decision to grant all exemption requests, including CEQA and to expand the project from an initial 65 units to a staggering 184, is unjust. The proposed project is massively out of scale and totally out of character for the area being one of the oldest neighborhoods in Los Angeles. We find that this project is not intended for the local and longtime residents. It will impact the natural ecosystem, the historical nature, and based on patterns and research, may lead to further displacement of working-class individuals or people of color within our communities.
4. **Sustainability and Density:** A 7-story building with 184 units is unsustainable for the ecosystem and land. Such dense construction will have significant ramifications for the local ecosystem and the wellbeing of community members. Providing a density bonus incentive under these circumstances is an injustice to the neighborhood as is the fact that this development is proposed within Opportunity Zone [06037199120](#) where Opportunity Zones are economically-distressed areas that may qualify for preferential tax treatment for developers.
5. **Addressing the Housing Crisis:** A staggering 80% of luxury units in the proposed development will not effectively address the housing crisis in a district currently grappling with the highest amount of eviction notices in all of Los Angeles. The luxury development predominantly caters to the interests of USC and its students. Longtime residents of Lincoln Heights, many of whom belong to the working-class and come from extremely low-income backgrounds, feel increasingly marginalized. Their efforts to invest in their community are being overshadowed by the interests of external developers. With 36,000 plus unhoused residents, LA has over 93,000 units sitting vacant. Thousands of luxury units are empty. ([See attached](#)). We do not have a housing crisis like letters of support wrongfully perpetuate the idea of, rather, we have an affordable housing crisis where more luxury development is not the answer.
6. **Local Rejection and Displacement Concerns:** The Lincoln Heights Neighborhood Council, which represents the voice of the community, has rejected this project. Its implementation has led to the displacement of a rehab center vital to our communities. The consequent rent increases and potential evictions pose a threat to the well-being of our neighbors that has a rippling effect and will impact stakeholders the GCPNC represent as well.

Therefore, the luxury development poses considerable environmental, social, and economic risks to the communities within Northeast Los Angeles, especially Lincoln Heights. As we strive to improve our neighborhoods for the benefit of longtime residents, we recognize external interests seeking to replace them. We strongly urge you to oppose this development and others like it by prioritizing the interests and well-being of the communities we are all tasked to represent.

For the foregoing reasons, the GCPNC urges the denial of the 3601 Mission Road project.

Thank you for the opportunity to comment.

The Greater Cypress Park Neighborhood Council  
[GCPNC@empowerla.org](mailto:GCPNC@empowerla.org)